

Report Item No: 1

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| APPLICATION No: | EPF/0237/08 |
| SITE ADDRESS: | 45 Queen's Road Buckhurst Hill Essex IG9 5BU |
| PARISH: | Buckhurst Hill |
| WARD: | Buckhurst Hill West |
| APPLICANT: | Stokes & Stokes Ltd |
| DESCRIPTION OF PROPOSAL: | First floor front extension, detached two storey rear extension for redevelopment to form 2 self contained flats and ground floor rear office accommodation. |
| 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 development hereby permitted without the prior written approval of the Local Planning Authority.
- 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 Prior to the commencement of the development details of the proposed surface materials for the parking areas 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.
- 6 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.

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:

First floor extension to No 45, measuring 4m x 12.5m by 4.5m high with a hipped roof, forming 1 flat, and a detached two storey dwelling and office, measuring 10.7 x 11.2 by 7m high with a pitched gable ended roof. The building will have a first floor terrace on the southern elevation. Vehicular access to the rear of 45 Queens Road would be maintained. 3 parking spaces would be provided.

Description of Site:

A terraced two storey shop unit, with a flat on the first floor, next to Waitrose Supermarket. The site has a large rear service yard which is accessed from Back Lane. There are a number of outbuildings used for the shop units in this yard.

Relevant History:

EPF/1213/76 Rear extension approved

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
TC1 Town Centre

Issues and Considerations:

The main issues in this application are:

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

It should be noted that the original scheme has been revised to accurately reflect the site layout.

1. Building in Context

- The service yard is a minimum of 11m wide and about 24m deep.
- This scheme has two separate elements with the extension and the new building.
- The extension will be built on top of an existing flat roof and would infill a gap at the first floor between the first floor and Waitrose. There is no merit in retaining this gap, and the scheme will see a positive benefit in removing a flat roof from the street scene.
- The extension will be in character with both the current building and the street scene of the area.

- The new build will be erected at the rear of the service yard and will consist of a ground floor office and a first floor flat.
- This is a fairly unusual site as the rear service area opens onto a road which is not residential in character and mainly consists of car parking and other service areas.
- Whilst it is the case that this is a backland development this is a plot where the erection of the new building will not have an adverse effect on the character and appearance of the area, and indeed will have a positive and enhancing effect on the unattractive rear service area of the site.
- It is therefore considered that the building is not out of keeping with the other properties within this diverse road and this is not a cramped or overly restricted site and can easily and comfortably accommodate a building of this size.

2. Design

- The scheme for the detached building is of an acceptable design, sitting comfortably on the plot, and is not out of place within this streetscape.
- The extension is well designed and integrates well into the existing building.
- 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 PPG3 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 extension will have no adverse effect on any neighbour.
- The new building will have no adverse impact in terms of visual impact or overshadowing of any neighbouring property.
- There is the potential for overlooking of the rear elevations of No 45 and No 47, but a 2m high screen is proposed for the terrace area which would prevent any overlooking.

5. Town Centre

- This scheme will have a positive effect on the vitality of the town centre and the introduction of an office on the site is welcomed in employment terms. The retail units will remain and there is no harm caused by this scheme to the town centre.

6. Parking

- The scheme provides off street parking in line with current parking standards.
- It is accepted that this is the minimum that would be accepted on this site, but it is also the case that the site is practically on top of excellent public transport links from local buses.
- The site already has a vehicle access onto England's Lane, and the two proposed accesses will not cause negative safety impact.

7. Other Matters

The Parish Council has raised the issue of access to the extension. This is provided by an existing access from Queens Road. This is not an unusual arrangement and would be subject to building regulations regarding means of escape from the building. This is not a sustainable reason for refusal.

Conclusion

Whilst the new building is a backland scheme it is one which has been carefully designed to be in keeping with the area and avoid an adverse impact on the amenities of the neighbours or the town centre. The recommendation is therefore for approval.

SUMMARY OF REPRESENTATIONS

PARISH COUNCIL – Object, 1) backland development, 2) new flat is situated above the shop and only has one entrance and exit

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Epping Forest District Council

Area Planning Sub-Committee South



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| Agenda Item Number: | 1 |
| Application Number: | EPF/0237/08 |
| Site Name: | 45 Queen's Road, Buckhurst Hill, IG9 5BU |
| Scale of Plot: | 1/1250 |

Report Item No: 2

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|---------------------------------|---|
| APPLICATION No: | EPF/0269/08 |
| SITE ADDRESS: | Ibrox Court Palmerston Road Buckhurst Hill Essex IG9 5LN |
| PARISH: | Buckhurst Hill |
| WARD: | Buckhurst Hill West |
| APPLICANT: | Freshwater Group of Companies |
| DESCRIPTION OF PROPOSAL: | Provision of six additional car parking spaces within existing garage block/car parking area. (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, 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.

- 3 Gates shall not be erected on the vehicular access to the site without the prior written approval of the Local Planning Authority.

This application is before this Committee since it is an application for a non-householder 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:

Revised application for the extension to an existing car parking area to provide six additional spaces. The proposed parking area would be located within a currently vegetated area containing one parking space. The application also proposes a new bin store.

Description of Site:

The application site consists of three blocks of flats with a garage/parking area to the west. Both the northern and southern boundaries of the site (adjacent to Palmerston Road and Westbury Lane) are fairly heavily vegetated. There are access points to the blocks of flats from both Palmerston Road and Westbury Lane.

Relevant History:

EPF/2502/07 - Extension to existing car parking area to provide six additional spaces – Refused 21/01/08

Policies Applied:

ST4 – Road safety
ST6 – Car parking
DBE9 – Amenity Considerations
LL10 – Landscape protection
LL11 – New Landscaping

Issues and Considerations:

The main issues here relate to the effects on car parking and highway safety, neighbouring properties, and the existing landscaping. The previous application was refused on the following grounds:

The proposed parking barrier, due to its proximity to the highway, would result in a detrimental impact to the free flow of traffic on Westbury Lane, Buckhurst Hill.

The proposed car park extension would result in the removal of an important green screening area and would provide inadequate replacement landscaping to the detriment of the character and appearance of the street scene.

This proposal would create seven off-street parking spaces (and would result in the removal of one existing parking bay). Currently Palmerston Road, Westbury Lane, and the surrounding streets are having traffic and parking restrictions added. Due to this there is an increased need for off-street parking provision for residential properties in this location. The creation of six new off-street parking spaces would reduce the amount of on-street parking on these busy, and in terms of Westbury Lane very narrow, roads. As such this proposal would comply with policy ST6 of the Local Plan.

Many residential properties along Westbury Lane have dropped kerbs and accessways. The previously proposed barrier has been removed from this application and the new parking area would retain the existing access. Due to this the proposal would not be changing the set-up of the highway and as such this complies with policy ST4 of the Local Plan.

The new bin store would be located in roughly the same location as the existing bins are stored. This would be enclosed by a 1.8m high closeboarded fence and would improve the overall appearance of this bin area. The existing bins are visible from Westbury Lane and are very unsightly, and it would be beneficial to the appearance of the street scene to enclose the area to screen it from much of the street. Whilst there is slight concern that the entrance to the bin store is via the vehicle accessway, and therefore could be somewhat hazardous to pedestrians, as this is unchanged from the existing layout it would not warrant a reason for refusal. The bins would be located some 5m from the closest residential property, and therefore the impact with regards to smell and nuisance would be minimal and as such this complies with Local Plan policy DBE9.

The application site is fairly heavily vegetated. There are several TPO trees to the north of the site, which would not be affected by this proposal, and some unprotected vegetation to the south of the site. Whilst individually the trees and vegetation are of no particular value, collectively these provide a green area which significantly contributes to the street scene and screens the existing unsightly garages and parking area. It is proposed to retain much of the existing planting and to provide new planting behind the existing fence. This would enhance the value of this green area and would effectively screen the parking area (both existing and proposed) from Westbury Lane and the properties opposite. Due to this the proposal would comply with policies LL10 and LL11.

Conclusion:

In light of the above the proposed car park extension is recommended for approval.

SUMMARY OF REPRESENTATIONS:

TOWN COUNCIL – No objection.

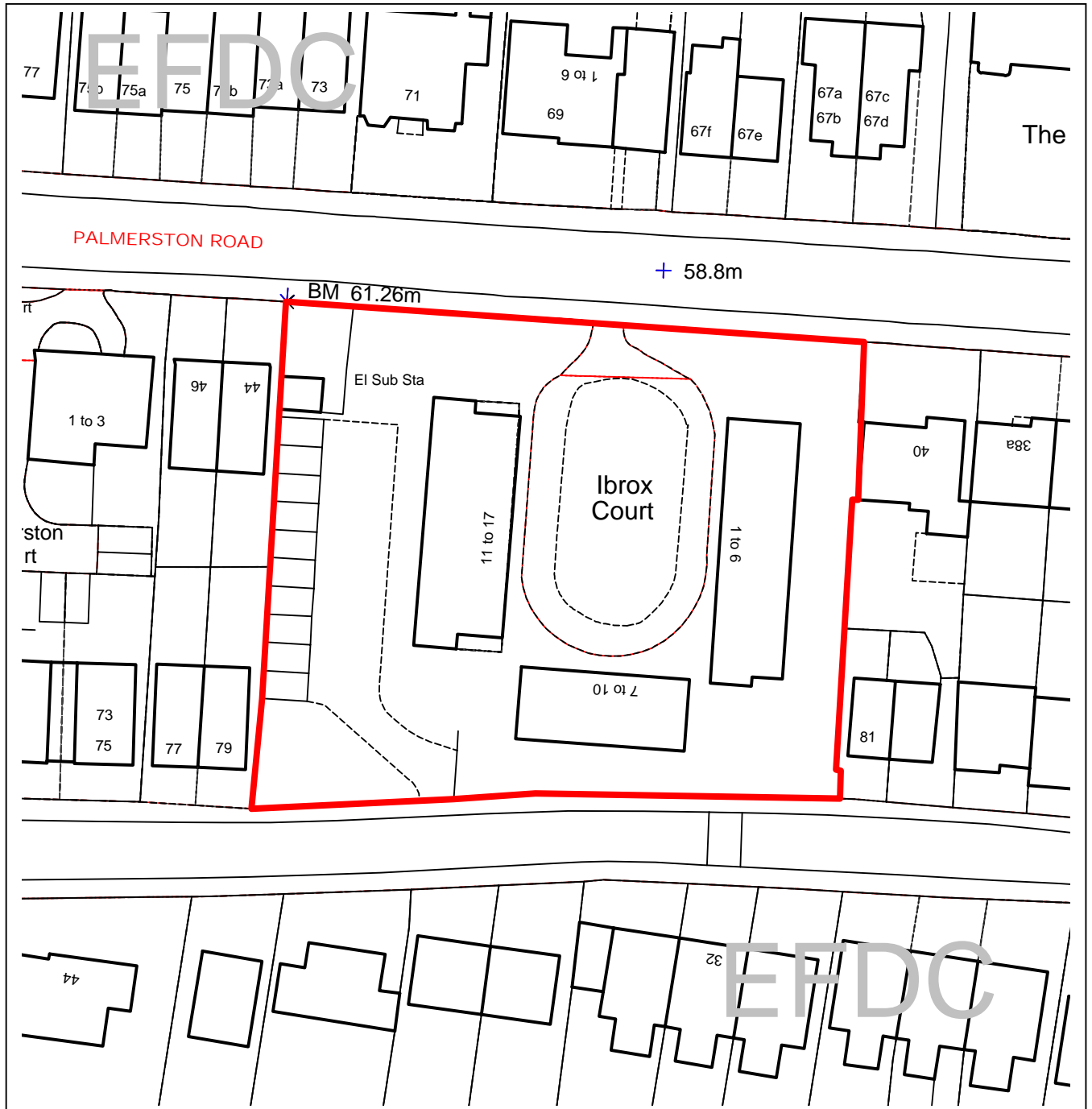
12 IBROX COURT – Object to the loss of the tree screening which would result in a loss of privacy, and to the additional noise that this development would create.

40 WESTBURY LANE – Object to the loss of the tree screening to the north of the bin store and as the new access would result in a change needed to existing resident parking bays (the access will be unchanged from existing).



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Area Planning Sub-Committee South



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| Agenda Item Number: | 2 |
| Application Number: | EPF/0269/08 |
| Site Name: | Ibrox Court, Palmerston Road Buckhurst Hill, IG9 5LN |
| Scale of Plot: | 1/1250 |

Report Item No: 3

| | |
|---------------------------------|--|
| APPLICATION No: | EPF/2683/07 |
| SITE ADDRESS: | 5 Linkside Chigwell Essex IG7 5DN |
| PARISH: | Chigwell |
| WARD: | Chigwell Village Grange Hill |
| APPLICANT: | Mr Short and Ms Hamlen |
| DESCRIPTION OF PROPOSAL: | Two storey side 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.

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 the erection of a two storey side extension. A similar extension was granted planning permission in 2006, although that extension was staggered in width, whereas the extension that is presently proposed would be wedge shaped.

Description of Site:

The application property is a detached two storey dwelling located at the end of Linkside, a cul-de-sac accessed from Hainault Road. To the rear of the site is Chigwell Golf Course, which lies within the Green Belt.

Relevant History:

EPF/0771/99. Proposed two storey side extension and loft conversion. Approved 25/06/99 (not implemented).

EPF/1044/06. Two storey side extension, loft conversion with rear dormer and single storey front garage extension. Withdrawn.

EPF/1993/06. Two storey side extension. (Revised application). Approved 20/11/06.

Policies Applied:

Adopted Local Plan and Alterations.

DBE9 – Neighbouring Amenity
DBE10 – Residential Extensions
GB7A – Conspicuous Development

Issues and Considerations:

The main issues in this case are:

1. The impact on the amenities of the occupiers of neighbouring dwellings;
2. The impact on the character and appearance of the area; and
3. The impact on the nearby green belt

1. Impact on Neighbours

The proposed extension would be alongside no. 6 and as there are no side windows to this neighbouring dwelling, it is not considered that there would be a material loss of amenity.

2. Impact on Appearance of Area

The shape of the extension would not be out of keeping with the character of the existing dwelling, as the existing front porch is wedge shaped. Whilst the proposed extension would be two storey, it would be recessed from the front elevation of the dwelling and it is considered that it would have an acceptable appearance. A metre gap would be retained to the side boundary.

3. Impact on Green Belt

The rear elevation of the extension would not appear materially different to the rear elevation of the approved scheme and it is not, therefore, considered that it would have a greater impact on the green belt.

Conclusion

In light of the above appraisal, it is considered that the proposed development would not result in a material loss of amenity to the occupiers of neighbouring dwellings and would have an acceptable appearance. Accordingly, it is recommended that planning permission be granted.

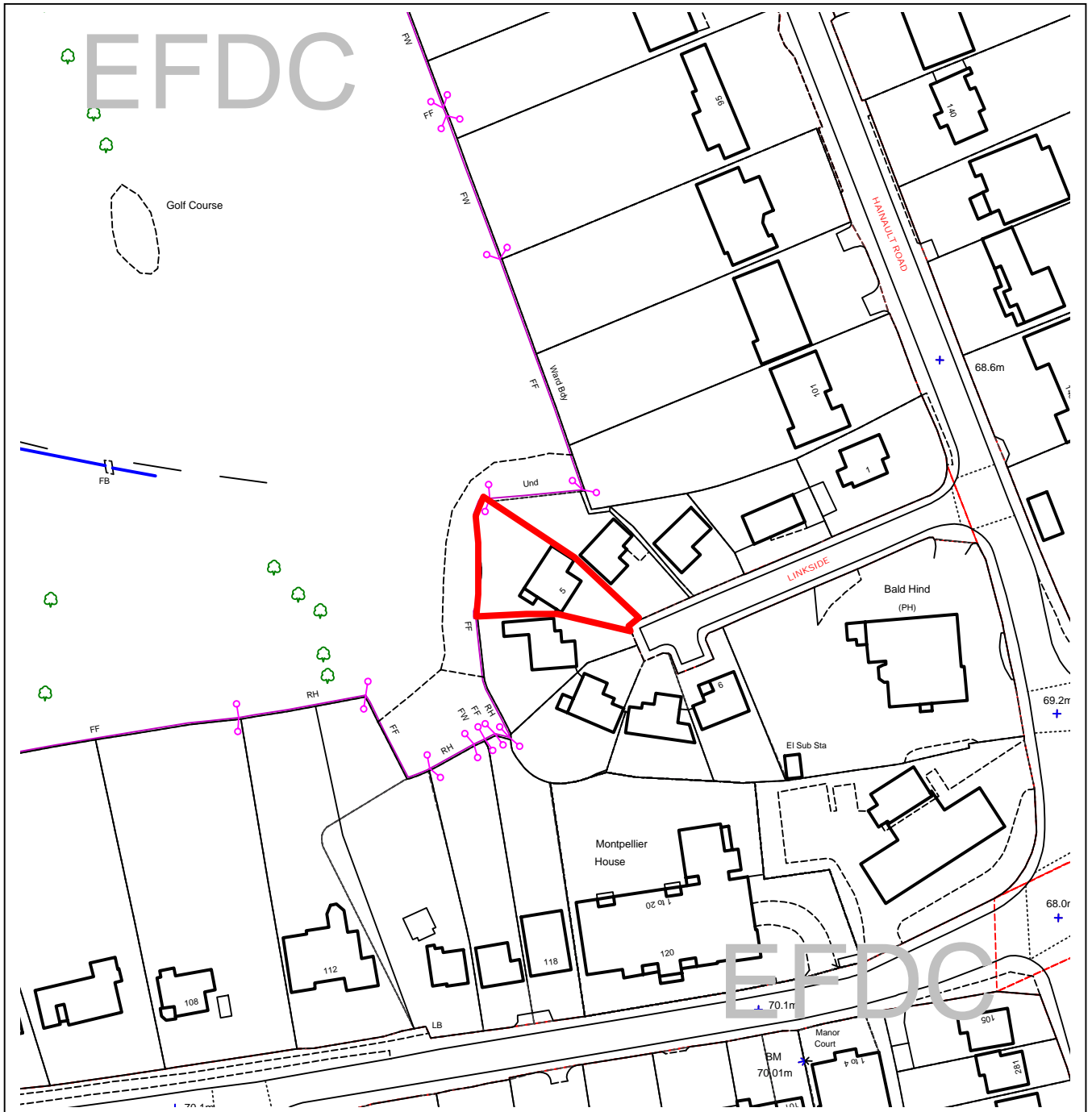
SUMMARY OF REPRESENTATIONS:

CHIGWELL PARISH COUNCIL. Objection. Object on grounds that it creates a terracing effect and is of a poor design.



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Area Planning Sub-Committee South



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| Agenda Item Number: | 3 |
| Application Number: | EPF/2683/07 |
| Site Name: | 5 Linkside, Chigwell, IG7 5DN |
| Scale of Plot: | 1/1250 |

Report Item No: 4

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|---------------------------------|--|
| APPLICATION No: | EPF/0139/08 |
| SITE ADDRESS: | Manor Hall 144 Manor Road Chigwell Essex IG7 |
| PARISH: | Chigwell |
| WARD: | Grange Hill |
| APPLICANT: | Steve Mucklow |
| DESCRIPTION OF PROPOSAL: | Revised application for 10 flats. |
| RECOMMENDED DECISION: | Grant Permission (With Conditions) |

CONDITIONS

- 1 Prior to first occupation of the buildings hereby approved all the proposed high level window openings in the first floor units as identified on the approved plans shall be fitted with obscured glass and have fixed frames, and shall be permanently retained in that condition.
- 2 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.
- 3 The access shall be laid to a gradient not exceeding 4% for the first 6m from the highway boundary and not exceeding 8% thereafter.
- 4 Prior to first commencement of the development on site, details of a screening to be erected and built into the balcony to Unit 2 (access stairs which face north and east) on the first floor of Block B (adjacent to 146 Manor Road) as identified on drawing no. 07.125.03 Rev.C, shall be submitted and agreed in writing by the LPA. The work shall be completed prior to the first occupation of this unit.

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 the demolition of the existing function hall and erection of 10 two bedroom flats. The basic lay out of the scheme is the same with three individual blocks, two fronting Manor Road, which is read as one block on the plans (Block A) with a return wing fronting Stanwyck Drive, and one fronting Fontayne Avenue (Block B).

The 2005 application established the principle that the site is suitable for redevelopment for flats, in line with national and local policies. The 2007 dealt with the siting, design, external appearance and landscaping for the site.

This scheme will see the following changes from the 07 Application:

Block A

3 Flat roof dormers installed on the roof slope facing Manor Road

A third floor for the flats fronting Manor Road, served by the above dormers

A Two storey side extension on the block next to 146 Manor Road. This will measure 3.5m x 2.5m by a maximum of 10.2m high.

A two storey rear extension on the same block measuring a maximum 2.5m deep x 10.2m by 10.2m high.

A first floor extension on the part of the block facing Stanwyck Drive, infilling the area between the block and the attached garages, measuring 2m x 9m by 6.5m high.

Block B

A first floor extension on the block facing Fontayne Avenue, infilling the area between the block and the attached garages, measuring 3.5m x 10.2m by 7m high.

A two storey rear extension measuring 1m x 2.5m by 5.6m high.

A ground floor extension measuring 2m x 3.5m by 2.4m high with a flat roof, forming a balcony for unit 10, facing south towards the back of Block A and No 146 Manor Road.

Description of Site:

A large part two storey, part one storey building consisting of various function rooms on the corner of Manor Road and Stanwyck Drive. There is a parking area at the front of the building, along Manor Road, and a service yard at the rear accessed from Stanwyck Drive. Stanwyck Drive has a central reservation along its length. The site slopes up to the east by about 1m across the site. The southern side of Manor Road is open at this location and commands views over the east of London.

Relevant History:

Various relating to the current function use, and:

EPF/1540/03 Outline application for 14 residential flats

refused

EPF/2211/05 Outline application for 10 residential flats

approved

EPF/1530/07 Reserved matters for EPF/2211/05

approved

Policies Applied:

DBE 1 New buildings

DBE 2 New buildings amenity

DBE 3 Public and Private space

DBE 6 Car Parking

DBE 8 Residential Amenity space

DBE 9 Neighbour Amenity

LL 10 Landscaping

ST 4 Parking
ST 6 Highway safety

Issues and Considerations:

The main issues in this application are:

1. Effects on the Street Scene
2. Design
3. Effects on amenity of neighbours.
4. Landscaping
5. Highways

It is perhaps to be regretted that this scheme was not submitted in 2007, but it is the case that schemes do change and the planning system has the flexibility to consider changes on their own merits.

1. Street Scene

- The amendments have the effect of increasing the size and bulk of the approved blocks, but the amount of new floor space created is limited and not excessive on a development of this size.
- The overall ridge heights remain unaffected and the extended roofs area carry on the hipped theme of the original scheme.
- Whilst a third floor will be installed on the front elevation this causes no harm to the scheme, and any further extensions of this type will still require planning permission (as the other roof slopes overlook properties permission may well not be forthcoming if an application were made).
- Only one new balcony is created, which looks onto the internal courtyard of the scheme.
- The dormers are small scale and not out of place on the front roof slope of Block A.
- The scheme is in an area characterised with large detached buildings with a variety of roof shapes and styles. The revised plans for the two blocks would not look out of place in this area, and adopt a mass, bulk and height which is acceptable and suitable for this prominent corner plot.
- The site is a large one and can absorb the increases in the approved blocks without becoming cramped or excessive in scale.
- It is the case that this development causes no harm to the character and appearance of the street scene.

2. Design

- It is considered that design of the new extensions will continue the original design aim of the appearance of houses and will not be out of place in this area.
- Objectors have commented on the proposed materials for the wooden rain screen cladding. This cladding will be installed on around 40% of the 1st floor vertical services. There are a variety of facing materials in this area, and on a modern development it is considered that this material will not cause any harm to the amenities of the area.

3. Residential Amenity

- The properties to the east of the plot (146 Manor Road and above) are at a higher level than the site due to the topography of the area. The proposed blocks fronting Manor Road will be in line with the existing building line, with a return block fronting Stanwyck Drive.
- The revisions would not result in any further overlooking than the previous application due to the use of obscured glazing. This can be conditioned.
- The external stairs to Unit 2 Block A has the potential to overlook the side of No 146 Manor Road due to being sited further to the rear of the elevation. However, this would not cause an

adverse loss of privacy to No 146 as it is still behind the main rear elevation of No 146, and the flank wall of No 146 has smaller windows at the first floor and a door and walkway at the ground. Thus there would be no adverse overlooking of the rear elevation of No 146.

- The occupant of No 146 has also commented that the picture window in unit 6 will overlook her property. This will be in line with the side flank of No 142, and will not overlook the rear elevation. Whilst it is the case that a view will be possible of the rear garden the distance between the dwellings is some 25m across a road which has a central reservation.
- She also has concerns over overlooking of her patio area from the extended rear elevation of Unit 2. However, it is the case that no adverse overlooking would result from this elevation of the rear garden area of No 146 due to the siting of each building and the design of the new extension.
- The front dormers overlook an area of public open space at the closed entrance to Limes Farm Estate and thus there is no harm caused.
- There would be no loss of light or adverse overshadowing caused by the scheme, and indeed more light and sunlight will reach the gardens of properties in Manor Road to the east.
- The two blocks are still of a scale and design suitable for this area and do not present an overbearing appearance for any neighbour.
- It is noted that no private amenity space is provided, but there is public amenity space provided. In a development of this type the decision to provide no private amenity space is considered to cause no harm to the development or the amenities of the future occupants.
- Therefore the scheme causes no adverse impact on any of the immediate neighbours.

4. Landscaping

- The scheme has provisions for landscaping. However the Landscape Officer has recommended refusal on the grounds that “the revised layout for this proposal removes at least seven areas of previously allocated communal open space. This lessens the area for planting the trees indicated on the submitted plan. In fact, in some cases there will not be enough room to achieve the proposed tree planting. The area of usable communal open space will be greatly reduced”.
- As this is a development for flats members may consider that the required amenity space and landscaping provision can be reduced without adverse harm being caused. It is the case that a considerable area of ground still remains for amenity space and the great majority of the proposed trees and planting can be implemented with a suitably robust landscaping condition in place.

5. Highways

- The Highways Section has raised no objection to scheme.
- There is no loss of parking spaces.

Conclusion

The principle and details of using this site for 10 flats has previously been accepted. The application provides a scheme which is not out of character in this urban area and causes no undue harm to neighbouring properties. There will be no adverse overlooking caused to any neighbour due to careful design and the distances involved. The scheme causes no highway harm, and the landscaping issue is balanced, but it is considered that the scheme is suitable and will not cause adverse harm to the development to justify a refusal. Therefore the recommendation is for approval.

SUMMARY OF REPRESENTATIONS

PARISH COUNCIL – Objects on the grounds it is an overdevelopment. The appearance has changed and is overlooking neighbouring properties.

1 FONTAYNE AVENUE – Object, without the balcony I am overlooked at 45 degree angle, which is bad enough, with balconies 180 degree view, residents can look through my lounge and main bedroom.

3 FONTAYNE AVENUE - Object, the cladding is out of keeping, and this will add another floor.

146 MANOR ROAD – Object, overdevelopment and out of context, landscaping is inadequate, Flat 6 window overlooks my patio, as will balcony.

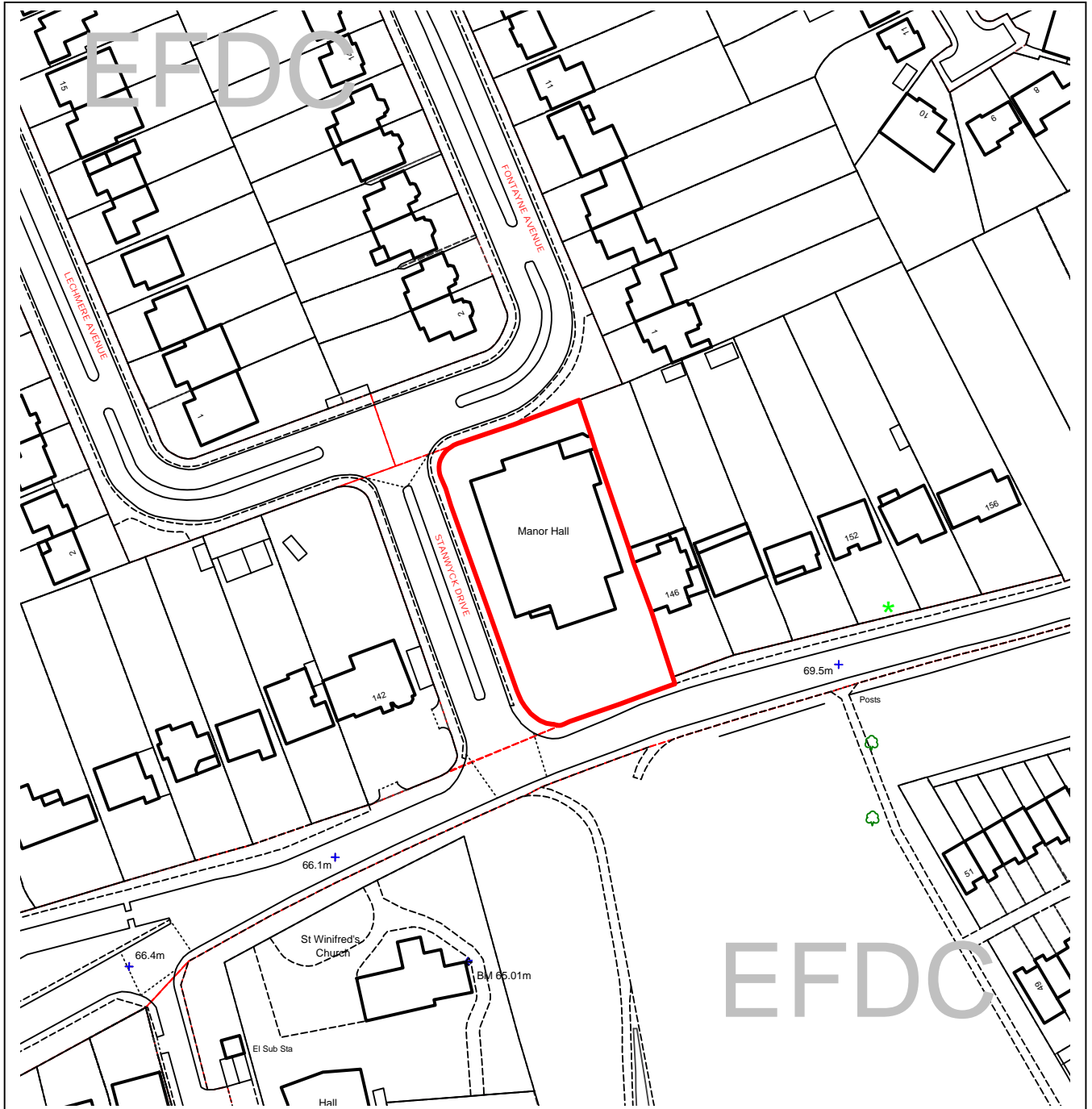
148 MANOR ROAD – Object, this is overdevelopment and out of keeping with the area, will be a three storey development, may cause overlooking.

17 DACRE GARDENS – Object, loss of local landmark, too many flats in area.



Epping Forest District Council

Area Planning Sub-Committee South



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| Agenda Item Number: | 4 |
| Application Number: | EPF/0139/08 |
| Site Name: | Manor Hall, 144 Manor Road Chigwell, IG7 5PX |
| Scale of Plot: | 1/1250 |

Report Item No: 5

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|---------------------------------|---|
| APPLICATION No: | EPF/0168/08 |
| SITE ADDRESS: | 89 High Road Loughton Essex IG10 4JD |
| PARISH: | Loughton |
| WARD: | Loughton Forest |
| APPLICANT: | L & C Design and Build |
| DESCRIPTION OF PROPOSAL: | Demolition of existing house and erection of a block of eight, one bedroom flats. (Revised application) |
| 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 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 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.
- 4 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.
- 5 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.

- 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.

- 7 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.

- 8 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.

- 9 Prior to the commencement of the development details of the proposed surface materials for the driveway and car parks shall be submitted to and approved in writing by the Local Planning Authority. The agreed surface treatment shall be completed prior to the first occupation of the development.
- 10 Gates shall not be erected on the vehicular access to the site without the prior written approval of the Local Planning Authority.
- 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 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.
- 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.

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:

Outline application for the demolition of existing house and erection of a block of eight one bed roomed flats fronting Loughton High Road. This is a revised plan which has altered the design of the western flank to take into account the previous reasons for refusal.

Although an outline application, comprehensive 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 part of the side garden of No 89. The site slopes down to the south-east, the change in levels in this direction is about 2m. 89 is a detached two storey house with a detached garage on its south flank. There is an area of open land to the immediate south-west which is in the ownership of Epping Forest. The Crescent is to the south and the site backs onto rear gardens in this road, and lock-up garages in Alghers Road. The land falls away in this direction. There are two protected trees at the front of the property and a large number of mature trees and shrubs on the rear and side boundaries.

Relevant History:

| | | |
|---------------------------|-------------------------------------|----------|
| CHI/442/71 | Detached house | refused |
| CHI/219/72 | Detached house | refused |
| EPF/189/77 | 2 storey side extension | approved |
| EPF/1240/79 | Single storey side extension | approved |
| EPF/66/99 | Outline application detached house | refused |
| EPF/53/00 | Outline application detached house | refused |
| EPF/1958/00 | Detached two storey house | refused |
| Appealed – Dismissed 2001 | | |
| EPF/720/02 | Detached 4 bed dwelling | refused |
| EPF/606/06 | Detached 4 bed dwelling | refused |
| EPF/839/06 | Semi detached 4 bed roomed house | refused |
| EPF/1537/06 | Semi Detached 4 bed roomed house | approved |
| EPF/0530/07 | Erection of 10 one bed roomed flats | refused |
| EPF/1674/07 | Erection of 8 one bed roomed flats | refused |

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
HC5 Epping Forest
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. Effect on the Epping Forest land
5. Landscaping

and whether it overcomes the previous reasons for refusal which were the unacceptable depth and bulk of the scheme, being out of character of the area, and the harm to Epping Forest land to the west of the site.

It must be noted that the site has permission for a semi detached two storey house to be erected on the south flank of the existing building, and the resulting structure would measure 20m x 9.5m by 9.6m high with gable end pitched roofs, and would have a gap of 2m to the adjacent Epping Forest land.

1. Building in Context

- The plot is a minimum of 20m wide and about 40m deep. The block would be 13.5m deep, 19.3m wide and 8.2m high with a hipped/flat roof. The central link has a hipped/flat roof and is 7.3m high, which is a reduction in height of 0.5m
- The scheme has been revised so that the western half of the block now has a rear projection, set in by 2.2m, with the ridgeline reduced by 1m in height with a hipped roof.
- This half of the block is linked by a two storey link corridor between the two halves of the block.

- The character of this area is of detached and semi detached houses with some flats to the north and west.
- The existing property is of little architectural merit.
- This scheme is one which has a roof which is 1.4m lower than the approved plans for development of the site, but some 3m deeper than this scheme.
- The block would be some 0.5m lower than the highest part of the detached property to the north of the site (No 91).
- A minimum gap to the eastern boundary of 1.4m will remain, and a gap to the western boundary will be a minimum of 3.1m.
- Due to the fall of levels on the site from the main road the impact of the scheme would also be reduced and the two mature trees on this elevation would be retained.
- The major reduction in the height of the roof from the original 10 bed scheme of 2006, the change of design from the 2007 scheme and the reduction of the height of the link corridor has resulted in a far more acceptable form of development on this plot and one which now sits far more comfortably on the site.
- Whilst a balanced case it is considered that this scheme is now acceptable and has reduced the impact of the development to a level which can be accommodated on the site and which will sit comfortably within the street scene.

2. Residential Amenity

- Due to the change of design and reduction in height of the roof from the 2006 scheme the loss of light and sunlight to the rear of No 91 in the afternoon and evening would be minimal and would not now justify a refusal.
- The rear elevation of the new property would overlook the rear gardens of properties in Alghers Mead and The Crescent, but due to removal of the roof dormers, the distance (a minimum of 34m) and screening of the boundary treatment, this would not justify a refusal.
- It is accepted that the rear car park may cause some loss of amenity, but the eastern boundary is screened by an existing row of lock up garages in Alghers Mead, so the two properties likely to be affected are No 1 and 3 The Crescent to the south.
- However both of these properties are a minimum of 30m from the boundary, and the imposition of a suitable landscape scheme would reduce the impact to a minimum.
- The private amenity space provided by the rear garden would be some 205m². For an 8 bed block of flats the local plan recommends an area of 200m².

3. Epping Forest Land

- In the 2001 appeal the Inspector gave weight to the importance of the adjacent open land in this built up part of Loughton and the visual impact on the street scene, particularly in respect of the remaining gap between the proposal and the existing house on one side and the gap to the Epping Forest land on the other side.
- This scheme sees a considerable gap left between the new building and the forest land (a minimum of 3m), and the redesign of the flank elevation onto this site has reduced the impact of the scheme when viewed from the land.
- It is also the case that there is space for the car parking area to be moved slightly to allow a significant planting area when the detailed application is considered.
- The Conservators of Epping Forest have commented that they now have no objections to the scheme subject to the appropriate landscaping conditions.

4. Highways

- The Highways Department have stated that the scheme is acceptable subject to suitable conditions.
- 10 parking spaces are provided. It is considered that this is an acceptable provision for one bed flats close to excellent public transport links.

5. Landscaping

- The Landscape Section have stated that the scheme has provided sufficient details to overcome their previous objections and that the scheme is now suitable subject to the relevant conditions.
- Any scheme will need to have a robust planting and management scheme along the southern and eastern boundaries to ensure that the minimum impact on neighbouring properties is achieved.

Conclusion

This is an outline application, albeit it contains sufficient and considerable detail for a proper appraisal to be made of the proposal. The scheme has been redesigned to reduce the impact of the scheme on the street scene and the adjacent forest land to within acceptable levels. For the reasons laid out above this application is therefore recommended for approval.

SUMMARY OF REPRESENTATIONS

TOWN COUNCIL – Object, contrary to Policies DBE1 (i) and (ii), DBE 2 and DBE (i) & (ii) of the local plan due to the building being too big and too high for the site which would dominate the area and spoil the amenity of the forest land.

LOUGHTON RESIDENTS ASSOCIATION – Object, unacceptable form of development, intrusive in the street scene due to its depth and bulk, out of character, cause harm to the forest area, will cause a traffic danger, not a lower use in terms of room occupation than the previous semis, is there sufficient amenity space.

1 THE CRESCENT – OBJECT, not in keeping, parking problems, insufficient garden, removal of trees and hedges, access is dangerous.

3 THE CRESCENT – OBJECT, back garden will back onto a car park, loss of privacy, parking spot will encroach on our property, noise and pollution from car park, impact of flats not welcomed, parking will be a problem.

5 THE CRESCENT – Object, parking, where will visitors park and will be dangerous, trees will be removed causing overlooking.

9 CRESCENT VIEW – OBJECT, traffic congestion and danger will be caused, flats out of place in this area.

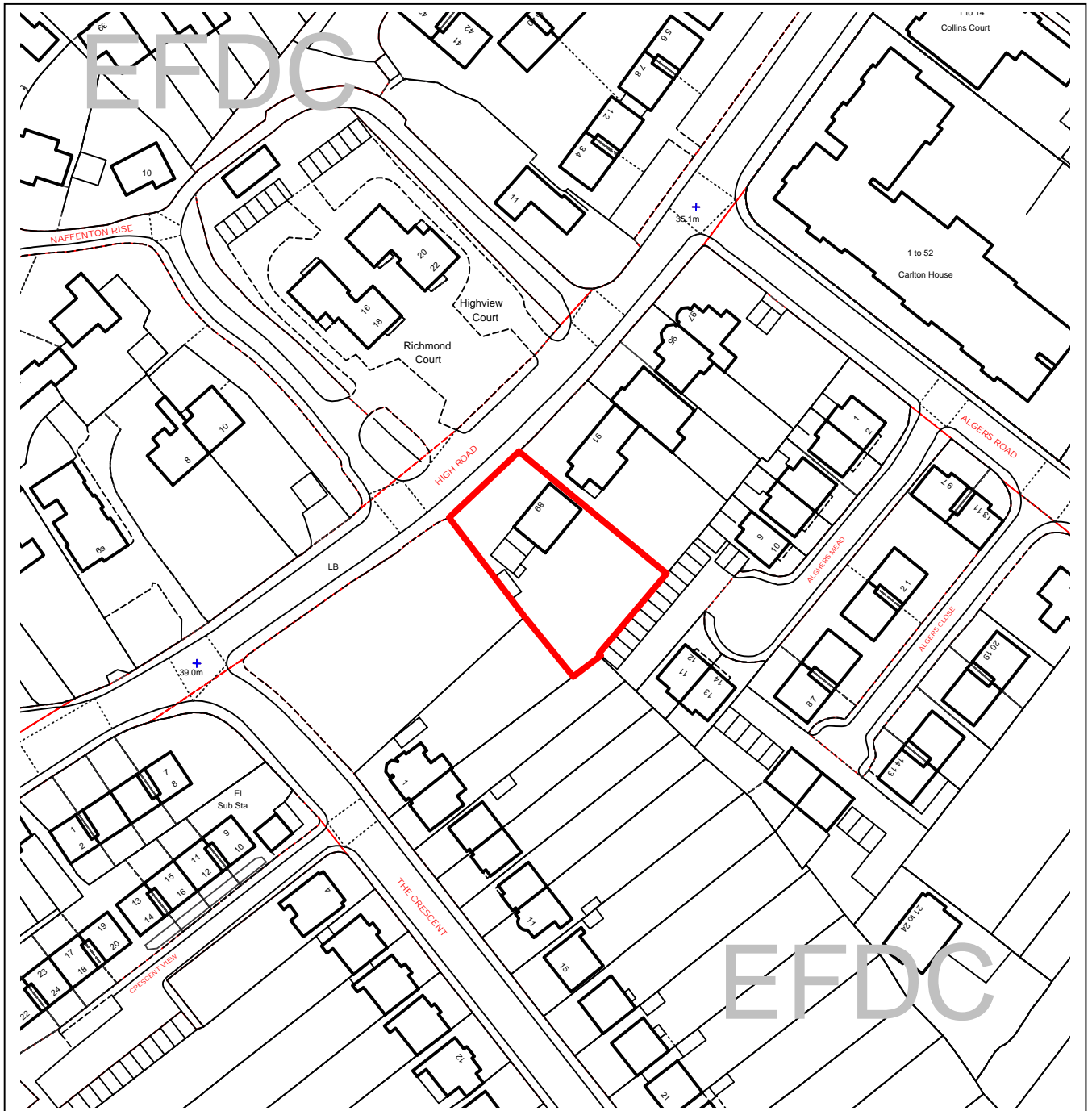
16 THE CRESCENT – OBJECT, Loughton is over populated, not in keeping with area, cause parking problems.

3 ALBION HILL –OBJECT, eight flats is still too many, five would be suitable.



Epping Forest District Council

Area Planning Sub-Committee South



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| | |
|----------------------------|----------------------------------|
| Agenda Item Number: | 5 |
| Application Number: | EPF/0168/08 |
| Site Name: | 89 High Road, Loughton, IG10 4JD |
| Scale of Plot: | 1/1250 |

Report Item No: 6

| | |
|---------------------------------|---|
| APPLICATION No: | EPF/0176/08 |
| SITE ADDRESS: | 216 High Road Loughton Essex IG10 1ET |
| PARISH: | Loughton |
| WARD: | Loughton St Marys |
| APPLICANT: | BNP Paribas Securities Services Trust Co- Ms J Pletts |
| DESCRIPTION OF PROPOSAL: | Change of use from retail to office use, creation of new window openings and modification of existing roof lights. New landscaped roof terrace to existing flat roof. |
| 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 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 commencement of the use hereby approved and maintained in the agreed positions.
- 3 Prior to first occupation of the building hereby approved the proposed window openings in the south west elevation shall be fitted with obscured glass up to a height of 1.7 metres above the finished floor level and have fixed frames, and shall be permanently retained in that condition.

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 the change of use from retail to office use of the first floor of the rear part of the building. The building would be accessed from an extension to the existing path across the roof of the building. Some minor alterations to the building are also proposed comprising the insertion of new windows in the first floor northeast, northwest and southwest elevations. It is also proposed to create a roof terrace between the two parts of the building.

Description of Site:

The application site comprises the rear part of 216 High Road, which fronts onto Loughton High Road. The lower part of the building is occupied by the retailer New Look and the upper floors fronting the High Road are occupied by the publishing firm, PSP. The part of the building which is the subject of this planning application was previously used as a storage area in association with the retail use, although it appears from the site inspection that it has not been used for some time. The buildings around the site are within the same ownership as the site, as is the car parking area to the rear, between the buildings and Clifton Close. There are flats on the upper floors of the building which are accessed from the walkway across the roof of the building.

Relevant History:

None relevant.

Policies Applied:

Adopted Local Plan and Alterations.

E10 – Town Centre Offices
DBE1 – Design of New Buildings
DBE2 – Effect on Neighbouring Properties
ST6 – Vehicle Parking

Issues and Considerations:

The main issues in this case are:

1. The impact on the amenities of the occupiers of neighbouring dwellings;
2. The impact on the character and appearance of the area; and
3. The acceptability in planning policy terms.

1. Impact on Neighbours

With regard to the impact of the proposed development on the amenities of the occupiers of neighbouring dwellings, the flats surrounding the site tend to have only their front doors and a small (possibly kitchen) window facing onto the roof. Accordingly, it is not considered that they would be overlooked by the proposed development. Furthermore, it is not considered that there would be any material disturbance caused by the use of the roof terrace. Other residential properties surrounding the site are 4 The Drive, the end of the rear garden of which backs onto the car park at the rear of the site, and dwellings in Clifton Road, to the rear of the site. These dwellings are approximately 30 metres from the site and due to this distance it is not considered that there would be any material loss of privacy or disturbance caused. There are new windows proposed in the elevation facing towards 4 The Drive. The drawing indicates that these would be translucent (prevent any sight into the offices) but it is considered that there would be an issue with the occupiers of the offices being able to see into the garden of 4 The Drive. Accordingly, it is considered that if planning permission is granted a condition should require that the windows in this elevation be obscure glazed.

2. Impact on Appearance of Area

With regard to the impact of the proposed alterations on the character and appearance of the area, it is considered that the addition of windows would break up the elevations of the building, thereby improving their appearance.

3. Planning Policy

Turning to the acceptability of the proposed development in terms of planning policy, Policy E10 of the local plan states that the Council will grant planning permission for offices within town centres provided that the development is appropriate to its location and surroundings. As the building itself is existing and, as discussed above, there would be no material impact on neighbouring residents of the character and appearance of the area, it is considered that the development would be in accordance with this policy. Furthermore having regard to the town centre location of the site, it is not considered that there would be any requirement for additional parking provision.

4. Other Matters

Loughton Town Council have objected to the planning application, citing that it is contrary to Policy DBE11 of the local plan as one of their reasons. This policy relates to the sub-division of properties into flats or maisonettes and is not considered to be relevant to the determination of this application. Notwithstanding this, the criteria to which the Town Council refers relates to noise and disturbance to residents and it is considered that this matter has been addressed previously.

Conclusion

In light of the above appraisal, it is considered that the proposed development would not give rise to a material loss of amenity to the occupiers of neighbouring dwellings, would not be harmful to the character and appearance of the area and would be acceptable in planning policy terms. Accordingly, it is recommended that planning permission be granted.

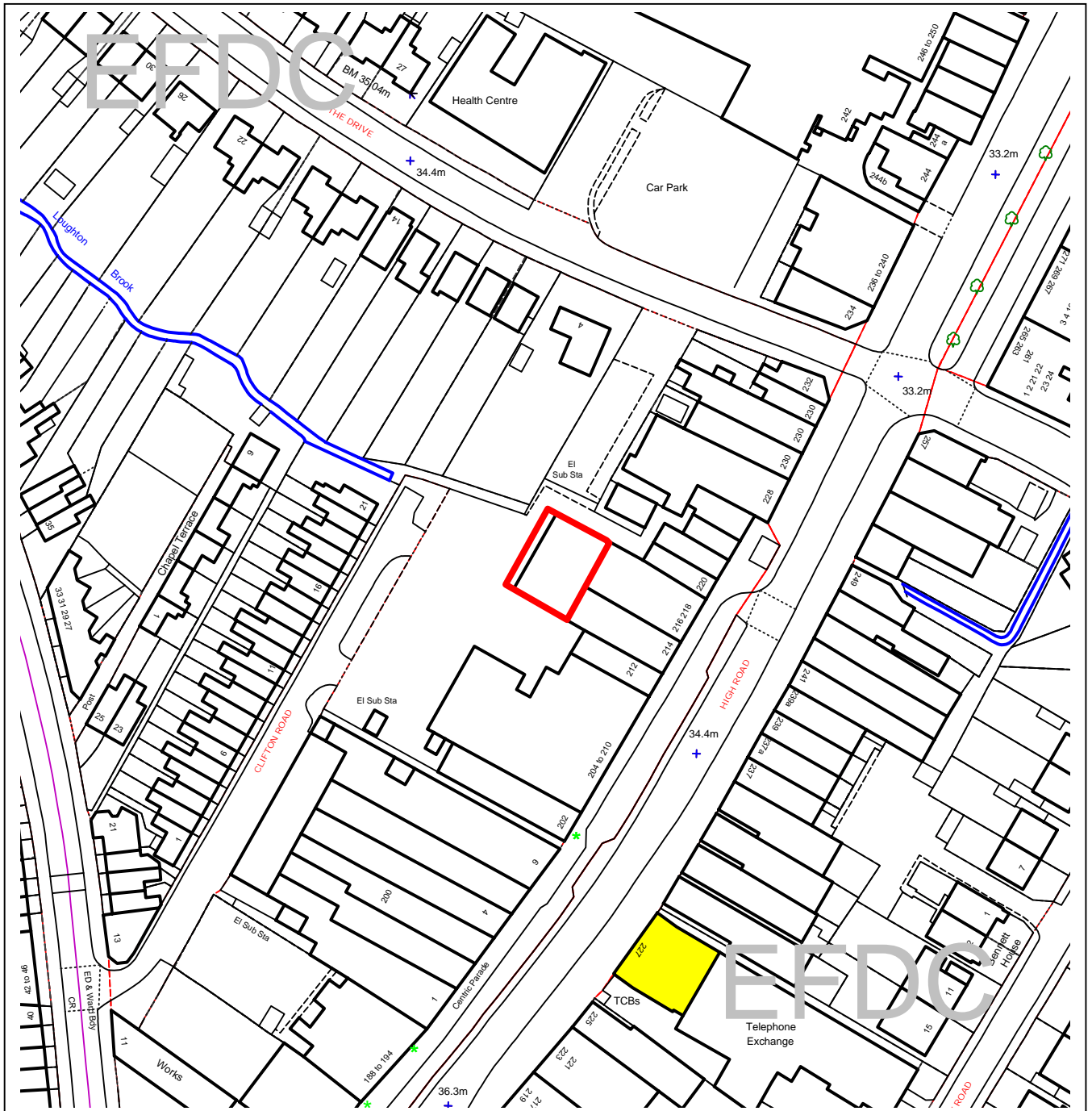
SUMMARY OF REPRESENTATIONS:

LOUGHTON TOWN COUNCIL: Objection. The application is contrary to Policies DBE9 (iv) and DBE11 (ii) of Epping Forest District Council's adopted Local Plan and Alterations. The intensification of the use resulting from the proposal would be likely to result in increased nuisance for neighbours and cause parking problems in the locality.



Epping Forest District Council

Area Planning Sub-Committee South



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|---------------------|-----------------------------------|
| Agenda Item Number: | 6 |
| Application Number: | EPF/0176/08 |
| Site Name: | 216 High Road, Loughton, IG10 1ET |
| Scale of Plot: | 1/1250 |

Report Item No: 7

| | |
|---------------------------------|--|
| APPLICATION No: | EPF/0207/08 |
| SITE ADDRESS: | 4 Tycehurst Hill Loughton Essex IG10 1BU |
| PARISH: | Loughton |
| WARD: | Loughton St Marys |
| APPLICANT: | Syed Viqar Ali |
| DESCRIPTION OF PROPOSAL: | Two storey/single storey rear extension and new roof formed over existing two storey side 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 The development shall be carried out in accordance with the amended plans received on 10/03/08 unless otherwise agreed in writing with the Local Planning Authority.
- 3 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 hung night vents only, and shall be permanently retained in that condition.
- 4 Materials to be used for the external finishes of the proposed extension, shall match those of the existing building.
- 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 development 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:

Consent is being sought for a part two-storey part single-storey rear extension and a new roof over the existing two storey side extension. The proposed extension would be 10.7m wide at ground floor level to a depth of 4.5m, with a 1m step back on the south western side. The single storey elements would have pitched roofs to a maximum height of 3.4m. The first floor element would consist of a 5.6m wide by 3.5m deep rear bedroom addition and a 2.1m wide by 3.8m deep side/rear bathroom addition. The new roof would be a hip ended pitched roof set 400mm below the main ridge line and would be built above an existing flat roofed side extension.

Description of Site:

Two storey semi-detached dwelling located on the south western side of Tycehurst Hill, Loughton. The property is bordered to the rear by Sparelease Hill.

Relevant History:

EPF/1875/80 - Detached double garage – refused 23/03/81

EPF/0027/81 - Single storey rear extension – approved 13/02/81

EPF/0669/81 - Double garage in the rear garden – approved/conditions 06/07/81

Policies Applied:

DBE9 – Amenity Considerations

DBE10 – Residential Extensions

Issues and Considerations:

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

1. Impact on No. 2

The single storey rear extension would be 3.5m deep at the boundary adjoining No. 2 before stepping back for an additional 1m. The roof would be pitched away from both the side boundary and the rear wall, with an eaves height of 2.4m. The extension would be to the north of the neighbour and as such would not result in any direct loss of sunlight.

The first floor element of the proposed extension would be 3.5m deep but would be set in 2.9m from the shared boundary and 4m from the closest window. Due to this its visual impact would be considerably reduced. It would not impede on the 45 degree line shown from the edge of the nearest window and would therefore not result in a loss of light. There are no windows proposed in the flank wall and as such no loss of privacy would occur.

2. Impact on No. 6

This neighbouring property has a single storey rear extension to a depth of 3.7m, however the houses are staggered and as a result No. 7 sits some 1.3m further forward than the application dwelling. Due to this the single storey addition would extend 2.1m beyond the neighbour's rear wall and would be set in 900mm from the boundary. This would therefore have no undue impact on this neighbour.

The two storey element would be set in 900mm from the side boundary and would extend 2.6m beyond the neighbour's rear wall before stepping back 2.1m for an additional 2.1m. Given the set back from the boundary and the stepped back design of the first floor element there would be no

detrimental impact on the neighbours visual amenities. It would comply with the 45 degree measurement regarding loss of light and the only proposed flank window would serve a bathroom and therefore will be obscure glazed.

Due to the above the proposal would comply with Local Plan policy DBE9.

The proposed extensions would have pitched roofs matching the original property. The creation of a new roof above the existing unsightly flat roofed side extension would greatly improve the appearance of the building and the street scene. Many of the properties in Tycehurst Hill and the surrounding streets have been heavily extended, and as such the proposed additions would not be out of character with the area. The site is large enough to allow for such extensions and it is not felt that this would result in overdevelopment. Therefore the proposal would comply with Policy DBE10 of the Local Plan.

Conclusion:

In light of the above the proposed two-storey/single-storey rear extension and new roof are deemed acceptable and are therefore recommended for approval.

SUMMARY OF REPRESENTATIONS:

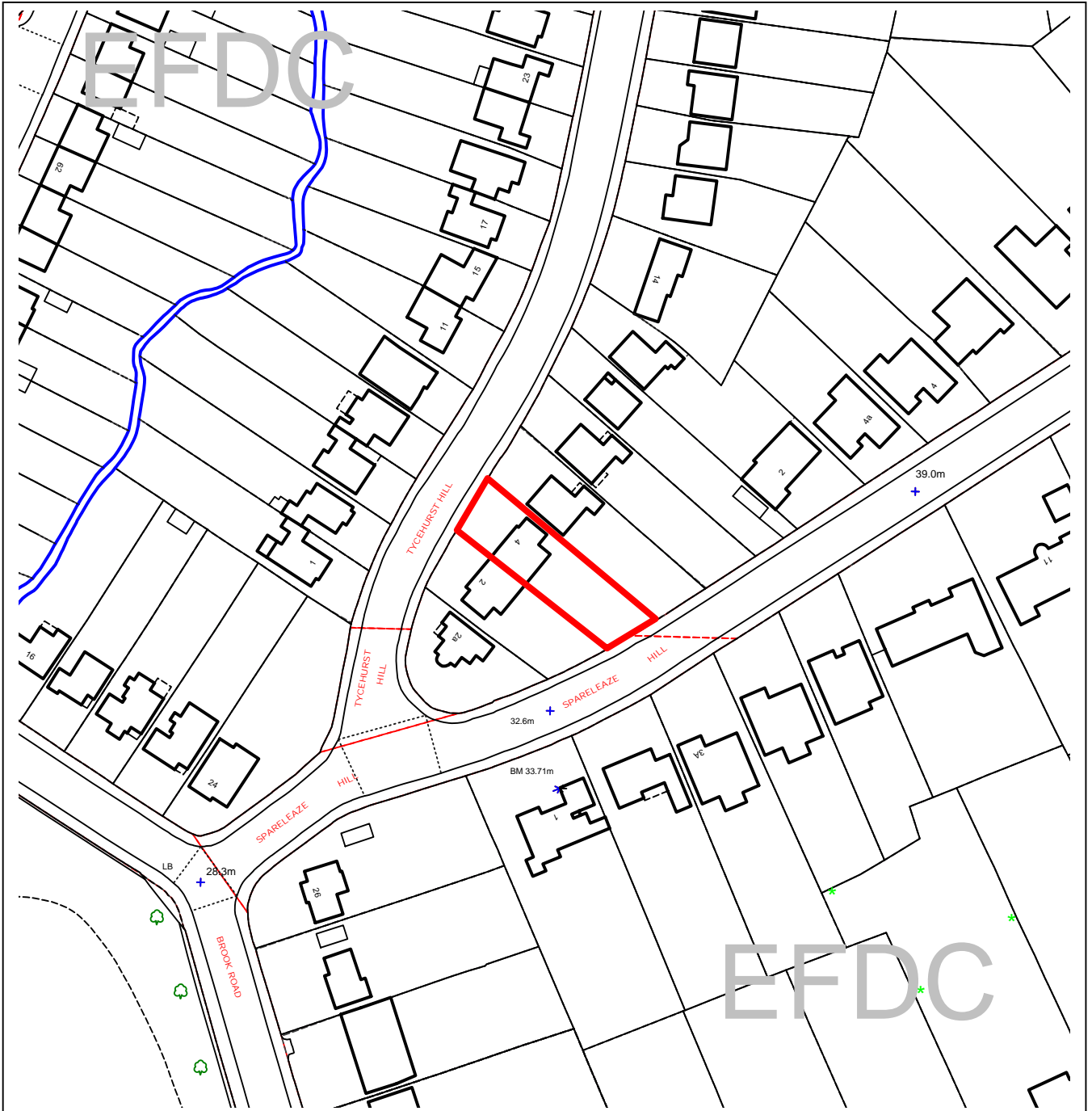
TOWN COUNCIL – Object as it considers the proposal an overdevelopment of the rear of the property, which would have an adverse effect on the neighbours.

2 TYCEHURST HILL – Object as the extension is bulky and overbearing and would impact on their outlook and visual amenities. Concerned about possible loss of light and drainage implications.



Epping Forest District Council

Area Planning Sub-Committee South



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| Agenda Item Number: | 7 |
| Application Number: | EPF/0207/08 |
| Site Name: | 4 Tycehurst Hill, Loughton, IG10 1BU |
| Scale of Plot: | 1/1250 |

Report Item No: 8

| | |
|---------------------------------|---|
| APPLICATION No: | EPF/0257/08 |
| SITE ADDRESS: | 64 Ibbetson Path Loughton Essex IG10 2AS |
| PARISH: | Loughton |
| WARD: | Loughton Broadway |
| APPLICANT: | Mr Chaudhary |
| DESCRIPTION OF PROPOSAL: | Part single storey, part two storey side and rear extension. (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 that Order) no enclosure or balcony shall be formed at any time on any part of the roof of the development hereby approved 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:

Part single storey, part two storey side and rear extension, measuring 6.3m wide x 10m, by 6.8m high. The two storey element is on the northwest flank and there is a flat roofed electricity substation on the north flank.

Description of Site:

A two-storey, end of terrace house on a triangular plot. The site falls away to the northeast. 2 Westall Road is at a right angle to the site.

Relevant History:

EPF/2382/07 Single and two storey extensions

refused

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

And whether the scheme overcomes the previous reasons for refusal which were the unneighbourly impact of the single storey extension on No 2 Westall Road and the design of the single storey extension pitched roof.

1. 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 7.5m.
- Whilst this is an end of terrace the first floor extension is set in by 1m from the boundary and set back by 1m from the front elevation. The ridge is 1m below the main ridgeline. It is a clearly subordinate and low key extension.
- The rear element is single storey and will not be readily visible behind the existing boundary treatment of the site. It is also the case that it replaces a series of existing attached extensions and will improve the appearance of the site.
- The scheme is proportionate and can be accommodated on this site. It has no adverse affect on the character or appearance of the street scene.

2. Design

- The extension integrates well into the existing property, and is logical and in keeping with the existing property.
- The rear flat roof, whilst perhaps not ideal, is characteristic of rear extensions in this area and would not justify a refusal on these grounds.
- It also removes the previous overbearing impact of the scheme on No 2 Westall Road and is an acceptable compromise.
- Design is acceptable.
- Materials will match.

3. Residential Amenity

- There will be no adverse loss of light or sunlight to any neighbour.
- The scheme would not be overbearing when viewed from the neighbouring properties.
- There will be no adverse overlooking of the rear elevation of No 2 Westall Road as the properties are at a 90° angle to each other.
- The removal of the previous steeply pitched roof means that the visual impact of the scheme is greatly reduced and no greater than that which already exists on the site.
- With regard to the amenity space an adequate area will remain, and the increase in footprint is negligible. A refusal on this ground is not sustainable.

Conclusion

This scheme has now overcome the previous objections and 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

Amended Plans

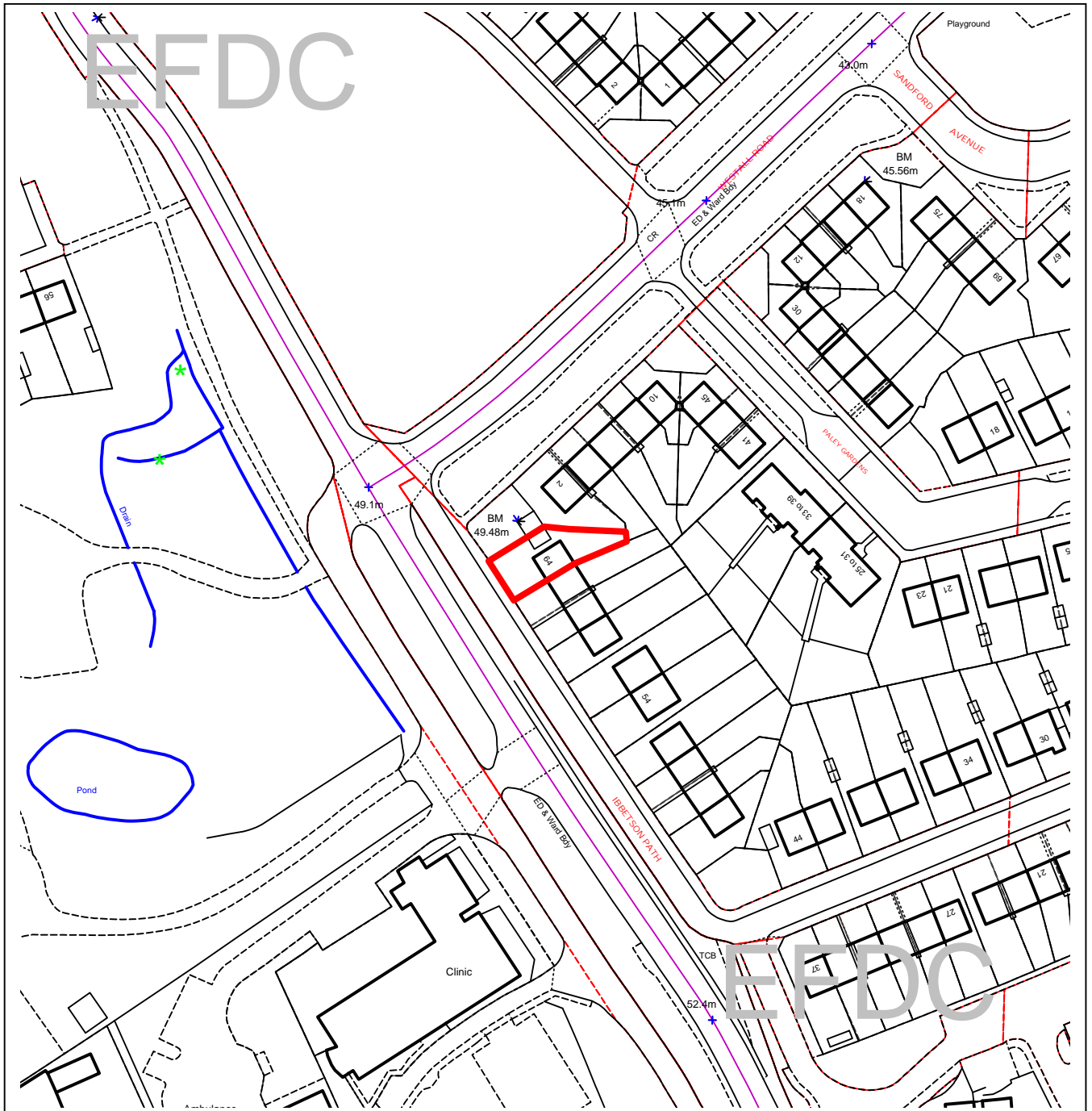
TOWN COUNCIL – Object, reiterated its previous concerns about the lack of amenity space as it considered the proposals to be an overdevelopment of the site.

LOUGHTON RESIDENTS ASSOCIATION - ask officers to check whether this extension would leave suitable amenity space.



Epping Forest District Council

Area Planning Sub-Committee South



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|----------------------------|--------------------------------------|
| Agenda Item Number: | 8 |
| Application Number: | EPF/0257/08 |
| Site Name: | 64 Ibbetson Path, Loughton, IG10 2AS |
| Scale of Plot: | 1/1250 |

Report Item No: 9

| | |
|---------------------------------|---|
| APPLICATION No: | EPF/0296/08 |
| SITE ADDRESS: | 66 England's Lane Loughton Essex IG10 2QQ |
| PARISH: | Loughton |
| WARD: | Loughton St Johns |
| APPLICANT: | Rigg Developments Ltd |
| DESCRIPTION OF PROPOSAL: | Demolition of existing house and erection of 2 x 3 bedroom houses and 2 parking spaces. (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 the commencement of development details of screen walls, fences or such similar structures shall be agreed in writing by the Local Planning Authority, and shall be erected before the occupation of any of the dwellings hereby approved and maintained in the agreed positions.
- 4 Prior to first occupation of the building hereby approved the proposed window openings in all flanks 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 development hereby permitted without the prior written approval of the Local Planning Authority.
- 6 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 development hereby approved without the prior written approval of the Local Planning Authority.

- 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 Gates shall not be erected on the vehicular access to the site without the prior written approval of the Local Planning Authority.

- 9 Prior to the commencement of the development details of the proposed surface materials for the driveways 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 an existing house and erection of two 3 bed roomed semi detached houses and two parking spaces (revised application).

Description of Site:

A detached house on a roughly rectangular plot. The street is characterised by a wide variety of detached and semi detached houses mixed types. The site slopes gently up to the north.

Relevant History:

EPF/2647/07 Demolition of house and erection of two dwellings 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 accurately reflect the site layout.

1. Building in Context

- The plot is a minimum of 13m wide and about 38m deep.
- The dwellings will be a 10.5m wide and 12.5m deep, with a staggered plan with the eastern half of the pair 2.5m forward of the western half.
- Overall height is 8.2m with a gable end roof to the street and a hipped/flat roof to the rear.
- A gap of 1m will be left to the western boundary and 1.3m to the eastern boundary.
- One parking space per dwelling will be provided to the front of the property.
- The existing building is in line with No 68 to the east and its front elevation is some 10m forward of No 62 to the west. It is 7.5m high. No 62 is 8.3m high and No 68 is 8m high. Both of these properties have gable end roofs fronting the road.
- It is accepted that the existing building has an attractive appearance, but it is not listed, either nationally or locally. The replacement dwelling will however, have an appropriate and attractive appearance and would be in keeping with the roof design of the two neighbouring properties and of a very similar height.
- It is also the case that the staggered layout has been designed to reduce the impact on the neighbouring properties as will be seen below.
- It is considered that the building is not out of keeping with the other properties within this diverse road and this is not a cramped or overly restricted site and can easily and comfortably accommodate a building of this size.

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 PPG3 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 62 and 68 England's Lane.
- There would be no adverse overlooking to either property.
- The scheme would be visually acceptable and would not be overbearing to either property.
- There will be no significant loss of light or sunlight to No 62.
- There will be some minor loss of sunlight to No 66 in the later afternoon, but this is a north facing garden and the impact would be limited.

- There will be a loss of light to a ground floor side window to this property but this window serves a kitchen and is already affected by the existing house. Therefore the harm caused is minor and would not justify a refusal.
- Windows on the rear elevation of No 68 would be outside of the 45° rule of thumb line and there would be no adverse loss of light. The scheme has a first floor set back on the east elevation which also reduces the impact on light to No 68.
- The proposed amenity spaces for the existing and proposed properties will be a minimum of 120m² each, which meets the requirements of the local plan.

5. Landscaping

- The four trees at the front of the site will be retained, and the appropriate landscaping condition can be attached.

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.
- It is accepted that this is the minimum that would be accepted on this site, but it is also the case that the site is within easy walking distance of good public transport links from local buses.
- The site already has a vehicle access onto England's Lane, and the two proposed accesses will not cause any further excessive highway impact.

Conclusion

This is an acceptable 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 – Object, contrary to policies DBE1 (i) & (ii) and DBE 9 (i) due to the height and size of the roof having a detrimental effect on the street scene and neighbouring properties.

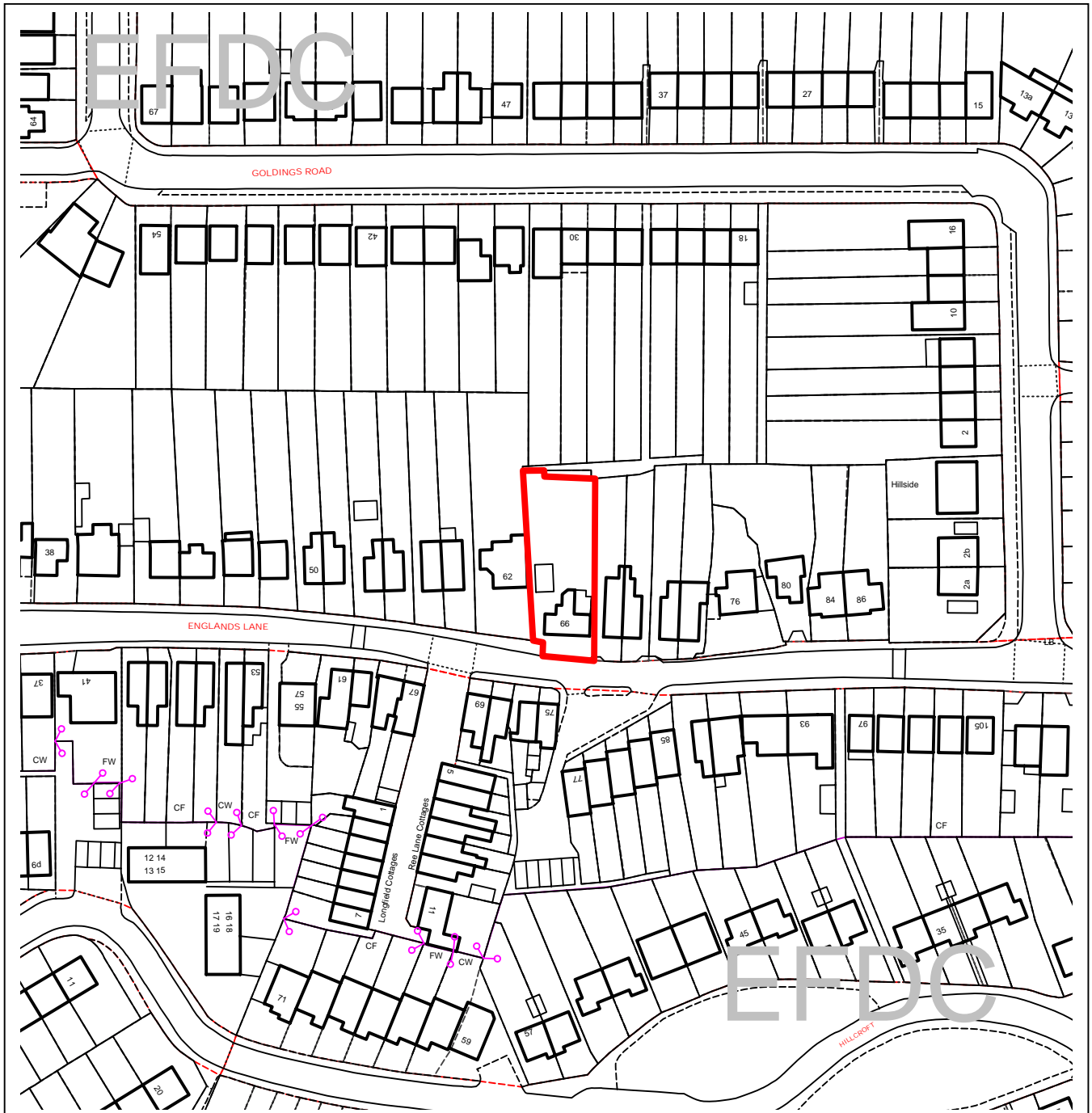
LOUGHTON RESIDENTS ASSOCIATION – Object, current building is an attractive Victorian building which makes a significant contribution to the street scene which the replacement building would not do.

62 ENGLAND'S LAND - I have no objection to the proposition, on the contrary would endorse the project as being a suitable enhancement to the area.



Epping Forest District Council

Area Planning Sub-Committee South



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| Agenda Item Number: | 9 |
| Application Number: | EPF/0296/08 |
| Site Name: | 66 England's Lane, Loughton, IG10 2QQ |
| Scale of Plot: | 1/1250 |