

Report Item No: 1

APPLICATION No:	EPF/0450/08
SITE ADDRESS:	Roding Valley Recreation Ground off Roding Lane and r/o Rous Road Buckhurst Hill Essex IG9
PARISH:	Buckhurst Hill
WARD:	Buckhurst Hill East
APPLICANT:	Buckhurst Hill Parish Council
DESCRIPTION OF PROPOSAL:	Installation of a multi use ball court (Leisure use).
RECOMMENDED DECISION:	Grant Permission (With Conditions)

CONDITIONS

- 1 The development hereby permitted must be begun not later than the expiration of three years beginning with the date of this notice.
- 2 No raising of ground levels shall take place on that part of the site lying within flood zone 3a (the 1:100+20% flood extent).
- 3 All material and earth dug to create the ball-park shall be totally removed from the site and not be placed anywhere within the 1:2500 plan dated 5 March 2008, attached to the planning application . The material shall be removed before any part of the ball park is erected above ground level.
- 4 No lighting shall be installed on the site unless with the granting of further specific permission from the Local Planning Authority.
- 5 Wheel washing or other cleaning facilities for vehicles leaving the site during construction works shall be installed in accordance with details which shall be submitted to and agreed in writing by the Local Planning Authority and these facilities installed prior to the commencement of any building works on site, and shall be used to clean vehicles leaving the site.
- 6 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. The route and measures to prevent damaging the surface of the Roding Valley recreation ground from the movement of construction vehicles onto and off the site shall be agreed in writing by the Local Planning Authority and comply with the details as approved thereafter.

- 7 The new link footpath and gate shall be wide enough to allow a wheelchair user to access the proposed development and therefore be at least 1m in width.

This application is before this Committee since it is an application for 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).

Details of Proposal:

This is a full planning application for the provision of a "multi-use games area". It will be a tarmac finish surface covering 357 square metres in area located close to trees and bushes, just south-east of and to be linked to an existing path. It will be 27m long and 14.7m wide and enclosed on 3 sides by a 3.08m high, dark green colour mesh fence, before stepping down to 1.08m high on the western side towards the path.

Description of Site:

The site comprises part of the Roding Valley Recreation Ground and the site is north of Roding Lane and south east of Boxted Close. The site itself is part of the overall open area and is currently grassed, close to trees and bushes, next to a watercourse. It is a level site.

Relevant History:

EPF/213/05 – Enhancement of playground facilities. Withdrawn on 18/10/05.

EPF/1850/05 – Outline application for the redevelopment and enhancement of playground facilities - Granted permission on 1/2/06.

EPF/2459/06 – New playground facilities – Refused – *The proposed playground facilities would be excessive in scale and also because of its siting, it would compromise the visual amenities of the locality and the Green Belt, contrary to policies DBE1, DBE2 and DBE4 of the adopted Local Plan and Alterations.*

Policies Applied:

Core Policies, Green Belt, Recreation Sport & Tourism, Design and Landscaping Policies from Epping Forest District Council's Adopted Local Plan and Alterations:-

CP2 – Protecting the Quality of the Rural and Built Environment

GB2A - Development within the Metropolitan Green Belt

RST1 - Recreational Facilities.

RST8 - Play Areas

DBE1 - Appearance of New Structures

DBE2 - Effect of New Structures on Surroundings.

DBE4 - Appearance of New Structures in the Green Belt.

DBE9 - Amenity considerations.

LL10 - Retention of trees.

U2A – Development in Flood Risk Areas

U2B- Requirement for Flood Risk Assessment

Issues and Considerations:

The main issues with this application relate to the appropriateness of the proposals in the context of the Green Belt and the recreation area, its appearance and visual impact on the surroundings, any detrimental effects on neighbouring properties, as well as any flooding issues.

Members will recall that outline planning permission was granted in 2006 for the principle of the proposal, albeit on the site of the existing playground. The Committee however refused a full planning permission in 2007, when there was considerable opposition, particularly from residents living in Rous Road, west of the site. The applicants, Buckhurst Hill Parish Council, have since carried out a public consultation exercise and abandoned the previous plans, instead favouring a location further east, as well as further north.

This proposal differs in that it will not be 3m high on all sides and it has been moved into a comparatively less open position. Consideration has also been given to a similar facility provided by Chigwell Parish Council near Chigwell Row.

The grant of outline planning permission in early 2006 illustrates that the Council has accepted the principle, but does it cause harm in this location and is it acceptable in terms of its design and appearance?

1. Green Belt

Green Belt Policy permits development for the purposes of outdoor participatory sport and recreation and other uses that preserve its openness and do not conflict with its objectives. The principle of providing a playground is considered to be an open-space activity and therefore complies with the objectives of the Green Belt. With this detailed proposal, the Green Belt issue is whether the visual amenities of the Green Belt will be compromised by this development.

There will be a visual impact as there are no buildings or structures in this part of the site. To be functional, the multi-game area requires a fence at this height to hinder the ball leaving the court area as the area will be suitable for a wide variety of ball games such as 5-a-side football, netball, basketball, netball, volleyball and mini-tennis. However, there is good vegetation screening in this area and the openness and visual amenities of the Green Belt will not be compromised. It therefore complies with policies GB2A and DBE4.

2. Appearance of structures and visual impact

The ballpark is to be finished in a dark green colour, and the mesh fence allows the development to have a general open appearance. The higher sides will be seen against the back-drop of existing trees and the lower side to the open area, thereby recognising and respecting the immediate surroundings. It will not be as obtrusive as the previous refusal and will not harm the visual amenity of the locality. In this location, views from neighbouring houses will be minimal, certainly not to the extent that resident's visual amenity will be harmed. The proposal complies with policy DBE1, 2 and 4.

3. Impact on neighbouring properties

The grant of outline planning permission determined the principle of a ball park in this area of Roding Valley Recreation Area and the revised siting will be 200m from the ends of gardens of Rous Road residents. It will be closer to Boxted Close residential properties, where the nearest distance is 70m to the end of the nearest property. It will be little seen from these properties and the longer range views from Rous Road will not be to the detriment of the overall enjoyment of views into this part of the recreation ground. Objections have been raised regarding noise and

disturbance and whilst the development has been moved further away from Rous Road it is closer to residents living at the end of Boxted Close. There will no doubt be some increased activity in this area, but this will be the sound of people playing a sport in an area given over to recreational use and not to the extent that the noise will cause serious loss of amenity to these residents.

Concern has once again been raised that the playground will attract vandals and be a location where youths will congregate after dark. The principle of the development has been accepted and it therefore needs to go somewhere in this recreation area. Here, it is as far as possible from local residents without being too remote. The fear of anti-social behaviour is a concern, but the design and provision here actually provides more opportunity for young people to be active and play and therefore offers the opportunity for crime and anti-social behaviour in the area to be lessened. Officers do not see this as a planning reason for refusal and indeed was not cited as such on the last planning refusal. The area will not be lit and therefore use during dark and late hours will be limited.

Although residents have raised increased roadside parking as an issue that would result from this development, there are parking restrictions in the area. No highway objection was raised to the development and traffic associated with the use of the ball-park is unlikely to be at a level to cause harm to highway and pedestrian safety. Furthermore, the site is located close to a bus route and is within walking distance of Buckhurst Hill Central Line station. Restrictions on times of construction traffic can be conditioned and access is possible along the access path thereby minimising damage to the ground and local amenity.

4. Flooding

A flood risk assessment has been submitted with the application and the site is within Flood Zone 3 as defined by the Environment Agency (EA) and it is therefore at risk from flooding for a 1 in 100 year (1% probability) return event. It is not in a main river flood plain and is a very low risk of flooding. There has been recent minor flooding here as it is close to a drainage channel/ditch which is an overflow from a lake and should minor flooding occur, then obviously it will not be fit for use at that specific time. The position would allow the EA requirement of 5m from the top of the bank of the nearby ditch to be satisfied and the EA have raised no objections subject to there being no raising of ground levels, which shall be conditioned should planning permission be granted.

5. Human Rights Act

Article 8 of the Human Rights Act bestows the right to respect for private and family life and for the home. Article 1 of the First Protocol refers to the peaceful enjoyment of property. A claim made under these articles can succeed only if the interference in the right of the individual concerned is not outweighed by the public interest. In this instance, for the reasons discussed above, it is not considered that the proposed development would be a breach of the Act.

Conclusion

There has been considerable opposition from local residents to the proposed details and siting of the proposed ball-court, despite the granting of a ball-park area in principle in this recreation area. It is unlikely that any location for this facility would be acceptable to all the residents, but it will not seriously harm their living conditions and this is a suitable site in a recreation ground area. This site is an improved location on the previous refusal, which will have less visual impact on the landscape and the open character of the Green Belt. There needs to be fence around this area for practical reasons but it will be open in appearance and not obtrusive. Despite its presence, the open space area will still be preserved This application is therefore recommended for approval.

SUMMARY OF REPRESENTATIONS:

51 PALACE GARDENS – Local children desperately need a facility as there are no good facilities for the older children in this neighbourhood. Fully support the ball court as part of a recreation facility serving the wider community.

DRYSGOL, 51 RODING LANE – Following recent consultation the matters appear to be now resolved.

31 ROUS ROAD – Enclosed photo of area showing site flooded in 2 different years. Ball park not wanted, nor needed and certainly will be vandalised in a short space of time.

25 ROUS ROAD – Plan to build at rear of our house which is now unspoilt and picturesque, such that the proposal will have a detrimental effect on the appearance of what is a multi-use country park, too close to Boxted Close, there is little demand for the facility, and if researched further, the applicant would have monitored the under-use of a similar ball park in Chigwell.

35 ROUS ROAD – Object because has been rejected before, be an eyesore to a beautiful area, encourage youths and therefore litter, noise, vandalism because unsupervised and have incidents particularly in the summer months, better would be a supervised youth-club, no one in favour apart from Parish Council.

55 ROUS ROAD – Area used by small football clubs and this proposal will be used for training and the local youngsters won't get a look in. Object to size and appearance not in keeping with this area of natural beauty, result in excessive noise and pollution and road safety be an issue because insufficient parking with double yellow lines in Rous Road and River Road.

12 ROUS ROAD – Concerned may be able to see ball court from our bedroom window, more traffic use Rous Road to use facility, more youths hanging around the facility, increase in noise level, other ballcourts in area and do not see need for another.

12 WIMBOURNE CLOSE – Low height on one side could be a hazard for the basketball players using the facility as they may fall, goalpost not be part of fencing structure, who clears up wildlife fouling on the surface, great amount of topsoil be removed and replaced by hardcore, how are lorries going to enter and leave without disruption to Roding lane, large lake nearby.

15 BOXTED CLOSE – Near football pitches and courts, court with metal fencing not conducive in a natural preservation area, will be no supervision and will attract people and cause problems with drinking, drugs and vandalism, near residential properties and not usually used as an access point because of parking and parking is restricted in Rous Road.

61 RODING LANE – Will attract people far and wide increasing traffic and damage to road surface. Area for siting of proposal becomes damp.

26 ROUS ROAD – Object. Ball-park is oversized in relation to surroundings, detrimental to natural landscape, contrary to green belt policy and DBE1, 2 and 4, encourage increased anti-social behaviour and act as a good gathering ground, non-supervised facility is a danger, other cricket and football clubs are supervised, facility will be a rubbish tip like at the end of Avondale Drive, similar proposal was campaigned over and rejected by local residents last year.

HEAD TEACHER OF ST JOHNS C.E. SCHOOL – Although an appropriate upgrade of any playground is welcome, the environmental impact of the proposed ball-park in this unspoilt piece of the Green Belt is unwelcome and potentially very controversial.

BUCKHURST HILL RESIDENTS SOCIETY – Object, no supervision is proposed and area suffer additional noise and nuisance, near back gardens of residents in Boxted Close and will affect the enjoyment by residents of their gardens, siting will have adverse visual impact on the Recreation Ground area, local residents object and we support these local residents.

14 HURST ROAD – Contrary to Green Belt policy, ruin local landscape, despite flood-relief work, area is prone to flooding during the winter months. Money be put to better use for the whole community.

21 ROUS ROAD – Will be an eyesore in unspoilt landscape, not wanted by local residents, combine ballpark and playground of similar size as rejected in 2007 for being excessive in scale.

5 ROUS ROAD – Unsightly feature in a beautiful landscape, oversized, contrary to Green Belt policy, DBE1,2 and 4.

Individually signed letters of same letter objecting that ball park is oversized in relation to surroundings, cause blight on the natural landscape, contrary to Green Belt policy and DBE1, 2, 4 from the following:

2,3,5,8,9,10,11,12,15,17,18,19,20,20A,21,28,29,31,32,33,34,36,37,38,39,40,41,47,49,50,52,54,57,58,60,62,67,69,70,71,74,75,76,77,80,82,84,87,90,91,92,94,95,97,98,100,102,103,104,109,111
ROUS ROAD;

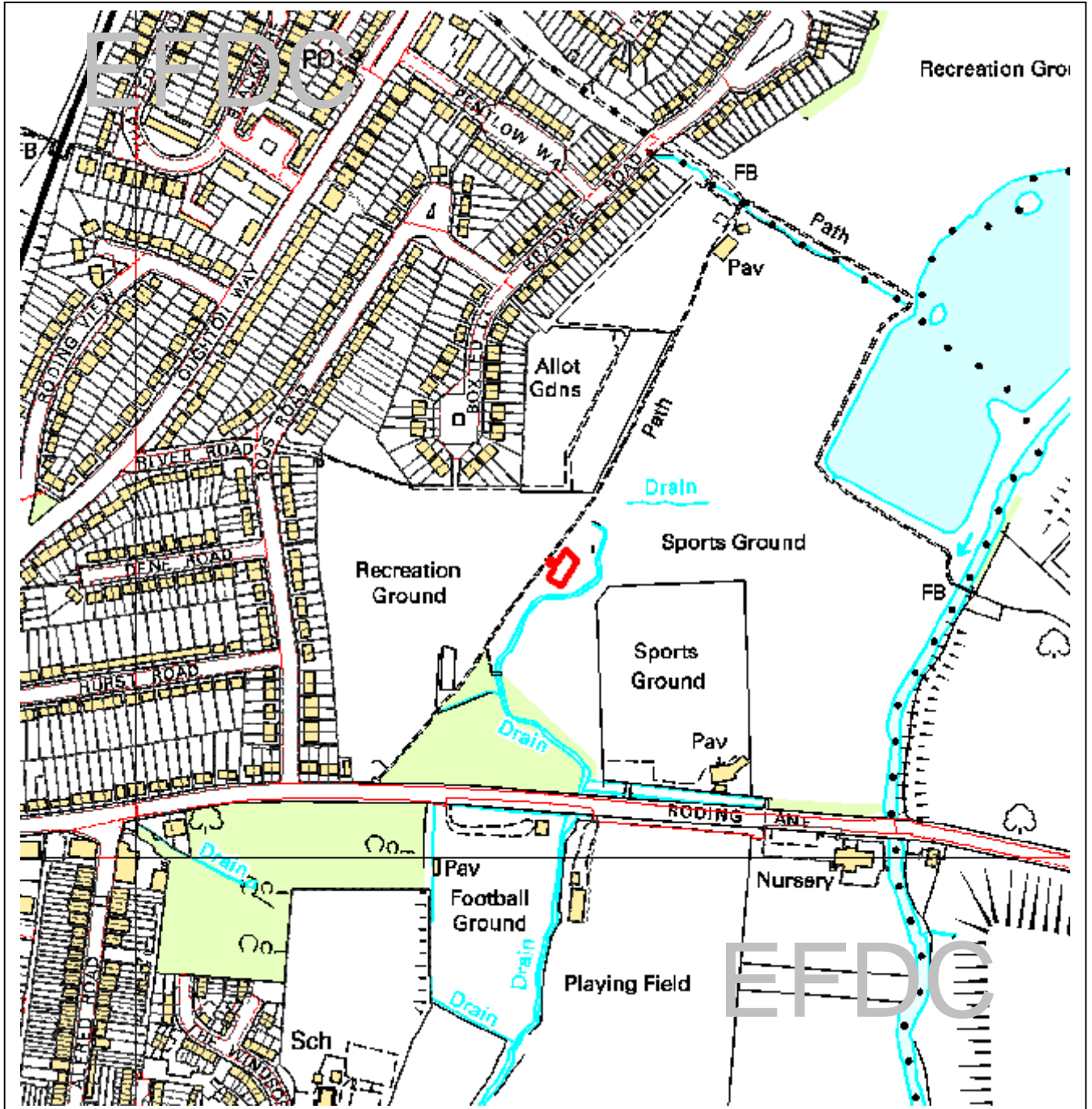
1,2,3,4,6,7,10,13,14,15,17,18,19,21,22,22a,23,24,24a,25,29,30,32,35,38 BOXTED CLOSE;

1,2,3,4,7,8,9,10,11,12,13,14,15,16,17,18,19,22,26,28,30,31,32,33,34,36,37,39 HURST ROAD,
53,55,57,127 RODING ROAD, 8 BANCROFT COURT, VICTORIA HOUSE, VICTORIA ROAD, 9
DEVERE ROAD, 9 WIMBORNE CLOSE, 5 RIVER ROAD, 66,74 LOUGHTON WAY, 9,38
ROYDON CLOSE, 6 PENTLOW WAY, 4,12 STRADBROKE GROVE, 22A THE DRIVE,
19,32,37,43 BRADWELL ROAD, 110 SOUTHERN DRIVE, 23 FELSTEAD ROAD, 8 THE RISE, 8,
15 RODING VIEW, 1,2,9,18,20,30 DENE ROAD, 13 SCOTLAND ROAD, 137 PRINCES ROAD, 6
PARNDON HOUSE VALLEY HILL, 81B RUSSELL ROAD, 1 GLADSTONE ROAD,
3,23,27,15,41,43,59 RODING LANE, 51 FOREST VIEW ROAD, 49 MONKHAMS AVENUE
WOODFORD GREEN, 28 JACKLIN GREEN WOODFORD GREEN, 16 CHURCH ROAD,
BEDFORD HOUSE WESTBURY ROAD, 23 WELLFIELDS LOUGHTON, 16 DEVON CLOSE.



Epping Forest District Council

Area Planning Sub-Committee South



The material contained in this plot has been reproduced from an Ordnance Survey map with the permission of the Controller of Her Majesty's Stationery. (c) Crown Copyright. Unauthorised reproduction infringes Crown Copyright and may lead to prosecution or civil proceedings.

EFDC licence No.100018534

Agenda Item Number:	1
Application Number:	EPF/0450/08
Site Name:	Roding Valley Recreation Ground, off Roding Lane and r/o Rous Road, Buckhurst Hill, IG9
Scale of Plot:	1/5000

Report Item No: 2

APPLICATION No:	EPF/0354/08
SITE ADDRESS:	51 Epping New Road Buckhurst Hill Essex IG9 5JT
PARISH:	Buckhurst Hill
WARD:	Buckhurst Hill West
APPLICANT:	Hillcote Ltd
DESCRIPTION OF PROPOSAL:	Demolition of existing property and erection of 5 x 1 bedroom and 8 x 2 bedroom flats with underground parking.
RECOMMENDED DECISION:	Grant Permission (With Conditions)

CONDITIONS

- 1 The development hereby permitted must be begun not later than the expiration of three years beginning with the date of this notice.
- 2 Details of the types and colours of the external finishes shall be submitted for approval by the Local Planning Authority in writing prior to the commencement of the development, and the development shall be implemented in accordance with such approved details.
- 3 Notwithstanding the 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 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.
- 5 Prior to first occupation of the building hereby approved the proposed window openings for Flat 11 and Flat 6 as shown obscured on drwg 2053_SK13 - 4E & SK06-4C shall be fitted with obscured glass to a height of 1.7m from the internal floor level of each flat, and have fixed frames with top opening night vents and shall be permanently retained in that condition.
- 6 No development shall take place, including site clearance or other preparatory work, until full details of both hard and soft landscape works (including tree planting) 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.

- 7 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.
- 8 No development shall take place until a schedule of landscape maintenance for a minimum period of five years has been submitted to and approved in writing by the Local Planning Authority. The schedule shall include details of the arrangements for its implementation. Development shall be carried out in accordance with the approved schedule.
- 9 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.
- 10 All material excavated from the below ground works hereby approved shall be removed from the site unless otherwise agreed in writing by the Local Planning Authority.
- 11 Gates shall not be erected on the vehicular access to the site without the prior written approval of the Local Planning Authority.
- 12 Prior to commencement of the underground access a 1.5 metre x 1.5 metre pedestrian visibility sight splay as measured from the highway boundary, shall be provided on both sides of the vehicular access. There shall be no obstruction above a height of 600mm as measured from the finished surface of the access within the area of the visibility sight splays thereafter.
- 13 The access shall be laid to a gradient not exceeding 4% for the first 6 metres from the carriageway edge.
- 14 Prior to the commencement of the development hereby approved a scheme for the provision and implementation of a Transport Information and Marketing Scheme for sustainable transport, shall be approved by Essex County Council in writing. This should include vouchers for 12 months free bus travel within an applicable zone (covering the relevant zone as set out by the local operator and Essex County Council) for each eligible member of every residential household, valid for exchange during the first 6 months following occupation of the individual dwelling. Details of the uptake of the vouchers to be provided to Essex County Council's Travel Plan

Team on a 6 monthly basis as indicated in Policy F32 Essex Road Passenger Transport Strategy 2006-2011.

- 15 No development hereby approved shall take place until measures to enable the provision of highway improvements to the local area, necessitated by this development, are secured.

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

Description of Proposal:

Demolition of existing house and erection of a block of 8 two bed flats and 5 one bed flats with underground parking with 14 spaces.

Description of Site:

A square, corner site at the junction with Stag Lane. The land rises steeply to the east and is in a largely residential area with a mix of housing styles and types. The site has had a number of trees removed already (these were not protected).

Relevant History:

EPF/0187/96	Conversion into two flats	approved
EPF/2080/07	Demolition of house and erection of 14 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
H4A Dwelling Mix
ST4 Parking
ST6 Traffic Criteria
CP 4 & 5 Sustainable buildings

Issues and Considerations:

The main issues in this application are:

1. Whether the site can accommodate a new building
2. Housing Mix
3. Residential amenity
4. Amenity space
5. highway safety

6. sustainability

and whether it overcomes the previous reasons for refusal which were: adverse impact of the southern projection, unbalanced housing mix, adverse impact on the amenities of No 34 Stag Lane, insufficient amenity space, highway hazard from the proposed new access and sustainability issues with the internal layout.

The scheme has been revised in the light of the previous refusal, with the southern projection reduced in size, the housing mix changed, the rear elevation redesigned to reduce impact on No. 34, a new access, increased amenity space and a revised internal layout.

1. Building in Context

- The plot is a minimum of 28m wide and about 33m deep. The block would be a maximum of 24m deep, 24.4m wide and 10m high with hipped roofs and a corner spire feature roof. It has an 'L' plan and an underground car park accessed from Stag Lane.
- There would be 4 pitched roof dormers on the roof slopes.
- It is the case that this is a significant and large building, and replaces a smaller single dwelling. However, the character of this area is very mixed with detached and semi-detached houses and several large flat developments, with Forest Heights being to the immediate west.
- The site can comfortably accommodate a building of this size.
- The new block will front the Epping New Road with a return wing into Stag Lane. The scheme follows the existing building lines in these two roads and a minimum gap of 1.2m will remain to the adjacent house in Stag Lane, and a gap of 1m will remain to the adjacent property in the Epping New Road.
- The block will be a similar height (0.35m higher) compared to 49 Epping New Road, and lower than No 34 Stag Lane (due to the change in levels).
- The scheme is acceptable when viewed from Stag Lane in its impact on the character and appearance of the street scene, and the spire feature adds interest to the design of the building.
- When viewed from the Epping New Road, the southern projection maintains a minimum gap to the boundary of 1m, which opens up due to the orientation of the site.
- The side projection on this view, which was a reason for refusal on the last application, has been reduced in height, size and bulk, with the roof being lowered some 2.5m.
- This redesigned projection is far less prominent within the street scene, and the scheme is now acceptable, and causes no adverse impact on the character and appearance of the street scene.
- It is also the case that this site is classed as previously developed land in an urban area. The efficient reuse of such urban land is a national and local priority and this scheme complies with this priority.

2. Housing Mix

- The scheme has been revised from 14 two bedroom flats to 13 flats with a mix of one and two bedroom flats.
- This is a more appropriate mix of units on the site and this scheme contributes to meeting the need for an appropriate proportion of smaller dwellings in the Buckhurst Hill area, and assists in creating a more mixed and balanced community in this area.

3. Residential Amenity

- There would be a loss of sunlight to the rear garden of No 34 Stag Lane in the late afternoon, but due to the distances involved and the hipped roof it is considered that the loss would not be so serious as to justify a refusal.

- There is no adverse effect on light or sunlight to any other neighbour.
- The rear elevation has been redesigned as the previous scheme resulted in the potential for overlooking the rear garden and back elevation of No 34 Stag Lane.
- Two flats on the first floor of the scheme are affected by this change, No 11 (a 1 bed) which faces towards No 34's garden, and No 6 (a 1 bed) which is the end flat and has views towards both the rear and the Epping New Road.
- Flat 11 has a lounge window looking to the south which will not be visible from No 34 as it is in a rear projection, as well as a high level window. Its bedroom has a full length window which will be $\frac{3}{4}$ obscured glazed with opening top vents to prevent adverse overlooking.
- Flat 6 has an outlook onto the Epping New Road as well as the rear windows. Here the bedroom windows are changed to a high level window and a full length window which will be $\frac{3}{4}$ obscured glazed with opening top vents.
- These changes remove the potential for adverse overlooking whilst maintaining an acceptable visual impact for the occupiers of No 34 Stag Lane
- The distance of windows from the return wing along Stag Lane to 49 Epping New Road is some 18m at a 90° angle. In this case there would be no adverse overlooking.

4. Private Amenity Space

- The amenity space will be provided around the building and be some 466m² in area. For a 14 dwelling block of flats the local plan recommends an area of 350m². Many of the flats would also be provided with balconies. It therefore complies with policy DBE8. The setting of the proposed building would be enhanced by the expanse of soft landscaping to the road, thereby dispelling concerns of overdevelopment in terms of footprint.
- The Landscaping Officer has commented that the details of landscaping can be secured by the appropriate conditions.

5. Highways

- The Highways Department have stated that the scheme is now acceptable with an access onto Stag Lane and that they would not raise any objections to the scheme subject to the appropriate conditions.
- Parking is also an issue, as with many flatted developments. In this case the scheme provides 1 parking space per flat and 1 visitors space as well as motorbike and cycle parking (with all but 2 parking spaces being in an underground car park). This provision complies with the current parking standards, that sets a maximum provision so as to encourage alternatives to use of the motorcar.
- It is accepted that there is not a significant provision of visitor parking, and the area is not currently covered by parking restrictions. However, it is also the case that the flats are within easy walking distance of bus stops in Palmerston Road and Buckhurst Hill High Road, and accessible to Buckhurst Hill Station via buses or by walking for the more active members of the community (at a distance of 1.4km), and use of these facilities would thus reduce the reliance on the use of private motor vehicles which is an aim of government policy.
- Highways have asked for a scheme that would also include vouchers for 12 months free bus travel for each eligible member of the residential household, which could be secured by condition. This would also assist with issues of traffic generation from the site.
- They have also asked for a contribution for highway improvements of £60,000, which can be required via condition.

6. Sustainability

- The scheme has bathrooms which are internal, or where they have an external wall have no windows. Natural daylight and sunlight therefore do not penetrate and these rooms will therefore require lighting at all times when in use. This is not particularly energy efficient and is at odds with policies CP 4 and CP 5, but these are not habitable rooms and to achieve the proposed internal layout, the bathrooms are within the body of the building.

Conclusion

For the reasons laid out above this application, whilst balanced, has been revised to address the issues of the previous refusal. It is therefore considered that the scheme is acceptable and is therefore recommended for approval.

SUMMARY OF REPRESENTATIONS:

PARISH COUNCIL – 1) overdevelopment; 2) inadequate car parking spaces with only one space for visitors, 3) elevations to Epping New Road creates a false impression of the bulk of the building; 4) impact on the traffic flow in Stag Lane.

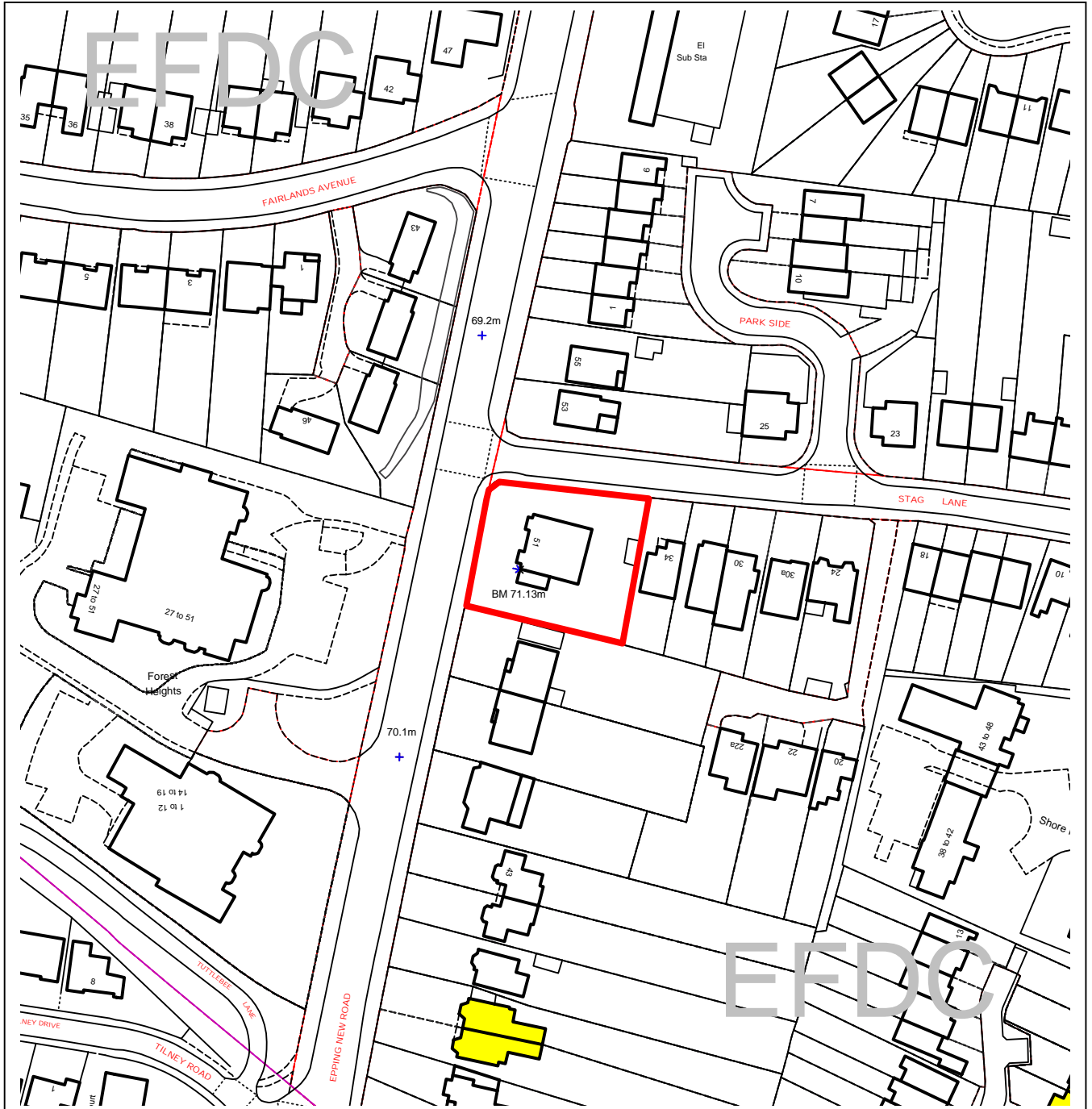
Other objectors have commented on the scheme being out of character being another block of flats, too big in scale and overbearing, too many units, will put unacceptable strain on infrastructure and local services, and will cause parking and highway safety issues:

3 Stag Lane
17 Stag Lane
21 Stag Lane
22 Stag Lane
22a Stag Lane
34 Stag Lane
6 Parkside
33 Epping New Road
39 Epping New Road
47c Epping New Road
53 Epping New Road
55 Epping New Road
1, 2, 4, 5, 6, 7, 8, 10, 11, 17, 18, 20, 21, 22, 23, 24, 26, 28, 29, 30, 32, 33, 35, 36, 37, 38, 39, 40,
42, 43, 44, 45, 46, 47, 48, 49, 50, 51 Forest Heights
2 Fairlands Avenue
7 Fairland Avenue
16 Fairlands Avenue
26 Fairlands Avenue
40 Fairlands Avenue
4 Hills Road
31 Devon Close
65 Whitehall Lane
29 North End
2 Princes Way



Epping Forest District Council

Area Planning Sub-Committee South



The material contained in this plot has been reproduced from an Ordnance Survey map with the permission of the Controller of Her Majesty's Stationery. (c) Crown Copyright. Unauthorised reproduction infringes Crown Copyright and may lead to prosecution or civil proceedings.

EFDC licence No.100018534

Agenda Item Number:	2
Application Number:	EPF/0354/08
Site Name:	51 Epping New Road, Buckhurst Hill IG9 5JT
Scale of Plot:	1/1250

Report Item No: 3

APPLICATION No:	EPF/0411/08
SITE ADDRESS:	Limes Farm Community Hall Limes Avenue Chigwell Essex IG7
PARISH:	Chigwell
WARD:	Grange Hill
APPLICANT:	Harpal Lakhan
DESCRIPTION OF PROPOSAL:	Installation of a portable classroom behind Limes Farm Community Hall on disused land to be used as a nursery.
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 and the structure shall be removed from the site.
- 2 The use approved shall not commence until details of a green travel plan containing a travel to work car use and car parking arrangement strategy of the development as a whole have been submitted to and approved in writing by the Local Planning Authority. The Plan shall comprise details to reduce car dependence and vehicle emissions and to establish and encourage the use of alternative transport modes of journeys to and from the nursery. the measures shall seek to secure increase in car sharing, public transport use, cycling and walking, proposals for car parking restrictions and controls and details of on-site facilities to promote alternative modes of travel to the site. The plan shall contain relevant surveys, publicity and marketing; review and monitoring mechanisms shall identify targets, timescales and phasing programmes and on-site management responsibilities. The plan shall be implemented as approved and be subject to annual reviews. This shall be carried out in conjunction with the Local Planning Authority.

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

Details of Proposal:

Portable classroom, 12m by 10m in area, 3.3m high to a flat roof finish, timber construction with a felt roof, to be located directly to the rear of the existing main building in the wall enclosed rear yard. To be used for day nursery facilities.

Description of Site:

The community hall building is located in Clayside, off Limes Avenue, part of the Limes Farm Estate and has a rear yard area where the proposal is to be located. The site is close to the entrance to Limes Farm County Primary School and sides on to a car park behind a parade of local shops. To the front and rear there are residential properties.

Relevant History

None

Relevant Policies

DBE1 – Design of new buildings
DBE2 – Effect on existing surrounding properties
DBE9 – Impact of new development on amenity
ST4 - Road safety
ST6 – parking

Issues and Considerations

The main issue is whether the proposal will harm the amenities of neighbouring occupiers and its effect on the character of the street scene, plus road safety implications.

The proposed portable classroom will be in addition to using the main building as a day nursery. In total, there will be up to 44 children places. The use of the community hall as a day nursery does not require planning permission, being that both uses fall within Class D1 of the Use Classes Order.

The planning issue relates to the size and appearance of the portable building as well as to the provision of parking.

The proposal is not a long-term solution, as the applicant's long-term plan is to build a purpose built nursery to serve the needs of the Limes Farm Community. It has been recognised by Essex County Council that the estate needs a children's centre, and after 2 years of search, this existing underused facility has been identified as a possible location.

The yard at the rear is hardsurfaced and disused, with a 1.8m high wall on the boundary. The proposed structure will be to one side, adjacent to the wall, with the rest of the area to be the play area for the children. The area will be secure behind the wall and fencing and it is considered the use will not give rise to undue noise and disturbance to justify a refusal of planning permission. Given the mixed building styles and proximity to a school where a portable building also exists in view of the proposed site, the proposal will not be out of keeping or visually intrusive in the street scene. As stated, this is to be a temporary structure and it should therefore be restricted to a suggested 3 years so that the visual appearance of the structure at that time can be assessed and the long-term plans for the site may be better realized. Officers therefore consider the application complies with policies DBE1, 2 and 9 of the Local Plan.

Parking is available at the front of the site and without the portable building, the use of the site as a day nursery does not require planning permission. Dropping off and collecting of children therefore

would occur in any case. It is acknowledged that local residents may suffer inconvenience at these times, which are likely to occur when the school operates opening and closing times hours, but this is a suitable use and serving primarily the estate, many parents should be able to walk to bring and collect their children. The issue of highway safety, where it involves vehicles parking and manoeuvring in close proximity to pedestrians, needs to be addressed by the school and the residents, but the applicant should be required to submit details of a Travel Plan seeking encouragement of more sustainable means of getting to and from the site as an alternative to the motor car. The proposal will therefore comply with policies ST4 and ST6 of the Local Plan.

The internal use of the building regarding the retention of the office for the Limes Farm Community Association is a matter between the applicant and the owners of the building and not a planning matter.

In summary, parking appears to be congested in certain parts of the day in this locality, but as the building can be used as a day nursery without the need for planning permission, the proposed portable structure to be used as a classroom, would not cause a significant increase in parking and traffic congestion to justify a refusal, particularly given the suggested condition for a Green Travel Plan. The appearance of the building is acceptable in this location, but should be subject to a temporary permission.

SUMMARY OF REPRESENTATIONS

PARISH COUNCIL – Noted the application but did not wish to comment as it was deemed to have a prejudicial interest in the site.

659 COPPERFIELD – Object on grounds of insufficient parking. Surrounding area around the site serves local residents, visitors to the Limes Farm Nursery, Infant and Junior Schools, parents taking their children to and from these schools, students in the teacher training unit, parents taking children to and from the synagogue nursery and those hiring the Limes Farm Hall. As the road is a cul-de-sac this means that cars need to reverse outside this already congested area, posing further hazards at school drop off and pick-up times. These parking issues are being looked into but no solution found to date. Proposal will add to parking problems with parents dropping off and picking up their children at various times in the day and staff will need space to park. If solution could be found for parking I would be in favour of a day care unit.

206 LIMES AVENUE – As a committee member of the Limes Farm Community Association, would strongly object to the Office Section of the Limes Farm Community Hall being taken away as we have been tenants here for 12 years and the office is in constant use by the committee as a meeting place and storage of records and equipment.

94 COLLINWOOD GARDENS – Object on grounds of insufficient parking.



Epping Forest District Council

Area Planning Sub-Committee South



The material contained in this plot has been reproduced from an Ordnance Survey map with the permission of the Controller of Her Majesty's Stationery. (c) Crown Copyright. Unauthorised reproduction infringes Crown Copyright and may lead to prosecution or civil proceedings.

EFDC licence No.100018534

Agenda Item Number:	3
Application Number:	EPF/0411/08
Site Name:	Limes Farm Community Hall, Limes Avenue, Chigwell, IG7
Scale of Plot:	1/1250

Report Item No: 4

APPLICATION No:	EPF/0447/08
SITE ADDRESS:	9 Tomswood Road Chigwell Essex IG7 5QP
PARISH:	Chigwell
WARD:	Grange Hill
APPLICANT:	Mr & Mrs J Casey
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.
- 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 first occupation of the building hereby approved the proposed window openings in the first floor side elevation shall be fitted with obscured glass and have fixed frames up to a height of 1.7 metres above floor level, 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 erection of a two storey extension to the side of the dwelling, in place of the existing garage.

The proposed extension would project approximately 2 metres to the rear of the existing garage and would be approximately 5.6 metres in width and would be set off the side boundary of the site by approximately 2 metres.

Description of Site:

The application property is a detached dwelling located in Tomswood Road. It has an existing garage which is attached to the main dwelling. The property to the side (no. 15) has been extended and is larger than shown on the submitted plans. It extends to the rear of the garage by approximately 200-300mm. The site is set at a lower level than the neighbouring property by approximately half a storey.

Relevant History:

None.

Policies Applied:

DBE9 – Neighbouring Amenity
DBE10 – Residential Extensions

Issues and Considerations:

The main issues in this case are:

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

1. Neighbouring Amenity

With regard to the impact of the proposed development on the amenities of the occupiers of neighbouring dwellings, the proposed extension would project approximately 1.7-1.8 metres to the rear of the neighbouring dwelling. Due to the distance at which it would be located from this neighbouring property, it is not considered that there would be any material loss of light or outlook. No windows are proposed in the sides of the extension with the exception of windows and doors at ground floor level in the elevation facing into the site. Accordingly, there would be no material loss of privacy.

2. Impact on Appearance of the Area

Turning to the impact of the proposed development on the character and appearance of the area, the extension would be recessed from the main extension and the section of the extension adjacent to the garage would be recessed further. As a result the front elevation would be staggered. As a consequence, the roof of the extension would not integrate into the roof of the main dwelling, but would have several different elements to it. This design reduces the likely bulk if the house was extended fully across its front elevation and would not be prominent in the street because of the size and elevated position of no. 15 to the side. Notwithstanding this, there are a mix of property designs within the vicinity of the site and it is not considered that the design would be detrimental to the character or appearance of the area. The extensions would appear as subservient elements to the main dwelling.

3. Other Matters

The Parish Council has objected to this planning application on the ground of poor design. They have also expressed concern that the description of the extension on the drawings indicates three separate dwellings. It is not clear where this concern comes from, although the street is not numbered consecutively and as a result, the neighbours of the application dwelling are nos. 7 and 15 Tomswood Road. However, there is no planning history to suggest that the site was ever occupied by more than one dwelling and the site is not substantially wider than its neighbouring plots. The extensions would create an additional entrance in the front of the building and would create a second staircase. The advantage of this is that it would avoid major reworking of the internal layout of the existing dwelling. If the extension were to be converted to a separate dwelling at a later date this would be the subject of another planning application. Accordingly, the scheme proposed seeks planning permission only for the extension of the dwelling.

Conclusion

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

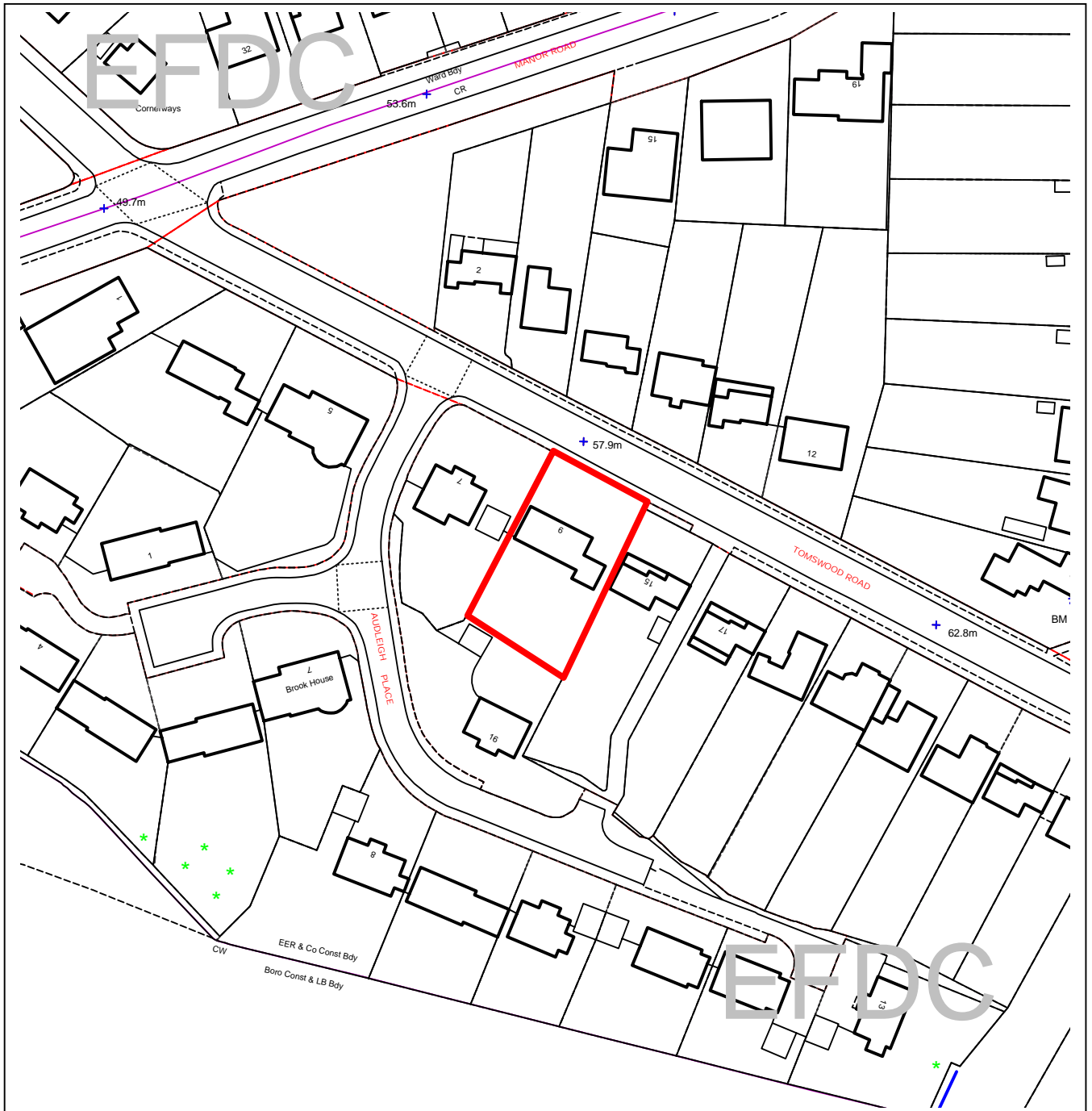
SUMMARY OF REPRESENTATIONS:

CHIGWELL PARISH COUNCIL. The Council OBJECTS to this application on the grounds that it is of poor design and the Council is also concerned that the description of the extension on the drawings seem to indicate three separate dwellings.



Epping Forest District Council

Area Planning Sub-Committee South



The material contained in this plot has been reproduced from an Ordnance Survey map with the permission of the Controller of Her Majesty's Stationery. (c) Crown Copyright. Unauthorised reproduction infringes Crown Copyright and may lead to prosecution or civil proceedings.

EFDC licence No.100018534

Agenda Item Number:	4
Application Number:	EPF/0447/08
Site Name:	9 Tomswood Road, Chigwell, IG7 5QP
Scale of Plot:	1/1250

Report Item No: 5

APPLICATION No:	EPF/0520/08
SITE ADDRESS:	94 Hainault Road Chigwell Essex IG7 5DH
PARISH:	Chigwell
WARD:	Grange Hill
APPLICANT:	Mr Mohammed Saleem-Ud-Din
DESCRIPTION OF PROPOSAL:	Loft conversion with dormer windows and raise roof height. (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.

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 permission for an extension to the roof which would increase the height of the dwelling from 7.1 metres to 9.3 metres. The roof would have two dormer windows in the front roof slope and one and two roof lights on the rear roof slope.

It should be noted that the height of the neighbouring dwelling (92 Hainault Road) shown on the submitted plan is the height that was approved on a planning permission granted last year which has not yet been implemented. The existing ridge height is approximately 0.5 metre lower.

Description of Site:

The application property is a detached dwelling located in Hainault Road, not far from its junction with Hainault Grove. The dwelling has a noticeably shallower roof than surrounding dwellings. It has been extensively extended to the rear.

Relevant History:

CHI/0215/63. Erection of semi bungalow and garage. Refused 01/08/1963
CHI/0215A/63. Erection of semi bungalow and garage. Approved 20/11/1963.
EPF/1795/99. Proposed front and rear extensions. Approved 14/01/2000.
EPF/1634/02. Erection of rear conservatory. Approved 30/09/2002.
EPF/2637/07. Loft conversion with dormer windows and raise roof height.

Policies Applied:

DBE9 – Neighbouring Amenity
DBE10 – Residential Extensions

Issues and Considerations:

The main issues in this case are:

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

1. Neighbouring Amenity

With regard to the impact of the proposed development on the amenities of the occupiers of neighbouring dwellings, the increased height to the rear projection would reduce sunlight to the garden of the neighbouring dwelling. This would be exacerbated by the location of the site to the south of this neighbouring dwelling. Notwithstanding this though, it is not considered that the light lost would be so significant as to justify the refusal of planning permission on these grounds, and policy DBE9 safeguards against excessive loss of amenity.

Concern has been raised by the occupiers of 96 Hainault Road and the Parish Council regarding the rear dormer. However, it is considered that its size (approximately 1.5 metres wide and up to 2.1 metres in height) is acceptable within the roof slope. Furthermore, it is not considered that any additional overlooking of the garden would be material, having regard to the existing view from the first floor windows. The dormer would serve a small storage area.

2. Impact on Appearance of the Area

The existing roof of the dwelling is very shallow and is low in comparison to neighbouring properties. This results in the dwelling presently appearing out of keeping with the remainder of the street scene. Following the proposed development the ridge of the dwelling would be between the heights of the two neighbouring dwellings and it is considered that this would be a considerable improvement. Furthermore, it is considered that the proposed dormers in the front and rear roof slopes are well proportioned in relation to the roof slope.

Conclusion

In light of the above appraisal, it is considered that the proposed roof extension and dormers 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:

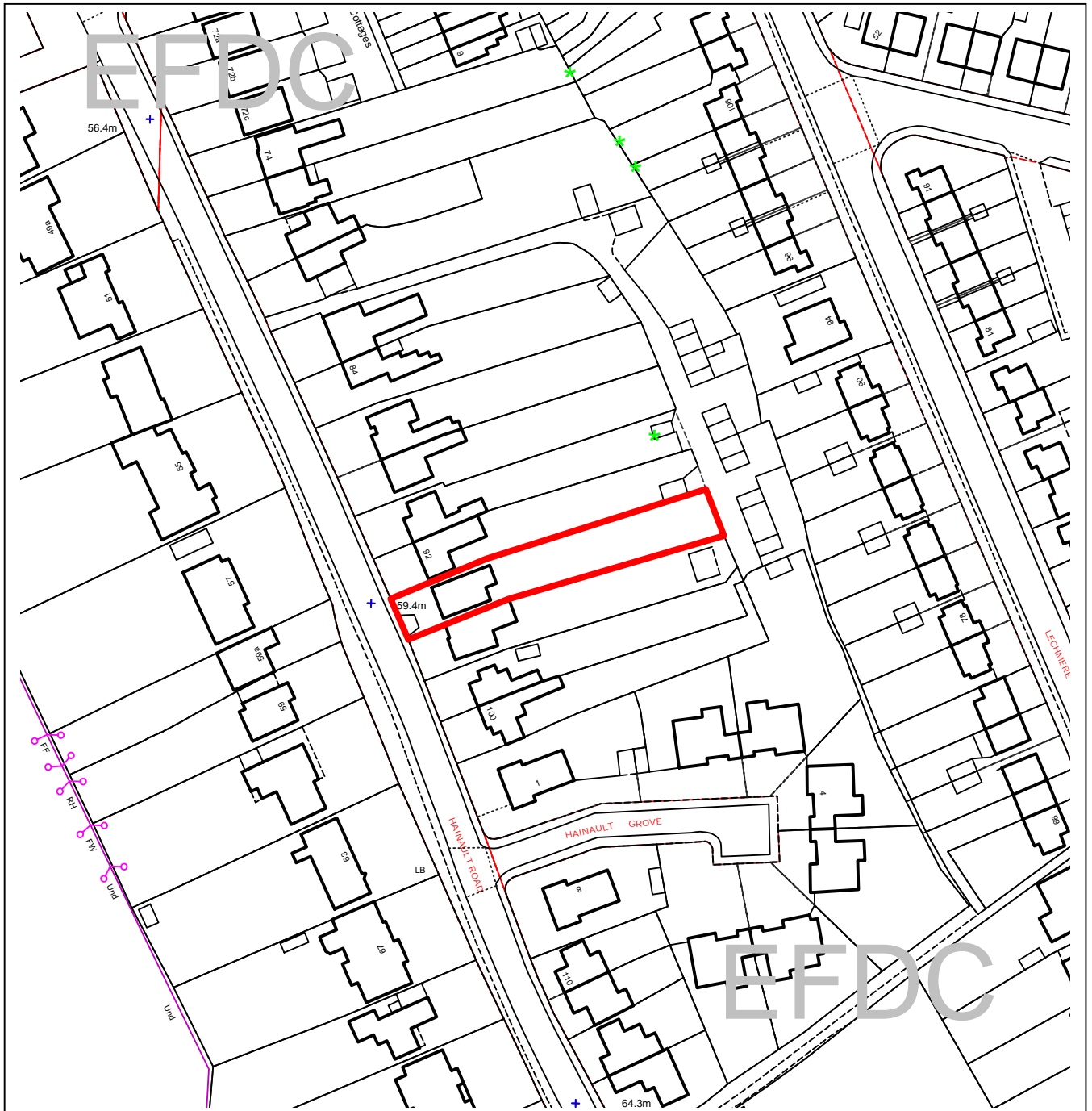
CHIGWELL PARISH COUNCIL. The Council OBJECTS to this application as it feels the back dormer is too large and overlooking neighbouring properties.

96 HAINAULT ROAD. Objection. The raised roof and dormer would overlook my garden and patio meaning I would have limited privacy in my garden which will devalue my house.



Epping Forest District Council

Area Planning Sub-Committee South



The material contained in this plot has been reproduced from an Ordnance Survey map with the permission of the Controller of Her Majesty's Stationery. (c) Crown Copyright. Unauthorised reproduction infringes Crown Copyright and may lead to prosecution or civil proceedings.

EFDC licence No.100018534

Agenda Item Number:	5
Application Number:	EPF/0520/08
Site Name:	94 Hainault Road, Chigwell, IG7 5DH
Scale of Plot:	1/1250

Report Item No: 6

APPLICATION No:	EPF/0466/08
SITE ADDRESS:	27 Church Lane Loughton Essex IG10 1PD
PARISH:	Loughton
WARD:	Loughton St Marys
APPLICANT:	Mrs A Scott
DESCRIPTION OF PROPOSAL:	First floor 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.
- 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.

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 extension above the existing garage to the side of the dwelling. The extension would project forward of the main elevation of the dwelling by approximately 2.2 metres and would project to the rear by approximately 1.6 metres. The extension would have gables to the front and rear.

Description of Site:

The application property is a detached dwelling located in Church Lane, Loughton. The street is on an incline and accordingly the dwelling is set at a slightly higher level to its neighbour. There is a narrow walkway to the side of the existing garage which provides access to the rear of the property.

Relevant History:

None relevant.

Policies Applied:

DBE9 – Neighbouring Amenity
DBE10 – Residential Extensions

Issues and Considerations:

The main issues in this case are:

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

1. Neighbouring Amenity

With regard to the impact of the proposed development on the occupiers of neighbouring dwellings, the proposed extension at the front would not extend significantly beyond the first floor of the neighbouring dwelling and would be screened from the ground floor by the existing garage projection to the neighbouring dwelling. At the rear the extension would project beyond the rear elevation of the neighbouring dwelling but due to its depth and the distance to the first floor window on the dwelling it is not considered that there would be any material loss of amenity. The ground floor of the neighbouring property would be screened by the existing conservatory which extends further than the proposed extension. There are no windows in the side of no. 25.

2. Impact on Appearance of the Area

Turning to the impact of the proposed extension on the character and appearance of the area, the projecting gable to the front elevation would be a new feature to the application dwelling, which has a simple design with a front to back pitch. Notwithstanding this, there are a variety of property designs within the locality and the neighbouring dwelling (number 25) has a more complex design including a projecting gable to the front elevation. The proposed front extension would be set back from the garage to the neighbouring dwelling and would only project slightly forward of the main part of the neighbouring dwelling. Accordingly, it is not considered that it would appear overly prominent within the street scene and it is considered that it would have an acceptable appearance. A gap of approximately one metre would be retained to the site boundary.

Conclusion

In light of the above appraisal, it is considered that the proposed extension would not be harmful to the amenities of the occupiers of neighbouring dwellings and would have an acceptable appearance. Accordingly, it is recommended that planning permission be granted.

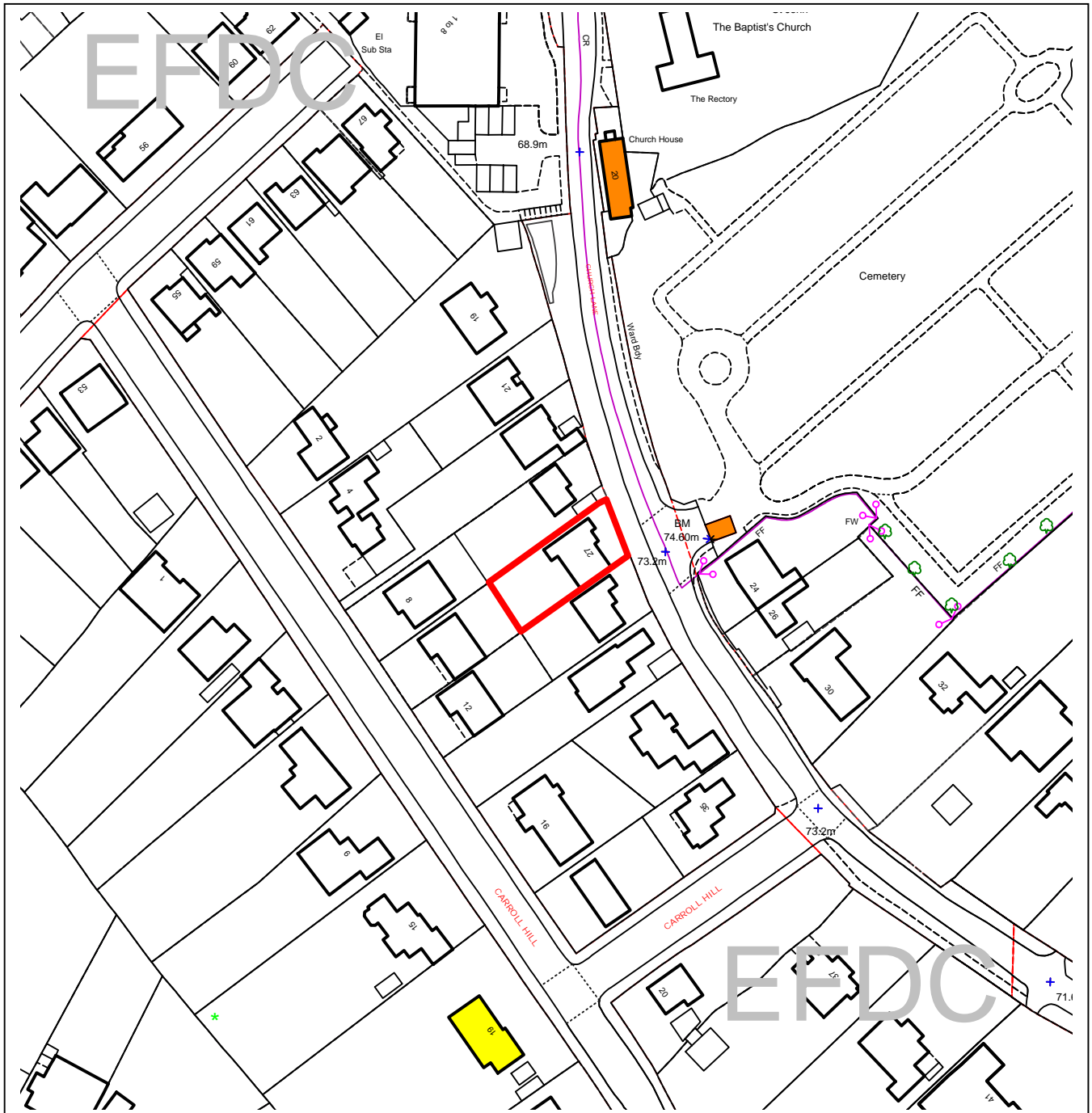
SUMMARY OF REPRESENTATIONS:

LOUGHTON TOWN COUNCIL. The Committee OBJECTED to this application which was contrary to Policy DBE9 (i) and DBE10 (a) & (e) of EFDC's adopted Local Plan and Alterations due to the scale, form and visual impact of the extension, which would create a large flank wall visible to the neighbours.



Epping Forest District Council

Area Planning Sub-Committee South



The material contained in this plot has been reproduced from an Ordnance Survey map with the permission of the Controller of Her Majesty's Stationery. (c) Crown Copyright. Unauthorised reproduction infringes Crown Copyright and may lead to prosecution or civil proceedings.

EFDC licence No.100018534

Agenda Item Number:	6
Application Number:	EPF/466/08
Site Name:	27 Church Lane, Loughton, IG10 1PD
Scale of Plot:	1/1250

Report Item No: 7

APPLICATION No:	EPF/0470/08
SITE ADDRESS:	Beechlands 42 Alderton Hill Loughton Essex IG10 3JB
PARISH:	Loughton
WARD:	Loughton St Marys
APPLICANT:	D S Vive Kananda
DESCRIPTION OF PROPOSAL:	Reserved matters application for the erection of private dwelling for the proprietor of 'Beechlands'
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 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 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.

- 4 Prior to the commencement of the development details of the proposed surface materials for the driveway. shall be submitted to and approved in writing by the Local Planning Authority. The agreed surface treatment shall be completed prior to the first occupation of the development.

This application is before this Committee since it is an application for 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:

Reserved matters for the erection of a new house and detached garage to the rear of an existing nursing home fronting Alderton Hill. The site is about 35m wide and 116m deep. Vehicle access will be via the north flank access of the existing building.

Description of Site:

A rectangular area which is currently part of the rear garden of No 42. The rear of the garden would become the new plot, with a hedge and fence separating the old and new plot.

Relevant History:

CHI/242/68	Car port	approved
EPF/137/90	Single storey rear extension	approved
EPF/1787/98	Rear double garage	approved
EPF/1335/06	Outline application for a detached house	refused
2007	Appeal granted permission by Planning Inspectorate	

Policies Applied:

DBE 1 Design New buildings
DBE 2 new buildings amenity
DBE 9 Neighbour Amenity

Issues and Considerations:

It must be noted that the outline application for this development was granted in 2007 by a Planning Inspector. That permission dealt with the matters of the siting of the house, access and landscaping, and accepted the principle of a detached two storey dwelling house on this site.

The only material issue in this application is therefore the reserved matters from the original application which are the:

1. Design and external appearance of the new dwelling
2. Effect that the design will have on the amenities of neighbours

The conditions re landscaping and highways on the appeal will be carried forward as conditions on this scheme.

Some objectors have mentioned covenants on the site imposed by Essex County Council regarding the use of the site. This is a separate matter and not a material planning consideration. Nevertheless the applicant states that Essex CC has raised no objections to the development with regard to the covenants.

1. Design and Appearance

- The rear garden area which would be used for the plot measures 45m x 35m. This would accommodate a two storey house shown on the original plan as orientated northwest to southeast with a detached garage to the northeast.
- This siting and orientation is maintained on this scheme, and the details are now supplied showing the design of the proposed house.
- The property will be 10m wide, 17.8m long and 9m high with a hipped roof. There will be balconies on the east and south elevations. The rear roof slope (west) will have 2 small flat roofed dormers.
- The garage is 6m x 6m by 5m high with a pyramidal roof.
- The dwelling will be 12m from the west and east boundaries, 18m from the north boundary and 37m from Beechlands.
- The design is a relatively typical one for this urban area and is not out of scale, bulky or excessive in height. It is fairly plain and not over-designed and is in keeping with the feel of the area.
- The proposed materials are acceptable and in keeping with the spacious but urban feel of the area.

2. Residential Amenity

- The scheme has been design to avoid direct overlooking of any rear elevations at neighbouring properties with the exception of Beechlands, which is a residential care home and thus less sensitive to overlooking.
- The front elevation is some 60m, at an angle, from the rear elevation of No 46 Alderton Hill.
- The rear elevation is some 40m, again at an angle, from No 40 Alderton Hill.
- Therefore the design will not result in any harm to the amenity of neighbouring properties.
- Visually the property will not be out of place or cause any harm to the outlook of any neighbour due to the restrained design and distances involved.

Conclusions

The appeal decision concluded that this was an acceptable site for a residential dwelling and it would have no adverse effect on the amenities of the area and the neighbours. Therefore this scheme is dealing purely with the design of the scheme and its effect on neighbour amenities. As seen above the scheme is acceptable and causes no harm to the amenities of the neighbours. Therefore the application is recommended for approval.

SUMMARY OF REPRESENTATIONS

TOWN COUNCIL – No objection

29 SPARELEAZE HILL – Object, will set a precedent to similar applications

31 SPARELEAZE HILL –Object, disappointed appeal was allowed, no positive factors for the area, money making opportunity for Southend Care, not appropriate to the area, sets a precedent, out of keeping, noise will increase, affect our privacy and security, traffic destroys the ambience of the area, will this be staff quarters for the nursing home? Loss of trees to be deplored, what about the breach of the Essex County Covenant?

33 SPARELEAZE HILL – Object, no proper road frontage, noise will increase, detrimental to street scene, will devalue surrounding properties, extra light and security will be needed and thus cause disturbance, query re proposed use – i.e. is it to be private dwelling or staff home? Change of use from domestic curtilage into residential property, destruction/removal of mature and healthy trees, no access to highways, what about emergency service access, what about breach of Essex CC Covenant.

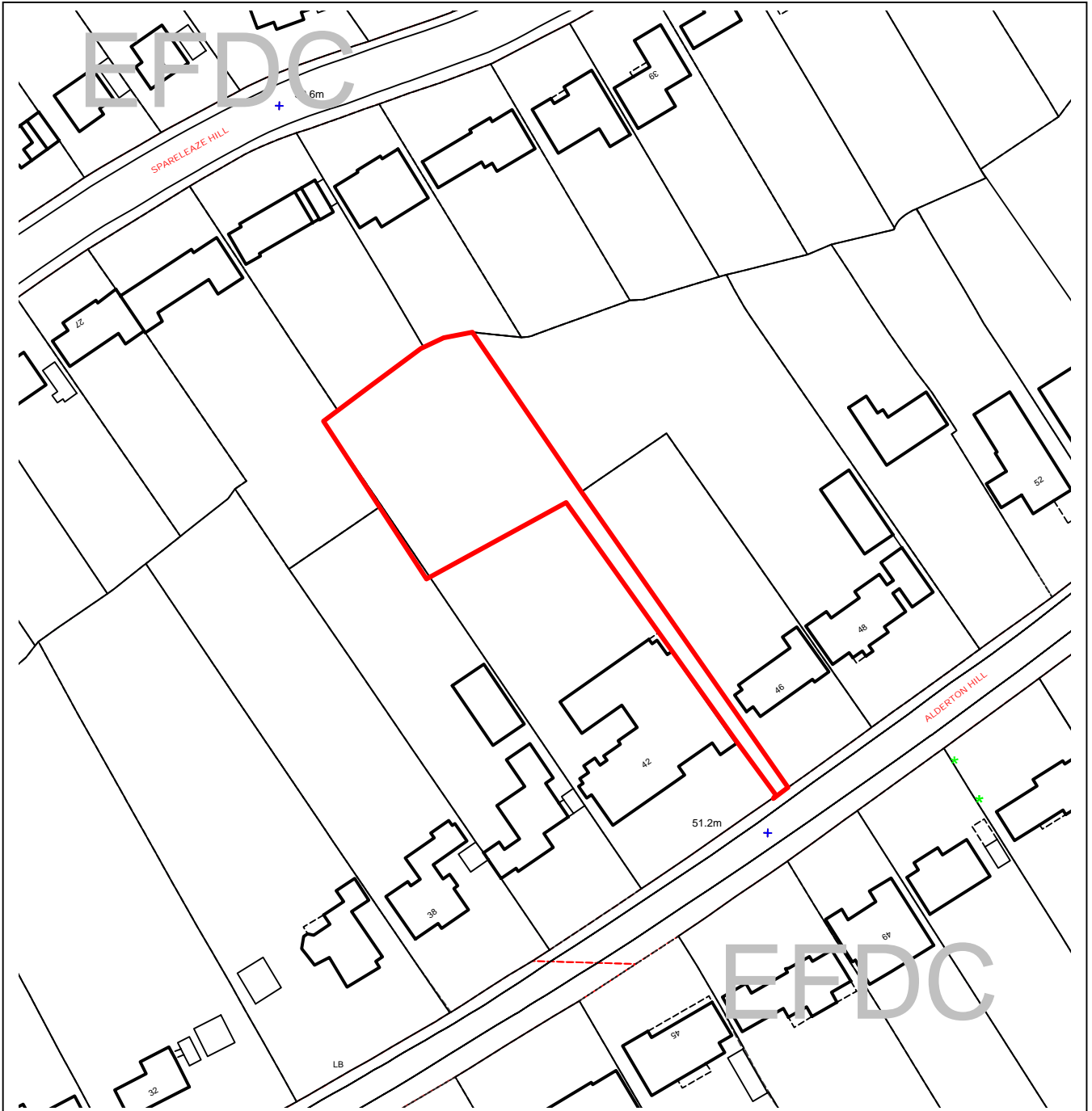
37 SPARELEAZE HILL – Object, this will not be a private dwelling, this man wants to build a house in his back garden!

46 ALDERTON HILL – Object, site already overdeveloped and this will set a precedent.



Epping Forest District Council

Area Planning Sub-Committee South



The material contained in this plot has been reproduced from an Ordnance Survey map with the permission of the Controller of Her Majesty's Stationery. (c) Crown Copyright. Unauthorised reproduction infringes Crown Copyright and may lead to prosecution or civil proceedings.

EFDC licence No.100018534

Agenda Item Number:	7
Application Number:	EPF/0470/08
Site Name:	Beechlands, 42 Alderton Hill Loughton, IG10 3JB
Scale of Plot:	1/1250

Report Item No: 8

APPLICATION No:	EPF/0522/08
SITE ADDRESS:	34 Ollard's Grove Loughton Essex IG10 4DW
PARISH:	Loughton
WARD:	Loughton Forest
APPLICANT:	Mrs J Schofield
DESCRIPTION OF PROPOSAL:	First floor extension above existing garage.
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.
- 4 Notwithstanding the provision of the Town and Country Planning General Permitted Development Order 1995 (or of any equivalent provisions of any Statutory Instrument revoking or re-enacting the Order) no windows other than any shown on the approved plan shall be formed at any time in the flank walls of the development hereby permitted without the prior written approval of the Local Planning Authority.

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:

A first floor front extension, measuring 4.7m x 6.7m by 4m high with a hipped/flat roof.

Description of Site:

A two-storey detached house on a rectangular plot. The area consists of detached properties of various styles and design. The land rises across the site to the west.

Relevant History:

EPF/70/88	House and garage	approved
EPF/1869/02	First floor front extension	approved

Policies Applied:

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

Issues and Considerations:

The main issues in this application are the

1. Impact on the Street Scene
2. Design
3. Impact on the amenities of neighbouring properties.

Whilst the Town Council has objected in this case, they raised no objection to the original scheme in 2002.

1. Impact on Street Scene

- An identical scheme was approved in 2002. This permission has expired without being implemented, hence this new application.
- It is the case that the policies the original application was assessed against in 2002 are still current and saved policies in 2008.
- The scheme would be erected on an existing flat roofed garage projecting from the front elevation of the dwelling. There would be no increase outside the existing building lines, and the gap to the boundaries would remain as it is now.
- None of the houses in the vicinity are of similar style and design, and the fall in levels across the site reduce the overall impact of the scheme within the street scene.
- Therefore the scheme will have no adverse effect on the character or appearance of the street scene.

2. Design

- The extension integrates acceptably with the existing property.
- Whilst the flat roofed portion of the roof is not an ideal design solution, it does keep the height low. It will not be readily visible from the street, and reduces the impact of the scheme on the neighbouring dwelling, and thus would not justify a refusal.
- In this area there are a number of different styles of dwellings and extensions and it is considered that this design continues this mix and causes no demonstrable harm.
- Materials will match.

3. Impact on Neighbours

- The neighbour that would be affected is No 36 to the west.
- There would be no overlooking of No 36 as a result of the scheme.
- It is considered that there will be no adverse loss of light or sunlight due to the difference in levels across the two sites and the existing gap between the dwellings which is maintained.
- The visual impact of the scheme is reduced by its design and the site topography, and does not cause an unacceptable visual impact on the outlook of this property.

Conclusion

It is considered that this scheme does not cause any harm to the street scene, and it is not out of scale on this building or out of character with the area. It causes no adverse harm to any neighbour. The scheme is identical to the 2002 scheme, which was granted planning permission by the council and is considered under the same policies that were in place then. This application is therefore recommended for approval.

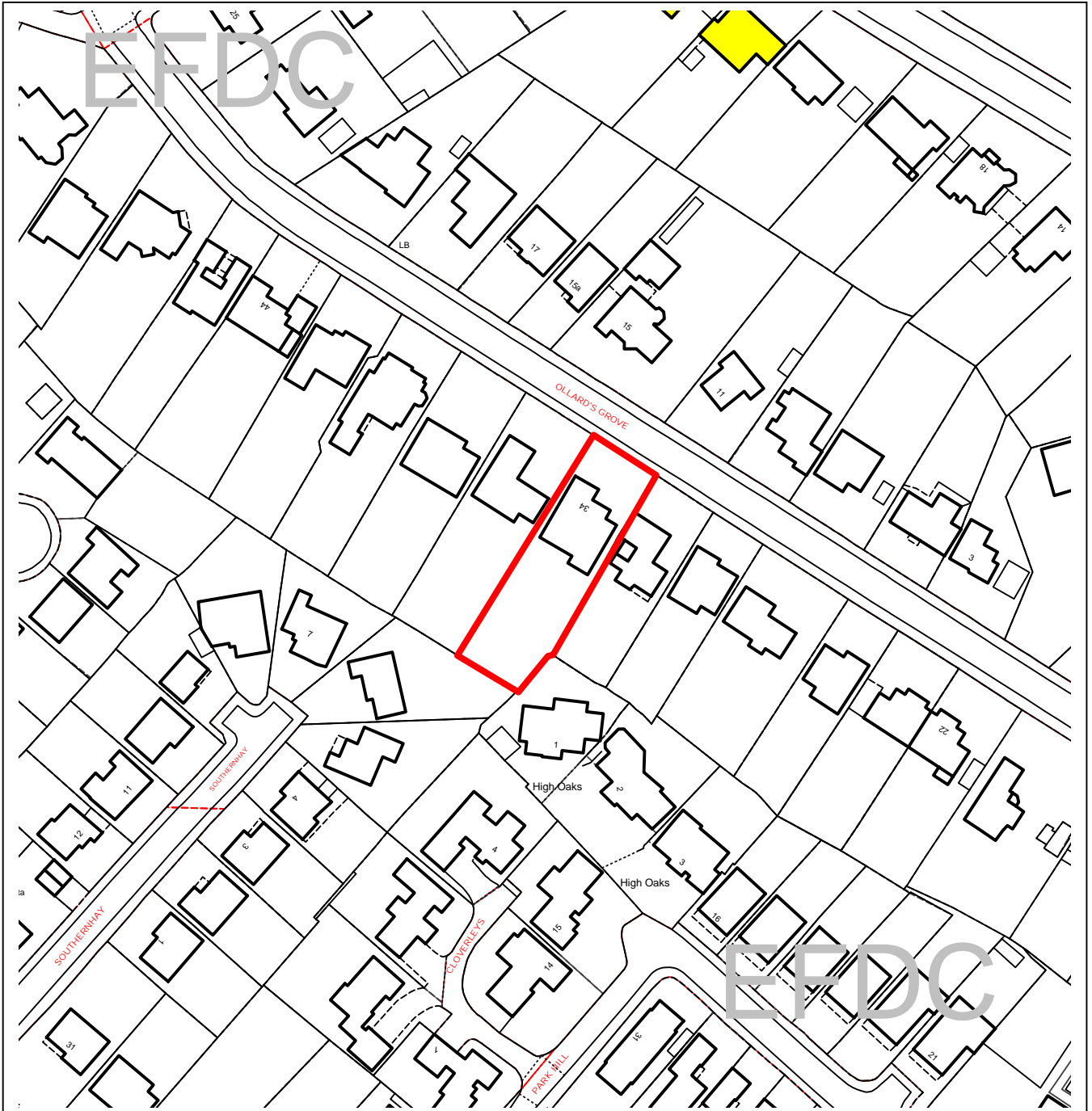
SUMMARY OF REPRESENTATIONS

TOWN COUNCIL – Object, contrary to policies DBE 9 (i) & (iii) due to the visual impact on the adjacent property due to its size and height.



Epping Forest District Council

Area Planning Sub-Committee South



The material contained in this plot has been reproduced from an Ordnance Survey map with the permission of the Controller of Her Majesty's Stationery. (c) Crown Copyright. Unauthorised reproduction infringes Crown Copyright and may lead to prosecution or civil proceedings.

EFDC licence No.100018534

Agenda Item Number:	8
Application Number:	EPF/0522/08
Site Name:	34 Ollard's Grove, Loughton IG10 4DW
Scale of Plot:	1/1250

Report Item No: 9

APPLICATION No:	EPF/0568/08
SITE ADDRESS:	2 Cloverleys Park Hill Loughton Essex IG10 4EH
PARISH:	Loughton
WARD:	Loughton Forest
APPLICANT:	Mr & Mrs Andrew Blackshaw
DESCRIPTION OF PROPOSAL:	Loft conversion with one dormer to front and three 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 Prior to first occupation of the building hereby approved the proposed window openings in the flank wall shall be fitted with obscured glass and shall be permanently retained in that condition.
- 3 Materials to be used for the external finishes of the proposed extension, shall match those of the existing building.

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 loft conversion with 1 no. dormer to the front and 3 no. rear dormer windows. The dormers would be 1.5m wide with pitched roofs to a maximum height of 2m. The application also proposes 2 no. front rooflights and a window in the southern flank gable.

Description of Site:

Two storey detached dwelling located on the western side of Cloverleys. This is a small cul-de-sac serving four dwellings off of Park Hill, Loughton. The application site sits at the top of a hill running down to the west/southwest. The dwelling has a linked single storey garage with rooms in the roof and two dormer windows.

Relevant History:

EPF/0752/97 - Single storey side extension – approved/conditions 27/10/97

EPF/1185/98 - Single storey extension to existing garage and the insertion of two dormer windows to provide a study and en-suite WC within the roof space – approved/conditions 22/09/98

EPF/1355/00 - Increase height of side extension and alterations (amendment to planning permission EPF/752/97) – approved/conditions 11/10/00

EPF/2156/06 - Rear conservatory – approved/conditions 18/12/06

Policies Applied:

DBE9 – Loss of amenity

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.

The proposed front dormer window would serve a staircase and would primarily overlook the attached garage on No.1 Cloverleys. Due to this it would not result in an undue loss of privacy. Whilst the rear garden of the application site, and of those properties in Southernhay, are relatively shallow the proposed rear dormers, given their scale and location, would not be significantly more harmful to neighbours privacy than the existing first floor windows. An objection has been received from No. 3 Southernhay with regards to potential overlooking, however there is approximately 25m between the rear of the application property and the rear of No. 3 Southernhay, which is the minimum distance quoted in the Essex Design Guide as acceptable in terms of overlooking. Some of the properties in Southernhay, including No. 3, have considerably larger rear dormers, which would have a similar, if not greater, impact than this proposal.

The application site sits considerable higher than the neighbours to the southwest, and as such the proposed flank gable window would create serious overlooking to the rear gardens of No's. 25 and 27 Upper Park. Whilst the distance between the proposed flank window and the rear of these neighbouring properties would ensure that there was no undue loss of privacy to rear windows, given the elevated position the majority of the rear gardens would be significantly overlooked. This window will serve a bedroom, however obscure glazing will safeguard against undue loss of privacy and the presence of roof lights will provide light and outlook on the rear roofslope to the room without overlooking No. 27 Upper Park. Subject to this being conditioned the proposal complies with Local Plan policy DBE9.

The proposed dormers would be predominantly glazed with pitched roofs in line with local design guidance. There are 2 no. existing dormers in the roof of the attached garage, and properties in Southernhay that have considerably larger rear dormer windows. The proposed dormers would match the existing property in design and would not be detrimental to the character or appearance of the street scene. The development therefore complies with policy DBE10 of the Local Plan.

Conclusion:

In light of the above, the loft conversion with front and rear dormer windows would be visually in keeping with the main house and surrounding properties. There will be no serious loss of privacy and is therefore recommended for approval.

SUMMARY OF REPRESENTATIONS:

TOWN COUNCIL – Object due to the possibility of the overlooking of adjacent properties.

3 SOUTHERNHAY – Object as the rear dormers would overlook the rear of their house.

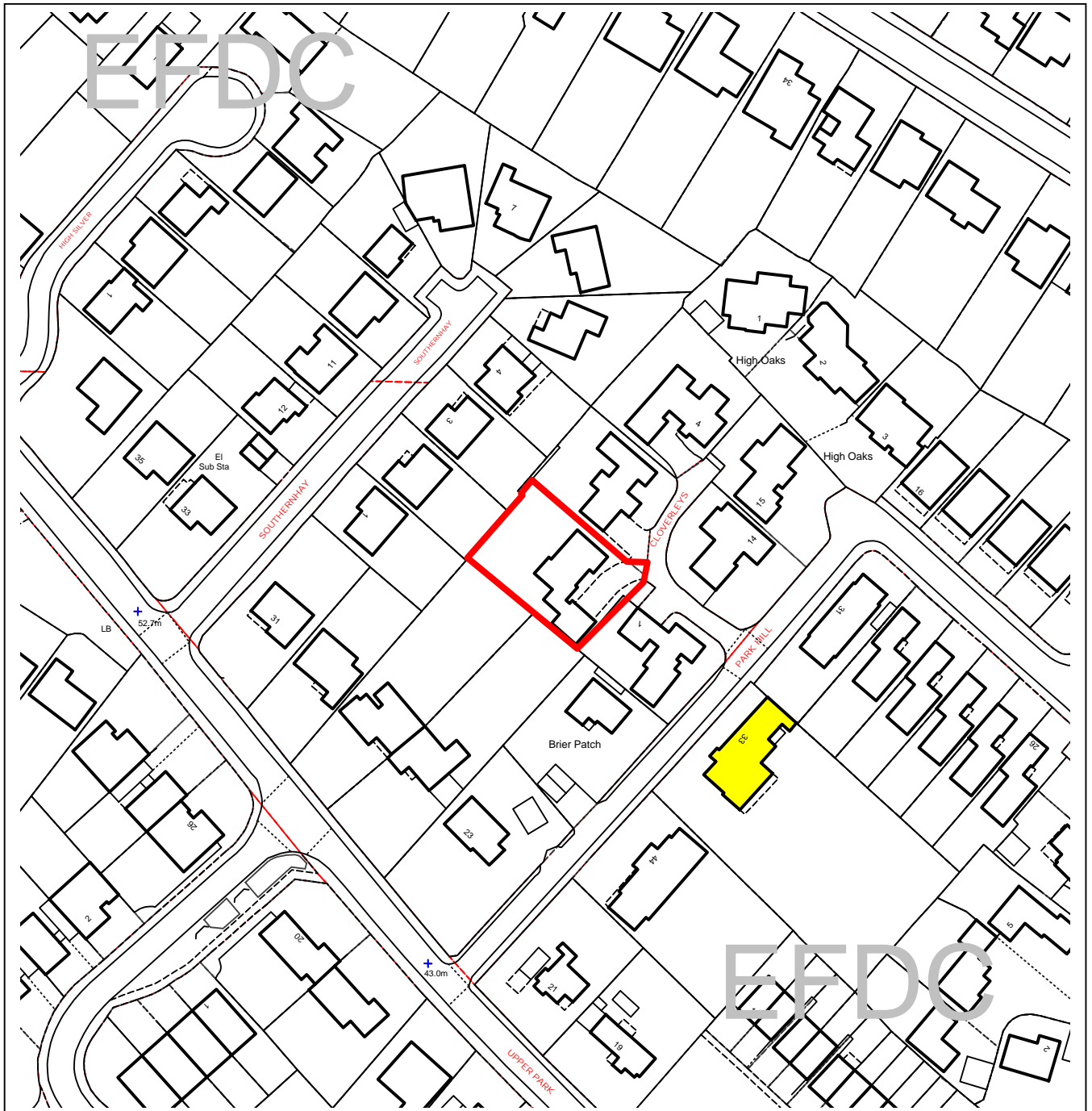
25 UPPER PARK – No objection to the proposed dormers but object to the proposed flank window which would overlook their property.

27 UPPER PARK – Object to the increase in the intrusive nature of the house which sits considerably higher than the neighbouring sites and to the proposed side window that would overlook their property.



Epping Forest District Council

Area Planning Sub-Committee South



The material contained in this plot has been reproduced from an Ordnance Survey map with the permission of the Controller of Her Majesty's Stationery. (c) Crown Copyright. Unauthorised reproduction infringes Crown Copyright and may lead to prosecution or civil proceedings.

EFDC licence No.100018534

Agenda Item Number:	9
Application Number:	EPF/0568/08
Site Name:	2 Cloverleys, Park Hill, Loughton IG10 4EH
Scale of Plot:	1/1250