

Report Item No: 1

APPLICATION No:	EPF/0672/07
SITE ADDRESS:	129 Pyrles Lane Loughton Essex IG10 2NH
PARISH:	Loughton
WARD:	Loughton Fairmead
APPLICANT:	Anthony William Bickford
DESCRIPTION OF PROPOSAL:	Change of use to a mixed use of residential and Class B1.
RECOMMENDED DECISION:	Grant Permission (With Conditions)

CONDITIONS

- 1 This consent shall inure for a limited period expiring 3 years from the date of this Notice, at which time the development permitted by this Notice shall be discontinued.
- 2 This consent shall inure solely for the benefit of the applicant, Mr Anthony William Bickford - Chartered Quantity Surveyor, and for no other person or persons.
- 3 The change of use hereby approved shall be limited to the area marked 'living room' as shown on drawing No. 8713 received by the Local Planning Authority on 14/03/08, and shall not be implemented elsewhere within the application site.

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:

Retrospective application for the change of use from residential use to a mixed use residential and B1 use. The property has been used as the office of a self employed Chartered Quantity Surveyor who also lives at the property.

Description of Site:

The application site is a one bedroom flat located in a three storey block of flats on the north eastern side of Pyrles Lane, Loughton.

Relevant History:

Enforcement action was taken regarding the unauthorised change of use of the entirety of 129 Pyrles Lane from residential to business use as an office on 04/01/06. An enforcement notice appeal was dismissed 19/07/06

Policies Applied:

DBE2 – Effect on neighbouring properties
DBE9 – Loss of amenity

Issues and Considerations:

The main issue here relates to the impact on the neighbouring properties and the surrounding area.

The application site consists of a one bed flat with a bedroom, living room, small kitchen and bathroom. The part change of use of the site is regarding the living room (the largest room in the flat), which is being used as an office for a Chartered Quantity Surveyor who lives at the property. There are no business visitors to the property, no deliveries, and no additional members of staff. The majority of work is done on the telephone or computer, or involves being off site.

Since the original enforcement complaint, and the submission of this retrospective application, the use has been monitored and no further complaints have been received or disturbances been reported. Although these flats are wholly residential and a mixed use to the entire unit is not acceptable, given the nature of the business involved, and the small scale at which it occurs, this particular part change of use would not result in undue disturbance to neighbouring properties and is therefore deemed acceptable subject to strict control.

A condition requiring a personal permission and limiting the change of use to the living room (as indicated on the additional information received on 14/03/08) would ensure that the business remains at a small enough scale so as not to result in disturbance to neighbouring residential properties. Also a time limit condition of 3 years will give the Council the opportunity to continue to monitor the site and its impact on the surrounding area.

Conclusion:

Subject to strict conditioning the retrospective, part change of use would be acceptable and is therefore recommended for approval.

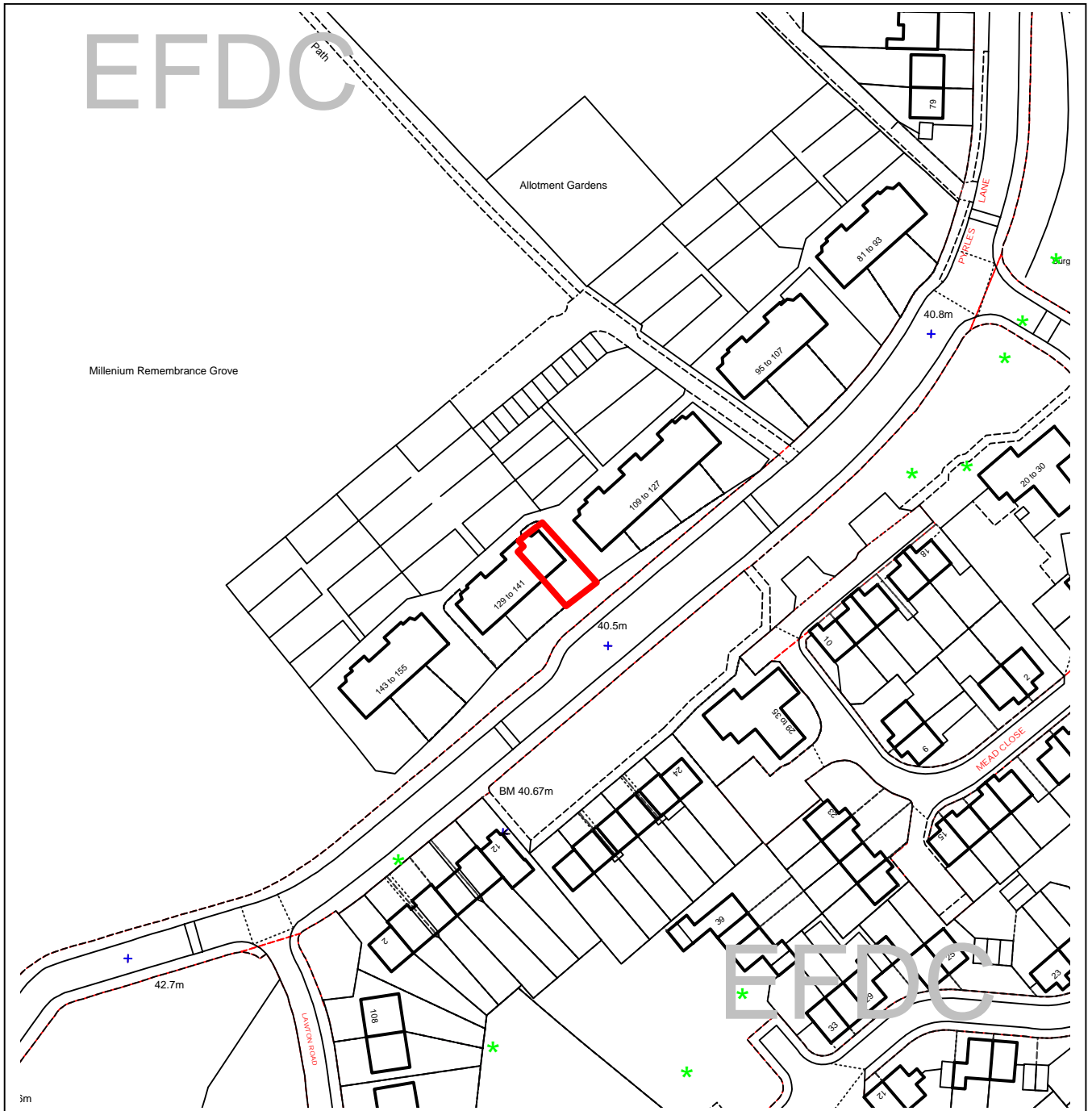
SUMMARY OF REPRESENTATIONS:

PARISH COUNCIL – Object as it is inappropriate in a residential building.



Epping Forest District Council

Area Planning Sub-Committee South



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Agenda Item Number:	1
Application Number:	EPF/0672/07
Site Name:	129 Pyrles Lane, Loughton, IG10 2NH
Scale of Plot:	1/1250

Report Item No: 2

APPLICATION No:	EPF/0287/08
SITE ADDRESS:	Land adj 21 Leycroft Close Loughton Essex IG10 3EZ
PARISH:	Loughton
WARD:	Loughton Roding
APPLICANT:	Mr S Stuchfield
DESCRIPTION OF PROPOSAL:	Erection of an attached dwelling. (Revised application)
RECOMMENDED DECISION:	Grant Permission (With Conditions)

CONDITIONS

- 1 The development hereby permitted must be begun not later than the expiration of three years beginning with the date of this notice.
- 2 Details of the types and colours of the external finishes shall be submitted for approval by the Local Planning Authority in writing prior to the commencement of the development, and the development shall be implemented in accordance with such approved details.
- 3 Prior to 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 No development shall take place until there has been submitted to and approved in writing by the Local Planning Authority, a plan indicating the existing hedge or hedges which are to be retained, the minimum heights at which they will be maintained and appropriate trees within the hedge or hedges which shall be retained and allowed to grow on. The plan shall also show where the hedgerows are to be reinforced with further planting, details of which shall be indicated in a timetable of implementation. The hedges shall thereafter be maintained in accordance with the approved details.
- 5 Prior to the commencement of the development details of the proposed surface materials for the parking bays for the new property and for the existing house shall be submitted to and approved in writing by the Local Planning Authority, and the spaces provided in accordance with 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:

Erection of an attached two storey dwelling on the west flank of No 21 Leycroft Close at the junction with a cul-de-sac.

Description of Site:

A rectangular area of land to the side of No 21 Leycroft Close, which is one half of a pair of semi detached houses. The area is residential with a mix of housing styles and types, although the majority are of 1950s design. There is a row of lock up garages to the west.

Relevant History:

EPF2240/07 Outline application for attached new house 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 & 6 Traffic Criteria

Issues and Considerations:

The main issues in this application are

1. Building in context
2. Design
3. Residential Amenity
4. Parking

The previous scheme was refused as it was built to the site boundary adversely affecting the appearance of the street scene. This scheme now leaves a gap to the side boundary.

1. Building in Context

- The proposed plot is a maximum of 5.9m wide and 27m deep, and a two-storey, two bed roomed house measuring 4.8m x 8.8m by 8.5m high with a gable end, pitched roof would be erected on the east flank of the existing house.
- A 1m gap would be left to the side boundary, and the existing hedge retained.
- The ridge line would be the same as the existing house.
- Parking will be provided at the rear of the garden via an existing vehicle access, with the existing property having 2 parking spaces on the front drive, as is the case with No 20 already.

- This is a narrower building than the other two houses in the pair of semis, but has the appearance of an extension and would not have such an adverse effect on the street as to justify a refusal.
- It is also the case that the reduction of the width of the scheme means that the structure will now not appear cramped on this plot as was the case with the previous scheme.
- Whilst it is accepted that it turns the pair into a terrace this is not an unusual housing form in this area and has no adverse effects on the amenities of No 20 or the street scene.
- The proposed amenity space is suitable for a two bed house.
- This scheme is a small scale, acceptable use of urban land in keeping with both national and local objectives, and assists in providing a mix of housing types, with this being a smaller and thus more affordable property, which will not have an adverse effect on the character and appearance of the street scene.

2. Design

- The house is of an acceptable design, and integrates acceptably into the existing structure, having the appearance of an extension.
- Materials will match

3. Residential Amenity

- There would be no serious overshadowing or loss of light to any neighbour.
- There would be no adverse overlooking of any neighbour, and the rear neighbour at 104 Oakwood Hill is some 25m away from the proposed rear elevation.

4. Highways

- The parking provision is acceptable with access to the side of the property.

Conclusion

For the reasons laid out above this application is therefore recommended for approval.

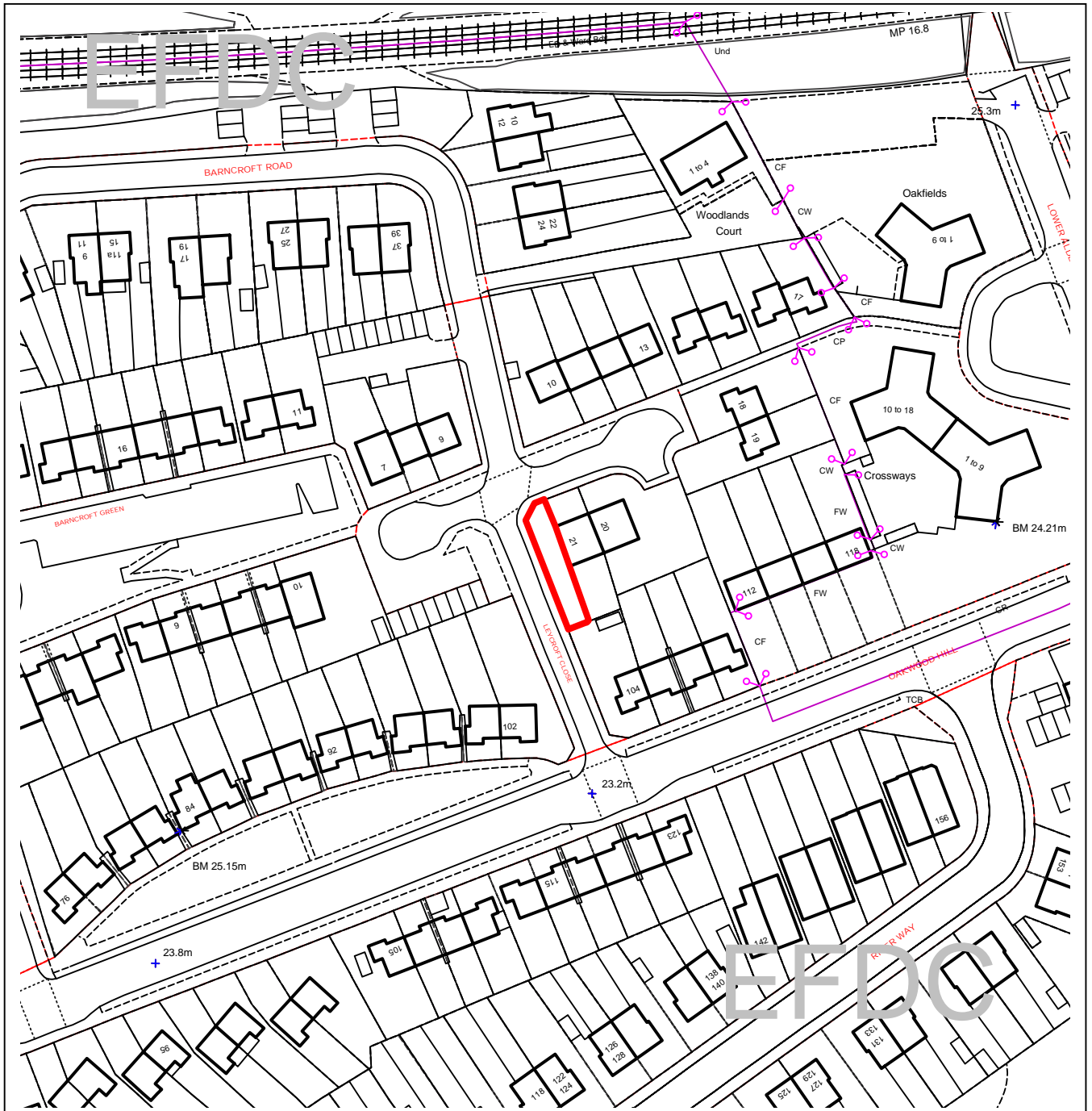
SUMMARY OF REPRESENTATIONS

TOWN COUNCIL – Object, contrary to policies DBE 1(i) & (ii), 2, 9(i) due to a pair of semi detached properties being turned into a terrace which would have a detrimental effect on the property at No 20 and to the street scene.



Epping Forest District Council

Area Planning Sub-Committee South



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Agenda Item Number:	2
Application Number:	EPF/0287/08
Site Name:	Land adj 21 Leycroft Close, Loughton IG10 3EZ

Report Item No: 3

APPLICATION No:	EPF/0314/08
SITE ADDRESS:	20 Hillcrest Road Loughton Essex IG10 4QQ
PARISH:	Loughton
WARD:	Loughton Forest
APPLICANT:	Mr Vivek Mehta
DESCRIPTION OF PROPOSAL:	First floor side extension and loft conversion with alterations to roof and front and rear dormer windows.
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 first floor side extension and loft conversion with alterations to the roof and front and rear dormer windows. The first floor side extension would be above the existing garage. The extension would be integrated into the roof of the main dwelling and would have a gable to the front, similar in appearance to the existing gable. The front dormer would be approximately 1.5 metres in width with a height of approximately 2 metres and the two rear dormers would be approximately 1.2 metres in width and would also be approximately 2 metres in height.

Description of Site:

The application property is a detached dwelling with an attached single garage to the side. There are access paths to the rear garden along both sides of the dwelling. The application drawings indicate that a gap of approximately one metre would be retained between the site boundary and

the side of the existing garage (with the extension above). On site, this approximation appeared to be accurate, with the distance to the boundary appearing to be roughly one metre.

The site is located on fairly level land, at the top of the hill. There is a mix of property designs within the area. The dwelling opposite appears to have been fairly recently rebuilt and has a dormer in the front roof slope which is similar in size to that which is proposed in this application.

Relevant History:

EPF/1282/76. Erection of a single storey rear extension. Approved 13/12/76.

EPF/1219/94. Single storey side extension and pitched roof over existing garage. Approved 03/01/95.

Policies Applied:

Adopted Local Plan and Alterations.

DBE9 – Neighbouring Amenity

DBE10 – Residential Extensions

Issues and Considerations:

The main issues in this case are:

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

1. Impact on Neighbours

With regard to the impact of the proposed development on the amenities of the occupiers of neighbouring dwellings, there are no windows in the flank of the neighbouring dwelling, 18 Hillcrest Road. However, part of the first floor front elevation is recessed and does contain a small window. From the site visit it was not apparent what the use of this room was, but it may be a bedroom. The extension would project forward of this window by approximately 2.5 metres but would be approximately 2.5 metres to the side of the neighbouring dwelling. Due to this distance, it is not considered that there would be any material loss of light or outlook to this neighbouring dwelling.

2. Impact on Appearance of Area

With regard to the impact of the proposed extension on the character and appearance of the area, it is considered that the extension would integrate well with the main dwelling and would have an attractive and well balanced appearance. It is considered that the proposed dormers are of suitable proportions and the proposed front dormer would be in keeping with the appearance of the dwelling opposite. Concern has been raised by Loughton Town Council that the extension would extend within one metre of the side boundary. Whilst this may be the case, it is only because the extension is to be above the existing garage built to the imperial measurement of 3ft from the boundary – 900mm. Any encroachment within 1 metre of the boundary would therefore be slight. The extension would be located the same distance as the existing ground floor and it is considered that if there was a slight encroachment then any requirement to step in the first floor by such a marginal distance would be detrimental to the finished appearance of the resultant building.

Conclusion

In light of the above appraisal, it is considered that the proposed development would not be detrimental to the amenities of the occupiers of neighbouring dwellings and would not be harmful to the character and appearance of the area. Accordingly, it is recommended that planning permission be granted.

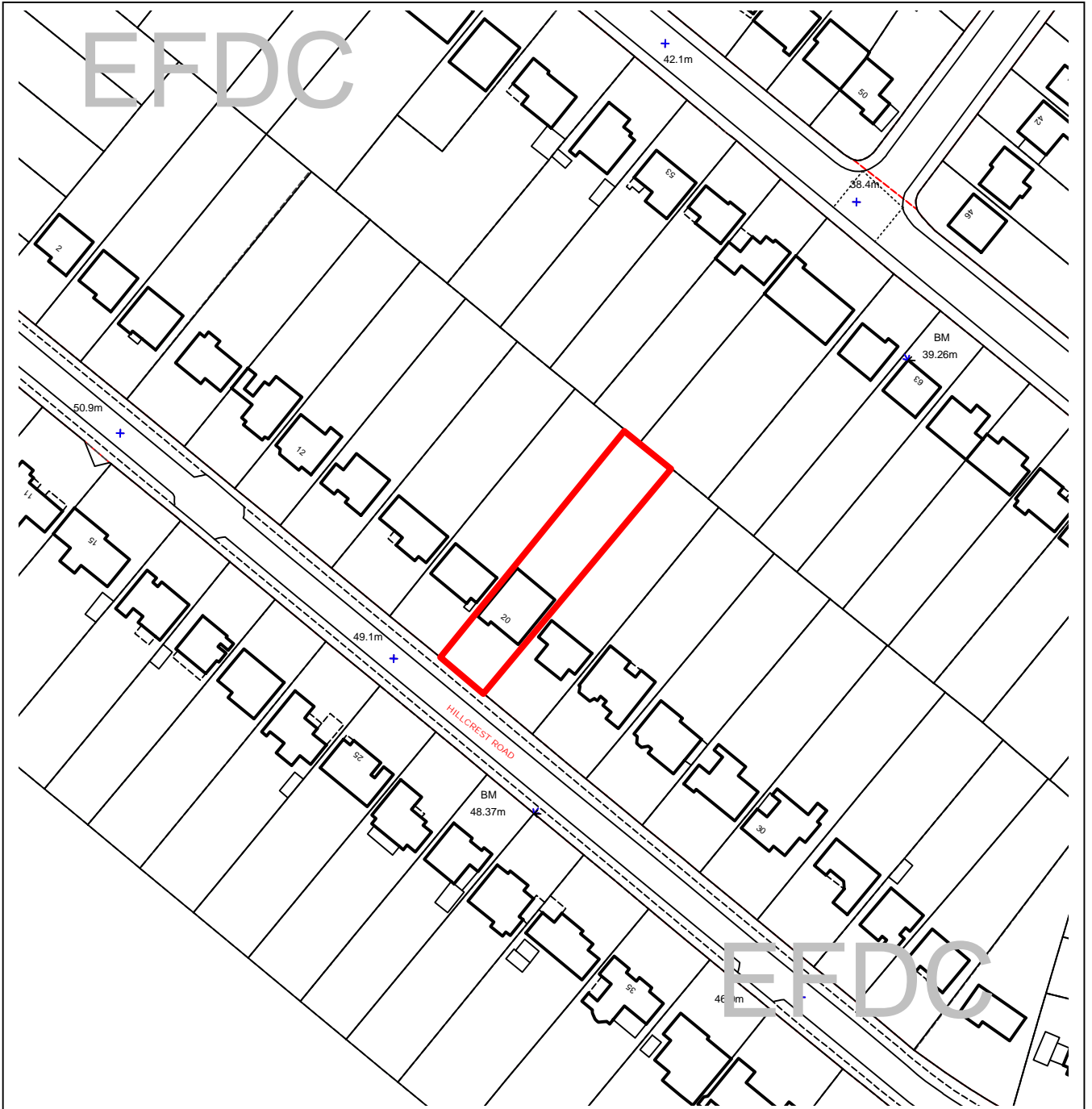
SUMMARY OF REPRESENTATIONS:

LOUGHTON TOWN COUNCIL: Objection. The Committee objected to this application which is contrary to Policy DBE10(b) of EFDC's adopted Local Plan and Alterations due to the proposed extension extending to within 1 metre of the boundary thereby creating a terraced effect.



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Agenda Item Number:	3
Application Number:	EPF/0287/08
Site Name:	20 Hillcrest Road, Loughton, IG10 4QQ
Scale of Plot:	1/1250

Report Item No: 4

APPLICATION No:	EPF/0439/08
SITE ADDRESS:	Plume Of Feathers Church Hill Loughton Essex IG10 1QR
PARISH:	Loughton
WARD:	Loughton St Johns
APPLICANT:	Mitchells & Butlers - Simon Clayton
DESCRIPTION OF PROPOSAL:	Proposed new timber pergola and external lobby area to the rear of the existing building.
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 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:

Consent is being sought for the erection of a timber pergola and external lobby area to the rear of the existing building. The timber pergola is 4.1m wide and 2.5m deep with an open slated roof. This has already been erected during the application period. The proposed lobby area would be 1.1m wide and 2m deep with a gabled roof to match the existing doorway detail. At the time of the site visit this had not been erected.

Description of Site:

Large two-storey detached public house with rooms in the roof located on the eastern side of Church Hill, Loughton. The site has a large car park to the rear containing several trees, many of which are covered by TPO's, and is adjacent to the disused car park (recently granted permission for a new residential development).

Relevant History:

EPF/1077/00 - Alterations to elevations of public house and extension to terrace – approved/conditions 18/08/00

EPF/2682/07 - Installation of 2 no. external decking areas to front – withdrawn 06/02/08

Policies Applied:

DBE1 – Design of new buildings

DBE2 – Effect on neighbouring properties

DBE9 – Loss of amenity

RP5A – Adverse environmental impacts

LL10 – Adequacy of provision for landscape retention

Issues and Considerations:

The main issues here relate to the potential impact on neighbouring residential properties, on the landscaping, and in terms of its design.

The application site sits in a large plot of land with a very deep car park to the rear and a large terrace containing an outside seating area. The public house is detached and some distance from the neighbouring properties. The proposed lobby and pergola would be/is located to the rear of the main building on the existing terrace area. They would not be seen from the street and, given the large amount of trees to the rear and along the side boundaries, would not be particularly visible from the neighbouring properties.

The pergola has already been erected and is located on an existing terrace serving an outdoor seating area. At present this terrace is the main area for people to congregate outside, especially with the new smoking ban, and the creation of a timber pergola with an open top would be unlikely to create any real intensification of this area. It is certainly not extending the terrace. Due to this there would be very little additional disturbance to neighbouring residential properties, the closest of which being some 35m distant, as that which already exists. The proposed new lobby could not be used for smoking and would merely create a 'porch' to the rear door. This would have no impact on the amenities of any neighbouring properties. There have been objections from neighbouring residents stating that the level of noise disturbance would be worsened if the existing terrace is extended, however the proposed pergola and lobby area are located on the existing terrace and as such there will be no extension to the outside seating area (in fact the proposed lobby would result in the loss of a small amount of the existing terrace).

As previously mentioned the timber pergola has already been erected, and the proposed lobby would be located on an existing terrace area. These would be some distance from any trees, especially the TPO trees, and therefore would have no impact on their health or wellbeing.

Conclusion:

In light of the above the proposed timber pergola and external lobby area comply with the relevant Local Plan policies and are therefore recommended for approval.

SUMMARY OF REPRESENTATIONS:

TOWN COUNCIL – No objection.

38 MARJORAMS AVENUE – Object as extending the existing terrace area would result in more noise disturbance.

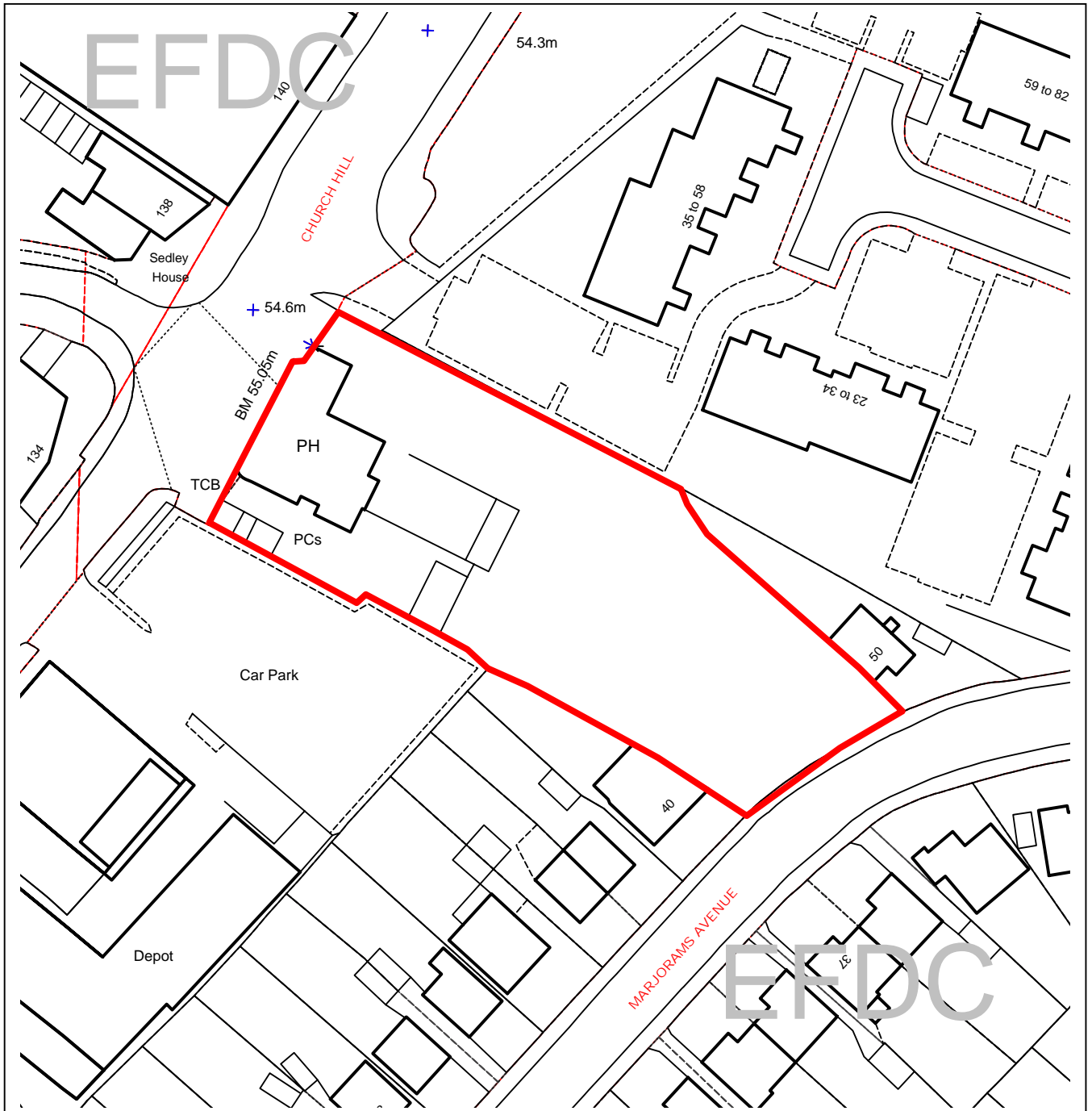
40 MAPLE GATE – Object as extending the existing terrace area would increase noise pollution and would bring the area closer to the shared boundary with Maple Gate.

29 MAPLE GATE – Object to the current noise disturbance that results from the public house.



Epping Forest District Council

Area Planning Sub-Committee South



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Agenda Item Number:	4
Application Number:	EPF/0439/08
Site Name:	Plume Of Feathers, Church Hill Loughton, IG10 1QR
Scale of Plot:	1/1250

Report Item No: 5

APPLICATION No:	EPF/0355/08
SITE ADDRESS:	Westbury Court Palmerston Road Buckhurst Hill Essex IG9 5NN
PARISH:	Buckhurst Hill
WARD:	Buckhurst Hill West
APPLICANT:	Westbury Court Residents Association Ltd
DESCRIPTION OF PROPOSAL:	Provision of 9 car parking spaces to front amenity area adjacent Palmerston Road and new vehicular crossover from Westbury Road.
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.

- 4 The parking area shown on the approved plan shall be laid out strictly in accordance with the approved plan prior to first use and shall be so retained for the parking of residents 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:

Consent is being sought for the installation of a vehicle crossover and a new parking area. The proposed parking area would be located on the front amenity area and slightly extend into the side amenity space and would contain nine parking spaces. The new vehicle access onto Westbury Road would be 5m in width and benefits from Essex County Council consent.

Description of Site:

A detached three-storey block of nine flats located on the southern side of Palmerston Road, Buckhurst Hill.

Relevant History:

EPF/0088/06 – Proposed new parking area and vehicle crossover to Palmerston Road – approved/conditions 02/03/06
EPF/2518/07 – Provision of 9 x car parking spaces to front amenity area adjacent Palmerston Road and new vehicular crossover from Westbury Road – refused 21/01/08

Policies Applied:

ST4 – Road Safety
ST6 – Car Parking
DBE1 – Building in Context
DBE9 – Loss of Amenity
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, the street scene, and the existing landscaping. The previous application was refused on the following grounds:

The proposed parking area, due to its limited space and layout, would be detrimental to highway safety as it would not enable vehicles to enter or leave the site in a safe and controlled manner and could cause conflicts with other road users and pedestrians.

The proposed parking area would be visually intrusive to the street scene.

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

This proposal would provide off-street parking to the nine flats in this block. Currently Palmerston Road, Westbury Road, 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. Planning permission was previously granted for six parking bays within the front amenity space, with access directly onto Palmerston Road, however prior to commencement of this a Pedestrian Crossing has been added in the location of the parking access. Due to this previous decision the principle of new off-street parking spaces within this area has been deemed acceptable and as such this proposal would comply with policy ST6 of the Local Plan.

The proposed parking area would be accessed directly off Westbury Road, close to the junction with Palmerston Road, and would have nine parking bays located in various parts of the site. The parking layout has been amended from the previous proposal so that there is now sufficient space to enter and leave spaces and to turn within the site allowing for vehicles to enter and leave in forward gear. Due to this the proposed parking area would comply with policy ST4.

Whilst the application is submitted by the Residents Association, one of its members has raised an objection to the impact this proposal would have on the ground floor flats within the block. Whilst this is primarily a matter for them to resolve between them, in planning terms the use of this area for car parking has already been agreed under EPF/0088/06 and the new layout would have less parking spaces directly outside front windows (just one as opposed to the previously approved two). Therefore, whilst the use of the parking area would be intensified from the previous approval, the direct impact would be reduced and this proposal would comply with Local Plan policy DBE9.

The provision of this car park would result in the removal of two trees and various other plantings. These green areas are important in urban areas and the previous application was refused due to the loss of this amenity area and the predominance of car parking on this prominent corner site. The applicant has argued that there are several properties within Palmerston Road that have completely hard-surfaced front gardens and more prominent car parking, but the application site in particular is in a prominent location where the loss of this large green area would have a significant impact on the street scene. The two trees on the front of the site are not covered with Tree Preservation Orders and their removal was agreed as part of the previous approval for six parking spaces (subject to a new landscaping scheme). The revised application retains a 1m strip across almost the entire front of the site to allow for planting. This would retain a green element to this corner location and, subject to a rigorous landscaping scheme, would effectively screen the majority of the parking area from the street. There are other examples of similar 'strip screening' within Palmerston Road, most noticeably to the side of 23 Kings Avenue (Doctors Surgery) and to the rear of the Buckhurst Hill Baptist Church, Westbury Lane. Therefore, subject to a landscaping condition, this proposal would comply with policies DBE1, LL10 and LL11.

Conclusion:

The introduction of controlled parking on the road has implications for residents parking and there is a natural desire to create off-street parking where possible. Although this results in the loss of a green area, the loss is offset by mitigating measures. In light of the above, the proposed car parking area and new crossover is recommended for approval.

SUMMARY OF REPRESENTATIONS:

PARISH COUNCIL – Object due to the loss of the amenity space and to the proximity of the crossover to the pedestrian crossing.

3 WESTBURY COURT – Object due to the loss of the amenity space and the impact on the highway.



Epping Forest District Council

Area Planning Sub-Committee South



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Agenda Item Number:	5
Application Number:	EPF/0355/08
Site Name:	Westbury Court, Palmerston Road Buckhurst Hill, IG9 5NN
Scale of Plot:	1/1250

Report Item No: 6

APPLICATION No:	EPF/0519/08
SITE ADDRESS:	Warren Wood Epping New Road Buckhurst Hill Essex IG9 5UA
PARISH:	Buckhurst Hill
WARD:	Buckhurst Hill West
APPLICANT:	Barracuda Group Limited
DESCRIPTION OF PROPOSAL:	Demolition of vacant warehouse building and erection of two single storey extensions to enlarge public house and creation of new external seating 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 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 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.
- 4 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.

- 5 No vents, grilles or ducting shall be fixed to the fabric of the building without the prior written approval of the local planning authority.
- 6 No part of the internal fabric of the building, including any timber framing, infill panels and external brickwork shall be removed, cut cleaned or coated without the prior written approval of the LPA.

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).

Description of Proposal:

This is a revised application following a previously withdrawn scheme for the demolition of a vacant warehouse building and erection of two single storey extensions to enlarge the existing public house and creation of new external seating area. (Revised application)

Description of Site:

The proposal site comprises of a detached two storey, locally-listed building with current use as a public house situated in a rural location on the west side of Epping New Road. The first floor is used as residential accommodation and the ground floor is used for the main trade area with associated kitchen, store and toilets.

To the immediate south is a petrol filling station, west are the grounds of Connaught House, to the east are residential dwellings that front Trinity Terrace and the northern boundary abuts open forest. The entire site is situated within the Metropolitan Green Belt boundaries. Though the site borders open Forest land and Site of Special Scientific Interest (SSSI), the site itself is not directly covered by this constraint.

Relevant History:

Approved: EPF/1248/94 – Change of use of outbuilding to brewery.

Refused: EPF/0754/95 – Alterations to public house including single storey rear extension

Withdrawn: EPF/0073/08 - Demolition of vacant warehouse building and erection of two single storey extensions to enlarge public house and improvement to external seating area.

Policies Applied:

Development Policies from Epping Forest District Council's Local Plan:

DBE4 – New building within the green belt

DBE9 – Amenity considerations.

GB7A – Conspicuous development

HC13A – Local list of buildings

LL10 – Landscaping

ST4 and ST6 – Parking and road safety

Issues and Considerations:

This is a revised application to a previous withdrawn application (see history) of a similar description. The main issues and considerations in relation to this application are the impact on the Green Belt, design of new buildings, appearance within the street scene and to the locally listed building, parking considerations and amenity of neighbouring properties.

1. Conspicuous Development within the green belt:

- The proposal is located within the metropolitan green belt boundary and any assessment must take into account the openness of the green belt and the rural character and visual amenities of the area.
- The proposal will demolish an existing large warehouse building to the north end of the building. This outbuilding was granted planning permission in 1994 in order to add the use of a brewery, which was not implemented.
- In demolishing this derelict warehouse and part of the rear kitchen extension, the total space lost is approximately 150m². The floor area for the proposed two single storey side extensions totals 157m², which is an increase of only 7m².
- As the proposal more or less replaces a similar footprint and utilizes hard standing areas within the envelope of the land currently used as outdoor seating areas, there will be no adverse impact from the proposal on the openness within the Green Belt.

2. Design and appearance within the street scene:

- The warehouse building as it stands is derelict and does not add any aesthetic merit to the building frontage of this locally listed building and appearance on the street scene.
- As the property is locally listed, sensitivity is required in accessing extensions to such buildings. The principle to demolish the existing warehouse structure is recommended provided the replacement structure will complement the original building.
- The proposed two single side extensions measure 3.7m in width to the south flank wall and 7.5m in width to the north flank wall and both extensions will be set back from the front building line of the original building in order to respect the façade of the building.
- The height at 4.0m and bulk respects the building and is well sited in proportion to the building.
- The roof adopts a hipped end roof design with a large centralized decorative gable end roof element to the south elevation that adds a visual break and will be in keeping with the main building.
- The extensions will use materials and finishes that complement the original building.
- The fenestration is simple in style with facing brick and slate tiled roof to match the existing building.
- In support of the application the design and access statement offers that the two main double entrance doors will have a ramped entrance approach, to meet with requirements for disabled access.
- The replacement of the warehouse building with the two single storey side extensions will improve the appearance within the street scene. The conservation officer supports this view and raises no objection to the proposals.

- A condition will require details of the types and colours of materials to be submitted before work commences on site to ensure that they will match that of the existing building.

3. Parking:

- The useable trading area is 221sqm, which requires 44 parking spaces; 38 parking spaces have been provided, a few more than at present because, although the extensions are not removing any spaces, an area at the back is being opened up for parking. Summer evenings results in heavy use of the premises but vehicles can be accommodated on Epping New Road without detriment to road safety.
- The parking provided is generally sufficient to meet with parking requirement for this site.

4. Landscaping:

- There are no preserved trees within proximity of the proposal site. However, in support of the objection received from adjacent property, a landscaping scheme is recommended to enhance the appearance from the existing and proposed new parking areas at the rear of the site; this can be achieved with a landscaping condition.

5. Effect on the amenities of surrounding properties:

- The only immediate neighbour is to the west of the site, Connaught House. The main dwelling house at Connaught House is set well apart from the proposal site and there are no concerns of overlooking, overshadowing, loss of light or privacy to the amenities of this neighbour.
- Objections from the adjacent neighbour at Connaught House relate to potential increase in noise, position of extract flue and bin storage. The existing bin storage is already located alongside the western boundary and if anything the re-siting of the bin storage is further away from the outbuilding within the objector's site and as such is not considered to worsen the amenity of this neighbour. Details of the extract flue have not been submitted, though the design and access statement paragraph 3.7 suggests a vertically mechanically ventilated extract duct through the roof, which addresses concerns as this will not directly face onto his property. The design and access statement also adds that there are no proposed window openings in order to limit the impact of noise and there is no indication that the hours of trading will be extended following this proposal.
- The petition received from adjacent residents of Trinity Terrace raises objections relating to the increase in parking and road safety. However, during a site inspection at the subject site several users to the site merely use the car parking premises to park their cars and walk their dogs and go for country walks as there is a footpath that grants access into the forest which runs along the north side of the site. Also, although the site visit was carried out during the day, the car park area was relatively empty. At certain times of the day the car park area is underutilized and there is no supporting evidence to show that the increase in trade will be detrimental to road safety or cause additional parking pressures.

Conclusion

The proposed two, single storey side extensions will not cause harm to the amenities of adjacent neighbours, will not be out of character in the surrounding area and will not cause harm on the openness of the Green Belt. There is some concern about parking but it is not considered that the proposals will make matters significantly worse. It complies with relevant local plan policies and as such is recommended for approval with conditions.

SUMMARY OF REPRESENTATIONS:

BUCKHURST HILL PARISH COUNCIL: Will present comments at meeting

CONNAUGHT HOUSE, EPPING NEW ROAD: No extended late opening hours resulting in noise pollution. Re-siting of refuse bin storage area and direction of new extract flue duct away from their site. Adequate fencing and screening to reduce the impact of noise pollution from smoking area and to act as a security blanket.

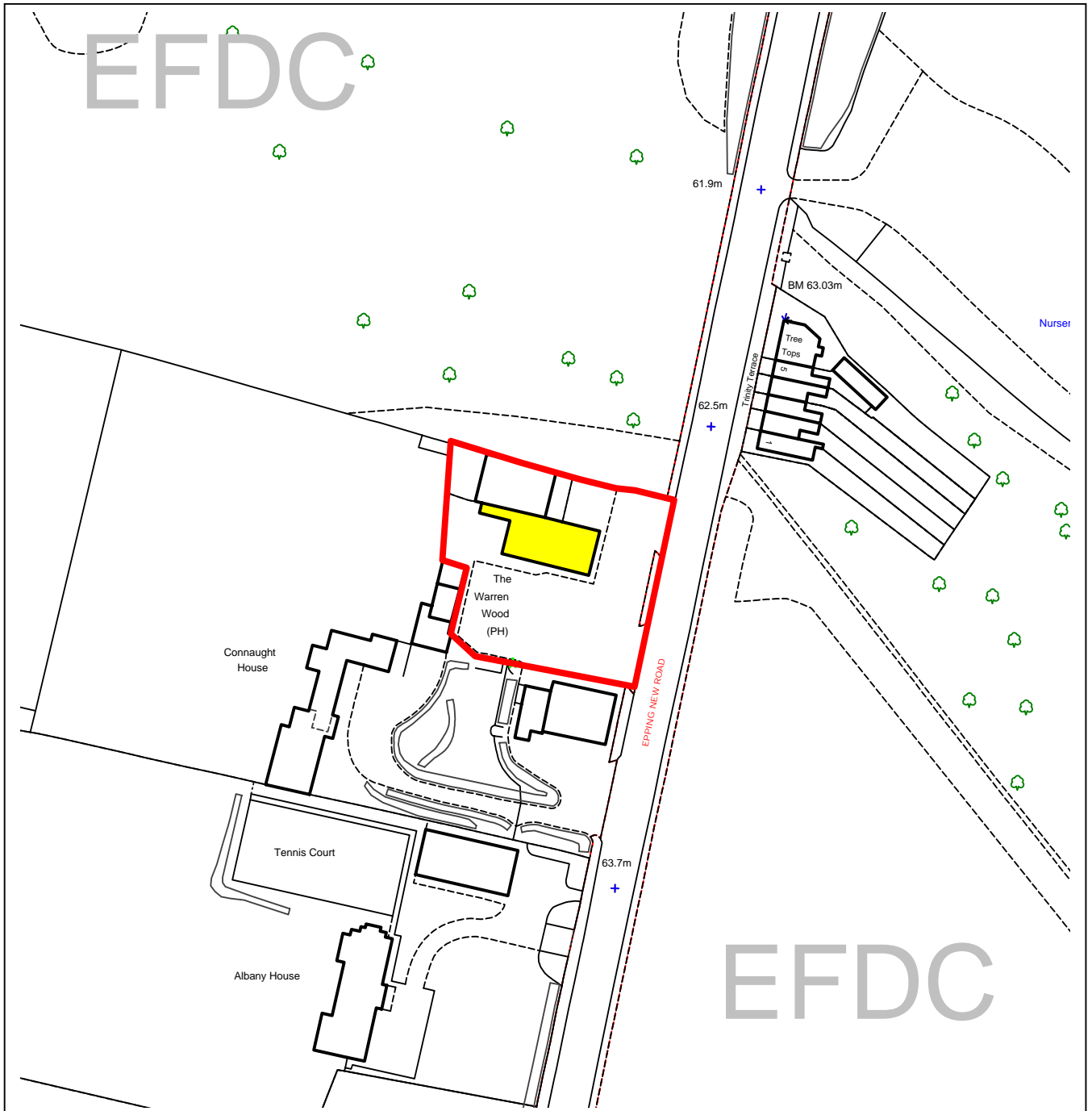
PETITION RECEIVED 1-6 TRINITY TERRACE – Increase in trade will cause an increase in parking which is already a problem and also road safety concerns.

At the time of preparation of this item the consultation period had yet to be completed and any further comments received will be presented orally at the meeting.



Epping Forest District Council

Area Planning Sub-Committee South



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Agenda Item Number:	6
Application Number:	EPF/0519/08
Site Name:	Warren Wood, Epping New Road Buckhurst Hill, IG9 5UA
Scale of Plot:	1/1250