

AREA PLANS SUB-COMMITTEE SOUTH

2 JULY 2008

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Report Item No: 1

APPLICATION No:	EPF/0730/08
SITE ADDRESS:	Langston Road Depot Southern side of Road beside T11 site Langston Road Loughton Essex IG10 3TH
PARISH:	Loughton
WARD:	Loughton Broadway
APPLICANT:	Epping Forest District Council - Estates
DESCRIPTION OF PROPOSAL:	Outline application for development of the site for B1 and/or B2 and/or B8 use.
RECOMMENDED DECISION:	Grant Permission (With Conditions)

CONDITIONS

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

5 A flood risk assessment shall be submitted to and approved by the Local Planning Authority prior to commencement of development. The assessment shall include calculations of increased run-off and associated volume of storm detention using Windes or other similar programme. The approved measures shall be undertaken prior to the first occupation of the building hereby approved and shall be adequately maintained in accordance with a management plan to be submitted concurrently with the assessment.

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

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

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

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

7 No development or preliminary groundworks of any kind shall take place until the applicant has secured the implementation of a programme of archaeological work in accordance with a written scheme of investigation which has been submitted by the applicant and approved by the Local Planning authority.

8 No part of the proposed development shall be occupied until details of a Green Travel Plan containing a travel to work use and car parking management strategy of the development as a whole has been submitted to and approved in writing by the Local Planning Authority. The Plan shall comprise proposals to reduce car dependence and vehicle emissions and to establish and encourage the use of alternative transport modes for journeys to and from work and during working hours, including how to deter visitors arriving and departing by motorcar. Details of the proposals shall include measures to secure increases in car sharing, public transport use, cycling and walking, proposals for car parking restrictions and controls and details of on-site facilities to promote alternative modes of travel to the site. The plan shall contain relevant surveys, publicity and marketing; review and monitoring mechanisms shall identify targets, timescales and phasing programmes and on-site management responsibilities. The plan shall be implemented as approved and be subject to annual review for the first five years. This shall be carried out in conjunction with the Local Planning Authority.

9 No development hereby permitted shall take place until measures are in place to secure a contribution towards The Broadway Town Centre Enhancement Scheme (see informative).

- 10 No more than 20% of the development on the site shall be a use falling within Class B8 of the Use Classes Order (Amendment) 2005 unless otherwise agreed in writing by the Local Planning Authority.

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

Details of Proposal:

Outline planning application for classes B1 (offices/light industrial), B2 (general industrial) or B8 (warehousing and storage) or a combination of these. All matters are reserved for subsequent approval.

Description of Site:

An approximately 1.1 ha site located on the south side of the road, within Langston Road Business Park. The site is bordered by a BMW Garage to the southwest and the old T11 site (which has permission for B1, 2, and 8 uses) to the northeast. It is currently owned by EFDC and is used as a depot and MOT Testing Centre, and has 3 large buildings and areas of hard standing. The M11 motorway and River Roding are to the south. The estate is east of Chigwell Lane, and in walking distance of the Broadway shops and Debden Underground Station.

Relevant History

Various regarding the development of the Langston Road Site

Relevant Policies

East of England Plan

E1 - Employment Growth

Local Plan

E1 – E4A: Industrial and employment uses suitable in existing employment areas and such uses will be protected from other uses.

E7: Site for business and for general industrial use.

ST4 and ST6: Highway issues and parking.

DBE1 – 3: Design, layout, siting and amenity issues.

I1A – Planning obligations

Issues and Considerations

The main issue in this case is whether the proposed development is appropriate for the area.

The site is in Council ownership, and this scheme would see the site sold off and developed for B1, B2 & B8 industrial and commercial uses. The existing uses by the Council would cease. With regard to the current use the Council's Depot Working Party is having on-going discussions

regarding all the Council's Depots and the possible relocation of the occupiers of these sites. It is likely that the users of this particular Depot at Langston Road will be relocated to other Council-owned Depots.

The site is in an area covered by policies E2 and E3 on the Local Plan Proposals Map. Policy E2 states that redevelopment of such sites for business and general industrial use will be permitted and policy E7 specifically states this is appropriate for this estate. Policy E3 states planning permission may be granted for warehousing or distribution uses (class B8) if there is a particular need and there are no alternative sites available. Several indicative plans have been submitted to show the type of scheme which may be implemented.

The proposed B1 and B2 uses are clearly appropriate on this site. Class B8 Warehousing is generally seen as a less attractive use because it is traditionally a lower employment generator. However, many of the businesses on the estate have local business links and some have an element of warehousing associated with them. It is therefore appropriate to limit any class B8 use on this site to no more than 20% of the overall use of the site and a condition to this effect is appropriate.

No objections have been raised on highway traffic and safety grounds. Previous permissions on this estate generated significant sums for improvements to the traffic-lighted junction, so that there is no longer a need for further sums for this purpose. Works to the traffic light system are to be undertaken, improving the phasing and automatic timing controls. Otherwise, the site is well linked to the main road hierarchy and the scheme will need minor works only to ensure that the access is in accordance with current regulations.

A contribution towards the provision of the Broadway Enhancement Scheme is deemed appropriate and a contribution of £25,000 has been sought elsewhere on the estate in respect of new development. It is necessary and appropriate that this is a requirement, given many of the users are likely to use these facilities in easy walking distance of the site.

It is also necessary to include conditions in respect of remediation as the site may potentially be contaminated and also, as the site is previously undeveloped, an archaeological work condition is also required, as it lies close to an area of archaeological interest.

In principle, there is no objection to the proposals, as this will add to the business and job opportunities in the locality and is well served by a local population area, shops and sustainable transport, including the tube station. A suitable layout can be achieved to ensure the site caters for parking, servicing, access and landscaping as well as buildings appropriate to the area.

The proposal is therefore recommended for grant of planning permission.

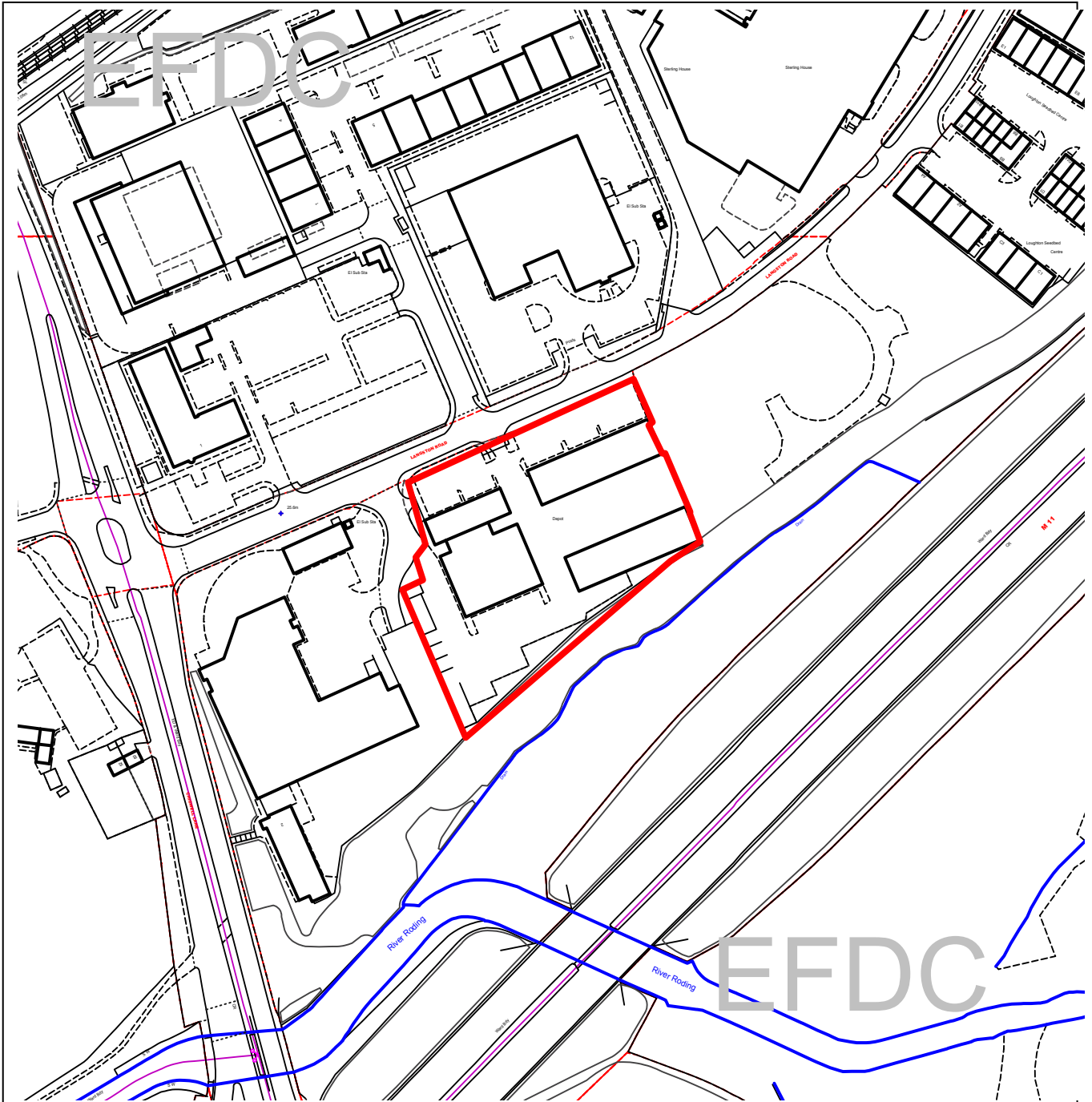
SUMMARY OF REPRESENTATIONS:

Town Council – No Objections



Epping Forest District Council

Area Planning Sub-Committee South



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Agenda Item Number:	1
Application Number:	EPF/0730/08
Site Name:	Langston Road Depot, Southern side of Road beside T11 site, Langston Road, Loughton, IG10 3TH
Scale of Plot:	1/2500

Report Item No: 2

APPLICATION No:	EPF/0820/08
SITE ADDRESS:	1 Albert Road Buckhurst Hill Essex IG9 6EH
PARISH:	Buckhurst Hill
WARD:	Buckhurst Hill East
APPLICANT:	Eden Developments Ltd
DESCRIPTION OF PROPOSAL:	Variation of planning approval EPF/1757/05 to increase roof height of front apartment block to contain 6 flats.
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 Wheel washing or other cleaning facilities for vehicles leaving the site during construction works shall be installed in accordance with details which shall be submitted to and agreed in writing by the Local Planning Authority and these facilities installed prior to the commencement of any building works on site, and shall be used to clean vehicles leaving the site.
- 5 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.
- 6 No gates shall be erected within 10m , as measured back into the site from the backedge of the pavement.

- 7 The parking area shown on the approved plan shall be provided prior to the first occupation of the development and shall be retained free of obstruction for the parking of residents and visitors vehicles.
- 8 No development shall take place on site, including site clearance, tree works, demolition, storage of materials or other preparatory work, until all details relevant to the retention and protection of trees, hereafter called the Arboricultural Method Statement, have been submitted to the Local Planning Authority and approved in writing. Thereafter the development shall be undertaken only in accordance with the approved details, unless the Local Planning Authority has given its prior written consent to any variation.

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

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

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

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

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

- 8 No development shall take place, including site clearance or other preparatory work, until full details of both hard and soft landscape works (including tree planting) have been submitted to an approved in writing by the Local Planning Authority, and these works shall be carried out as approved. These details shall include, as appropriate, and in addition to details of existing features to be retained: proposed finished levels or contours; means of enclosure; car parking layouts; other vehicle artefacts and structures, including signs and lighting and functional services above and below ground. Details of soft landscape works shall include plans for planting or establishment by any means and full written specifications and schedules of plants,

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

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

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

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

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

- 10 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.
- 11 A flood risk assessment shall be submitted to and approved by the Local Planning Authority prior to commencement of development. The assessment shall include calculations of increased run-off and associated volume of storm detention using Windes or other similar programme. The approved measures shall be undertaken prior to the first occupation of the building hereby approved and shall be adequately maintained in accordance with a management plan to be submitted concurrently with the assessment.

- 12 No development hereby approved shall take place until measures to enable the provisions of highway improvements to the local area by this development are secured.
- 13 The minimum width for a shared drive must be 4.1m wide for the first 6 metres from the highway tapering over 6m down to 2.4m. This should be constructed by way of a dropped kerb crossing.
- 14 The access should be laid to a gradient not exceeding 4% for the first 6.0m and 8% thereafter and should be suitably paved to avoid the displacement of loose materials onto the highway.
- 15 Arrangements should be made whereby surface water run-off from the access way is intercepted within the site thereby avoiding water entering the highway.
- 16 There should be no obstruction above 0.6m in height within the area of a 2.0m parallel band visibility splay required across the entire site frontage.
- 17 Minimum headroom is to be normally 2.5 metres, but where the drive is to be used by fire tenders it is to be not less than 3.7 metres.
- 18 No development shall take place on site until details of screening to the proposed balconies have been submitted and agreed in writing. The details as agreed shall be fully implemented before first occupation of the development and retained permanently thereafter.
- 19 No development shall take place until details of the provisions to be made for cycle storage and parking have been submitted to and approved in writing by the Local Planning Authority. The approved details shall be fully implemented before the first occupation of the development.
- 20 Details of a refuse storage structure, including its size, design and location, shall be submitted and approved in writing by the Local Planning Authority prior to work commencing on 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:

Original Scheme

Application of the erection of 2 blocks containing 9 flats and 9 parking spaces. The block (A) at the front of the site will be three storeys with 6 flats (1 x 1 bed, 5 x 2 bed) and the block (B) to the rear of the site will be three storeys with 3 flats (3 x 2 bed). One parking space will be provided at the front of the site and 8 in the middle between the two blocks.

Revised Scheme

Is to increase the ridge height of Block A by 1m to allow the installation of two further areas of living accommodation in the roof area, accessed from the two flats below, increasing these units from 2 bed to 3 bed flats.

Description of Site:

A rectangular plot on the west side of Albert Road some 0.09ha in area. The surrounding area is a mixed residential area with houses and flats. On the southern boundary of the site a footpath leads to a footbridge over the over-ground railway line to Buckhurst Hill station. The railway runs along the western boundary of the site. There is a large oak tree on the southern boundary, which is protected by a Tree Preservation Order. The site slopes up towards the railway line. It should be noted that the works have commenced on the 2005 permission and the B Block is largely complete and work is underway on the A Block.

Relevant History:

DEM/EPF/925/04	Demolition of building	approved
EPF/1840/04	Erection of 1 block of 8 flats	approved
EPF/1757/05	Erection of 2 blocks of 9 flats	approved

Polices Applied:

DBE 1 New buildings
DBE 2 new buildings amenity
DBE 6 Car Parking
DBE 8 Amenity space
DBE 9 Neighbour Amenity
LL 10 TPO Trees
ST4 Parking
ST6 Traffic Criteria

Issues and Considerations:

The main issues in this application are whether this amendment to the approved scheme is acceptable in regard to:

1. The street scene and design
2. Residential amenity
3. The protected tree and landscaping
4. Highway safety and car parking.

1. Effect on the Street Scene & Design

- This scheme would see the increase in ridge height of the front block (Block A) by 1m, the installation of roof lights on the front and rear roof slopes, a change in the size of the front and rear windows on the projecting gables to make them rectangular rather than square, and a change in the design of the balconies, although they are in the same position and are the same size as the approved plans.
- This is a site that is previously developed in an urban area, and in close proximity to local services and transport links. The site is 14m wide and 60m deep, and the B block is set some

22m to the west of Block A. Communal amenity areas are provided at the front of Block A, in between the blocks and to the rear of block B.

- The increase in height has no adverse impact on the design and appearance of the building and is barely noticeable in this mixed and diverse area of built development of varying heights, and will not appear cramped or incongruous.
- It is also the case that the block will still be lower than the B Block behind it.
- The other changes are minor and have no adverse effect.
- This is a proposal which is considered acceptable in this urban area, and is in keeping with Government advice on the best utilisation of urban land and the provision of a diverse range of housing types

2. Residential Amenity

- This minor increase in height of the ridge will not have any further significant impact on overshadowing or loss of light than the approved scheme.
- It is also the case that there would be no further overlooking of any property as a result of the roof raising. The roof lights are 2m above the floor level and would not lend themselves to overlooking, or being overlooked from Block B which is 24m away.
- The increase in height would not result in an overbearing impact on any neighbouring property.
- There is no reduction in the amenity area for the development. The communal amenity space provided by the rear garden would be an area of approximately 246m². For 9 units the local plan recommends an area of 225m² for each unit and this proposal is therefore acceptable.

3. Landscaping

- There will be no change to the landscaping and no harm caused to the TPO'd tree on the site as a result of this scheme.

4. Highways

- There is no change to the parking provision and access arrangements.
- It is the case that the scheme will not see an increase in the number of units on the site, but 2 of the units will change from 2 bedrooms to 3 bedrooms. The new accommodation areas are reached via internal stairs in each flat which would preclude a future attempt to turn them into separate flats which would require further parking provision (which in any case would require planning permission).
- Therefore the current allocation of 9 parking spaces is in line with current adopted parking standards, and it is the case that this site is in an urban area and within easy walking distance of the tube station and local shops and facilities. It is also on a bus route. Therefore the parking spaces provided are in accordance with current government advice on reducing the reliance on private motor vehicles.
- The Highways Department have raised no objections to the scheme subject to conditions.

5. Other Matters

- Objectors have commented that the scheme as already implemented is closer to the road than the approved plans, the window frames are supposed to be white and the balcony changes will remove the screening.
- However a site investigation has confirmed that the two blocks are sited as the approved plans.
- In addition the change in frame colour is a non material variation and the balcony changes are only on Block A, the screens on Block B are as previously approved.
- In addition the balcony screens have not yet been installed on Block B, and these will be installed prior to the first occupation of the site.

Conclusion

This is a scheme which has a very minor impact on the approved development and will not cause adverse effects to the street scene or the neighbour's amenities and will ensure the retention of the protected trees on site. This does not increase the number of units on the site, and is in a very sustainable urban location which means the levels of parking provision is acceptable. This application is therefore recommended for approval.

SUMMARY OF REPRESENTATIONS

PARISH COUNCIL – Previous objections remain valid. Increase in height is overbearing to neighbours and will result in loss of their privacy.

4 ALBERT ROAD – Object, windows are supposed to be white, buildings seem closer to road than on plans. What about additional vehicles and highway safety, site completely over developed (2 separate objections)

4 BUCKHURST WAY – Object, over development, lack of sufficient parking will cause dangerous on street parking, block will be overbearing and reduce privacy, out of keeping with the area.

6 BUCKHURST WAY – Height will affect light to houses, traffic will be dangerous, scheme is out of character with the area.

1 ELM CLOSE – Object, too many flats, height increase will overshadow us, be an eyesore, will darken pathway across railway leading to fear of crime.

16 ELGAR CLOSE – Object, loss of light to my property, overlooking of my property, out of character with the area.

21 ELGAR CLOSE – Object, decrease the sunlight to my flat and communal gardens, building will be an eyesore.

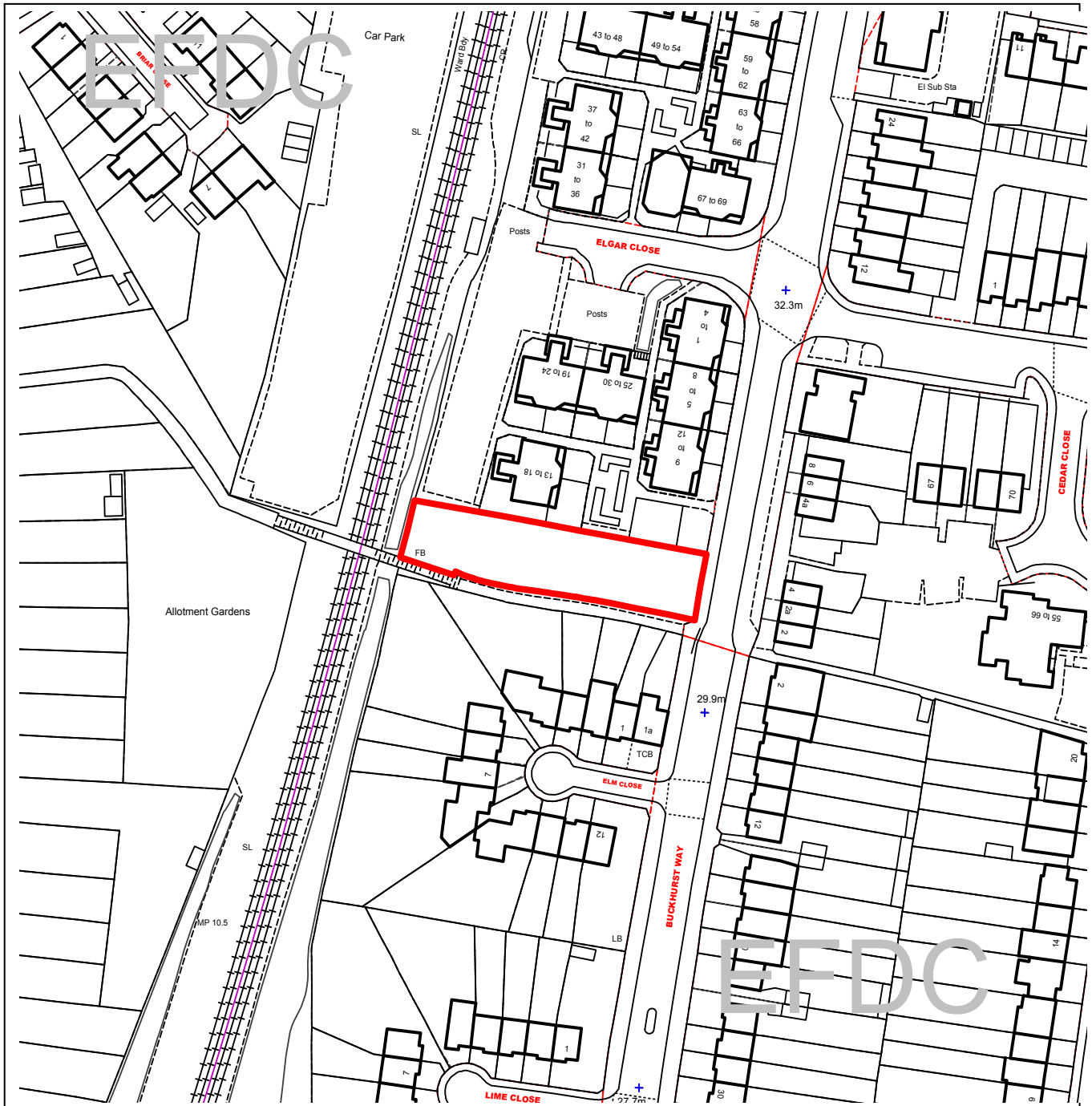
PETITION FROM 32 LOCAL RESIDENTS – Object, increase in height totally unacceptable, blocks have adverse impact on the area, change to design of balconies is unacceptable as should be obscure glass 2m high. Parking is inadequate.

BUCKHURST HILL RESIDENTS SOCIETY – Object, increased height will have a greater impact on Elm Close residents, will increase demand for parking, roof lights are unacceptable and incongruous.



Epping Forest District Council

Area Planning Sub-Committee South



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Agenda Item Number:	2
Application Number:	EPF/0820/08
Site Name:	1 Albert Road, Buckhurst Hill, IG9 6EH
Scale of Plot:	1/1250

Report Item No: 3

APPLICATION No:	EPF/0679/08
SITE ADDRESS:	118 High Road Chigwell Essex IG7 5AR
PARISH:	Chigwell
WARD:	Chigwell Village
APPLICANT:	Mr L C Earl
DESCRIPTION OF PROPOSAL:	Demolition of an existing dwelling and erection of 10 x 2 bedroom flats and 2 x 3 bedroom penthouses including associated car parking, access and landscaping.
RECOMMENDED DECISION:	Grant Permission (With Conditions)

CONDITIONS

- 1 The development hereby permitted must be begun not later than the expiration of three years beginning with the date of this notice.
- 2 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 No development shall take place on site, including site clearance, tree works, demolition, storage of materials or other preparatory work, until all details relevant to the retention and protection of trees, hereafter called the Arboricultural Method Statement, have been submitted to the Local Planning Authority and approved in writing. Thereafter the development shall be undertaken only in accordance with the approved details, unless the Local Planning Authority has given its prior written consent to any variation.

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

The Arboricultural Method Statement shall include all other relevant details, such as

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

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

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

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

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

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

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

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

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

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

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

- 8 Before the occupation or use of any phase or part of the development, whichever is the soonest, a Landscape Management Plan (LMP) shall be submitted to and approved by the LPA.

The LMP shall contain a statement of the long-term aims and objectives covering all elements of the implementation of the agreed landscape scheme and full details of all management and establishment operations over a five-year period, unless otherwise agreed in writing by the LPA. It shall also include details of the relevant management, and supervisory responsibilities.

The LMP shall also include provision for a review to be undertaken before the end of the five year period. A revised LMP shall be submitted for the agreement of the LPA before five years has expired. The revised details shall make similar provisions for the long term maintenance and management of the landscape scheme. The revised scheme shall also make provision for revision and updating.

The provisions of the LMP, and subsequent revisions shall be adhered to and any

variation shall have been agreed beforehand in writing by the LPA. No trees, shrubs, hedges or other plants shall be removed for the duration of the Landscape Management Scheme or its revisions, without the prior written approval of the LPA. Any trees, shrubs, hedges or other plants being so removed shall be replaced in the first available planting season by an equivalent replacement or replacements to the satisfaction of the LPA. Management of the landscape scheme in accordance with the LMP or their agreed revisions shall not cease before the duration of the use of the development unless agreed in writing by the LPA.

- 9 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.
- 10 Prior to the commencement of the development details of the proposed surface materials for the driveways shall be submitted to and approved in writing by the Local Planning Authority. The agreed surface treatment shall be completed prior to the first occupation of the development.
- 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 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.
- 13 All material excavated from the below ground works hereby approved shall be removed from the site unless otherwise agreed in writing by the Local Planning Authority.
- 14 Prior to commencement of development, details of levels shall be submitted to and approved by the Local Planning Authority showing the levels of the site prior to development and the proposed levels of all ground floor slabs of buildings, roadways and accessways and landscaped areas. The development shall be carried out in accordance with those approved details.
- 15 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.
- 16 A flood risk assessment shall be submitted to and approved by the Local Planning Authority prior to commencement of development. The assessment shall include calculations of increased run-off and associated volume of storm detention using Windes or other similar programme. The approved measures shall be undertaken prior to the first occupation of the building hereby approved and shall be adequately maintained in accordance with a management plan to be submitted concurrently with the assessment.

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

Description of proposal:

Demolition of existing dwelling and erection of 10 two-bed apartments and 2 three-bed apartments, with 18 parking spaces.

Description of Site:

A large detached house on a roughly square plot on the east side of the High Road, 40m south of Chigwell Tube Station. There are a large number of protected trees on the site. There is a grade II listed building 70m to the south, and another immediately opposite (No 189 High Road). Chigwell Golf Club is to the immediate east, and the boundary between the rear garden and golf course is unmarked.

Relevant History:

EPF/1616/97 Erection of 16 Flats refused
EPF/0424/05 Erection of 10 Flats refused, but Appeal Allowed in 2006

Policies Applied:

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

Issues and Considerations:

The main issues in this application are:

1. Context
2. Design
3. Sustainability
4. Listed Buildings
5. Neighbours Amenity
6. Landscaping
7. Flooding
8. Highways Matters

It should be noted that the original scheme was refused in 2005. The refusal was appealed and allowed by an Inspector in 2006, as an outline application for 10 flats with parking, in one building. Indicative plans were submitted, although all matters were reserved.

The proposed plans are of a very similar nature to the indicative plans seen by the Planning Inspector. Therefore the principle of a suitable flatted development on this site has been permitted and the application does not give the opportunity to go back over arguments that have already been decided at the appeal. Therefore the issues in this application are the details of the scheme and whether the addition of two flats in the roof has any adverse impact.

1. Building in Context

- The plot is a maximum of 60m wide and about 54m deep, although there is a dispute with the Golf Club over the precise boundary position, but this does not affect the planning merits of this case.
- The existing property is a two storey detached house which spreads across most of the width of the plot.
- The replacement dwelling will be a maximum of 29.5m wide and 26m deep.
- Overall height is 10.8m with a hipped/flat roof. There will be two flat roof dormers on each flank roof slope, and terrace balconies on the front and rear elevations. Two small flat roofed dormers will be erected on the front roof slope.
- The plan of the building is rectangular shaped, with two front projections, set back from the front elevation by over 5m.
- A minimum gap of 8m will be left to the southern boundary (with No 122 High Road) and 10m to the north.
- An underground car park will be excavated and provide parking for 15 cars. 3 spaces will be provided within the curtilage for visitor parking.
- The Inspector's comments on the illustrative plans were that they showed "*a building of some consequence, reminiscent of a large individually designed house from a bygone age. Whilst such a design would be of a greater scale and massing than the existing, it would nonetheless, in my view, sit comfortably on the plot....I do not therefore consider that an appropriately designed development of flats would be out of character with the area which surrounds the appeal site*".
- The current plans only differ from the previous (illustrative) plans by the addition of two extra flats in the roof space area, raising the main ridgeline from 9.5m of the illustrative plan to 10.8m (an increase of 1.3m) and various detail changes to the window treatments. Whilst it is the case that the building is higher and bulkier than the illustrative plan it is clear that it is not materially different from that development and would not negate the inspector's comments.
- In addition, the new scheme maintains the appearance of a two storey house on the front elevation even though the roof is higher and the dormers on the front roof slope are very modest.
- It is considered therefore that the character and appearance of the street scene in this area will not be unduly harmed.
- The scheme can be comfortably accommodated on this large plot and would not be either out of keeping or too large a development. The addition of the two flats causes no harm to the overall appearance and character of the scheme, and they can be comfortably integrated into the building.
- 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 to which this scheme complies.

2. Design

- The scheme has the appearance of a large detached house, and set back from the road and combined with mature trees on the site, it relates well with the local environment. The design benefits from a large but proportional area of tiled sloping roof, broken by small dormers and roof features. In fact the dormer additions add more character to the overall design.

- The materials can be conditioned to be appropriate to the area and will be facing brick and plain tile.

3. Sustainability & Urban Development

- This is previously developed land. In both Policy CP6, 7 and PPG3 priority is given to the reuse of previously developed land in urban areas, but this should not be at the expense of the quality of the local environment and unsympathetic change.
- It is considered that this is a good quality and sympathetic scheme.

4. Listed Buildings

- The scheme will have no adverse effect on the setting of the nearby listed buildings, a point reinforced by the Inspector's decision.

5. Amenity & Impact on Neighbours

- The main neighbours that potentially may be affected are No 187, 189, 191 and 120 High Road.
- The first three are opposite the site on the west side of the High Road, and due to the nearly 50m gap between elevations there will be no loss of light or significant loss of light to any of these properties. The distance also means that there will be no adverse loss of privacy, especially as the elevations that face each other are open to the view of the public using the footways and road.
- Whilst there will be a visual impact due to the slight increase in height of the new building this would not justify a refusal as the impact will not be significant or adverse due to the distances and the proposed screening provided by the landscaping.
- No 120 is to the south and separated by a gap of 10.3m and a boundary screen of high mature trees which will be preserved. Although there is the potential for overlooking from the roof dormer windows on the south flank of the building, due to the screening, distance and angle at which No 120 sits when compared with 118 there will be no adverse loss of privacy.
- This issue was considered by the Inspector, who commented that "*the development would not necessarily give rise to unacceptable levels of overlooking. The proposed apartment building could be designed in such a way as to avoid the need to locate windows at first floor level of a size and style which would result in any direct intrusion into the privacy of the neighbours. The intervening belt of mature trees and shrubs along the southern boundary would further safeguard the amenities of the neighbours. I do however recognise in the winter months, when leaf cover would be diminished, or if significant trimming were carried out to the trees and shrubs, the existing planting would not be so effective at screening the development from the south. Nonetheless I do not consider this objection alone would be such as to warrant refusal of planning permission.*"
- The amount of amenity space provided is 730m², which is over the required 300m².

6. Landscaping

- The Landscape Officer has commented that the scheme is acceptable subject to conditions to preserve the protected trees.

7. Flooding

- Several objectors have commented on flooding issues. However these can be dealt with by the imposition of a suitable condition. The site is not in an area liable to flooding.

8. Highways

- The scheme will provide 18 places (which is 1.5 per flat) and is designed to be allocated on a 1 place per 2 bed flat and a minimum 2 places to the 3 bed flats, with visitor parking also provided. This is acceptable, especially as the property is within easy walking distance of excellent and sustainable public transport links (Chigwell Station is just north of the site). It is therefore unlikely that this scheme will contribute to further on-street parking in the area.
- The Highways Department have raised no objections to the scheme on the grounds of safety and there will be no additional road safety issues from the development.

Conclusion

This is a substantial scheme, but the proposed dwelling can be comfortably accommodated on this large plot without causing significant harm to either the street scene, listed building or the neighbours. No harm is caused to highway safety and the parking provision is more than adequate. When combined with the changes from the approved scheme the essential elements of the Inspector's decision are still present. The amenity issue of neighbours has been considered, but there are no justified planning grounds to refuse on this basis.

The proposal is for a well-designed building, attractive in itself and having the appearance of a large detached house. The recommendation is therefore for approval.

SUMMARY OF REPRESENTATIONS

PARISH COUNCIL – Object, over-dominant expansion of roof height with the inclusion of two additional penthouses which is highly disproportionate and overbearing, especially to the house opposite.

122 HIGH ROAD – Object, floodgates have opened for flats in the area, and my original objections to the 05 scheme are still valid.

CHIGWELL GOLF CLUB – Object, reasons as before, the site is too small.

187 HIGH ROAD – Object, will take away my morning sun, three stories is at odds with area, extra storey will change character of the area, overlook my property, will cause a traffic hazard, house will be over-dominant, drains will not be able to cope.

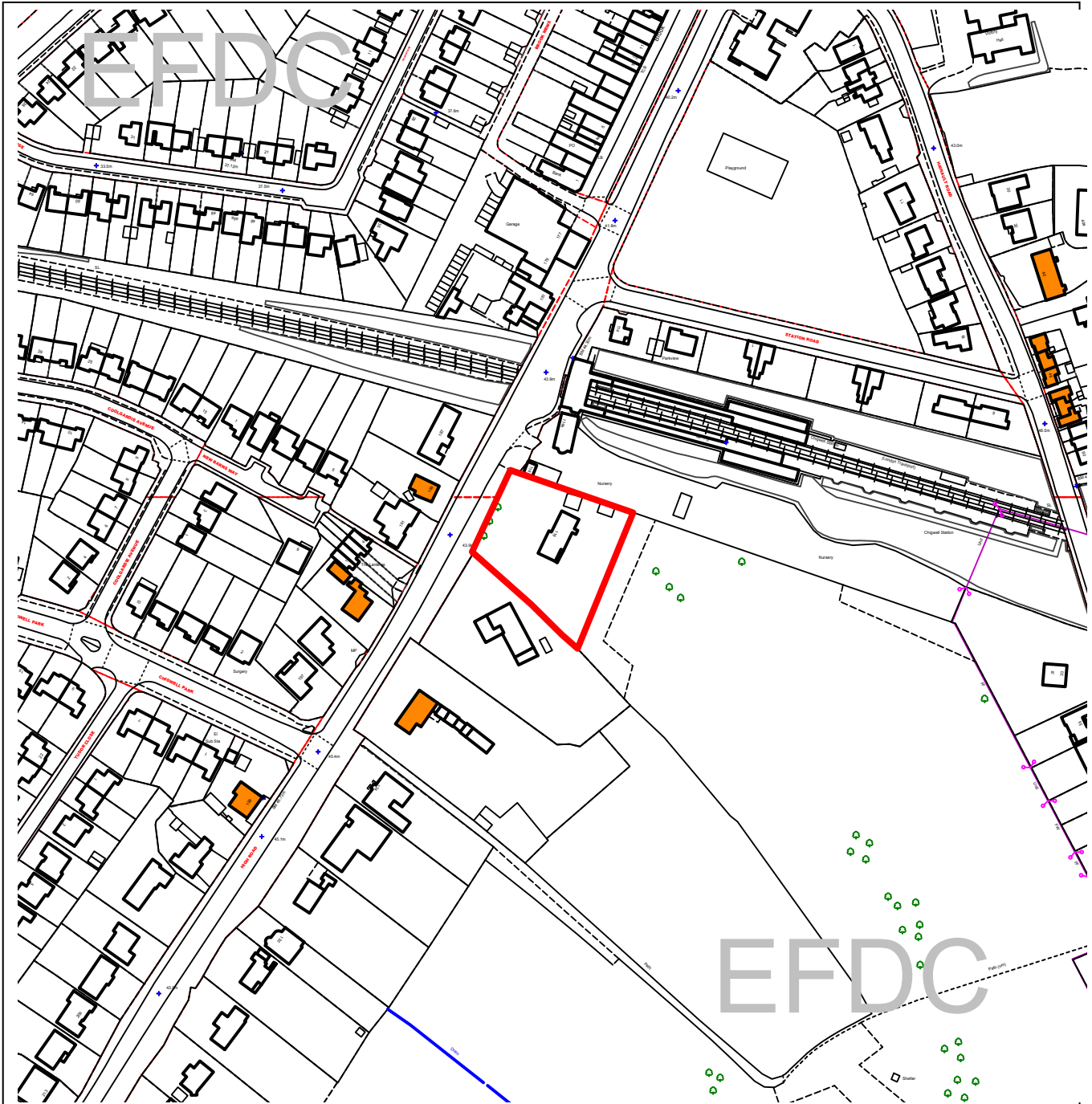
189 HIGH ROAD – Object, exacerbates traffic issues in the area and causes a hazard, flooding will occur, flats out of character.

120 HIGH ROAD – Object, will overlook our property and will be closer than the previous scheme and could damage TPO Trees.



Epping Forest District Council

Area Planning Sub-Committee South



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Agenda Item Number:	3
Application Number:	EPF/679/08
Site Name:	118 High Road, Chigwell, Essex IG7 5AR
Scale of Plot:	1/2500

Report Item No: 4

APPLICATION No:	EPF/0688/08
SITE ADDRESS:	Belmont Lodge 392 Fencepiece Road Chigwell Essex IG7 5DY
PARISH:	Chigwell
WARD:	Grange Hill
APPLICANT:	Mr Russell Mady
DESCRIPTION OF PROPOSAL:	Proposed extension and alterations.
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 All construction/demolition works and ancillary operations 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.
- 4 All deliveries to the site shall only be received 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.
- 5 The development, including site clearance, must not commence until a tree protection plan, to include all the relevant details of tree protection has been submitted to the Local Planning Authority and approved in writing.

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

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

The trees must be protected in accordance with the agreed statement throughout

the period of development, unless the Local Planning Authority has given its prior written consent to any variation.

- 6 Prior to the commencement of the development hereby approved, details of the extraction and ventilation equipment for the proposed kitchen shall be submitted to the local planning authority for approval in writing.

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), the recommendation differs from the views of the local council (Pursuant to Section P4, Schedule A (g) of the Council's Delegated Functions) and since a Councillor is an objector in a purely personal capacity (Pursuant to Section P4, Schedule A (j) of the Council's Delegated Functions).

Description of Proposal:

This application seeks planning permission for extensions and alterations to the existing care home. The main areas of extension would be to the southern side of the building, infilling an area located towards the rear of the care home at ground floor level and a first floor extension across a central section of the building.

A number of smaller ground floor extensions are also proposed: infill extensions to the central courtyard within the building and an extension on the northern side of the building creating space for ensuite bathrooms to two rooms. Alterations to the front elevation are also proposed, involving the removal of the existing entrance which is accessed by several steps and its replacement with a bay window. The main access to the property would be into a lounge area and would be located further along the front elevation towards Limes Avenue, from where the access could be accommodated at ground level.

Description of Site:

The application site is located on the eastern side of Fencepiece Road, Chigwell. Surrounding properties are generally residential. The southern boundary of the site adjoins the side boundary of 390 Fencepiece Road and the rear boundaries of a pair of semi-detached houses, 20 and 22 Clayside. The rear (western) boundary of the site abuts the rear gardens of 8 houses that form part of a terrace fronting onto Limes Avenue. There is open space formed by allotments and highway verge between the northern boundary of the site and Limes Avenue.

There is a significant change in the level of the land across the site, which decreases from the side boundary closest to Limes Avenue, towards the boundary with 390 Fencepiece Road. As a result, that neighbouring dwelling is set at a substantially lower level.

At present there is a hard surfaced parking area to the front of the site, which the application drawings show may accommodate 12 cars. Whilst no further car parking is shown formally, there is scope for additional vehicles to be parked along the southern elevation of the building at present. At the time of the site visit (at approximately 2.30 on a Tuesday afternoon) there were three cars in the car park, one of which belonged to the agent attending the site meeting. At the

time of the site visit, refuse bins were located along the southern boundary of the site, adjacent to the area in which the ground floor extension is proposed.

Relevant History:

The site was originally two residential plots. In 1983 planning permission was granted for the change of use of one of the plots (396 Fencepiece Road) to an elderly persons' home. That property was extended in 1984 with single storey rear extensions and in 1986 with a two storey rear extension. In 1988 the bungalow on the other plot (No. 392) was granted planning permission for a change of use to be used as an extension to the elderly person's home. In 1989 the bungalow was demolished and a two storey extension erected as an addition to the care home.

As can be seen from the planning history listed below, two planning applications for extensions to the care home were refused planning permission in the late 1990's, the second of which being the subject of an unsuccessful appeal to the Planning Inspectorate. In 2000 a further planning application for a smaller extension to the care home was also refused by the Council, although planning permission for this application was subsequently granted on appeal.

- EPF/0373/83. Alterations and extensions and change of use to elderly persons home. Approved 23/05/83.
- EPF/0078/84. Single-storey rear extension. Approved 11/05/84.
- EPF/1340/84. Single storey rear extension. Approved 07/12/84.
- EPF/0431/85. Two storey rear extension. Refused 10/06/85.
- EPF/0082/86. Two storey rear extension to existing old persons home. Refused 22/05/86.
- EPF/0778/86. Single and two storey rear extensions. Approved 15/09/86.
- EPF/0451/88. Change of use from dwelling to old peoples home. Approved 27/06/88.
- EPF/0154/89. Two storey extension to old people's home (following demolition of existing bungalow). Approved 26/06/89.
- EPF/1490/98. Extensions and alterations to provide 15 additional bedrooms and ancillary accommodation and improvements to front elevation. Refused 29/03/99, for the following reasons:
 1. *The proposals represent overdevelopment of this site and would result in a building of excessive depth and bulk relative to neighbouring houses, and would produce a building which dominates the area of rear gardens which would detract from the open and spacious character of the area contrary to policies DBE1, DBE2 and DBE10 of the adopted Local Plan.*
 2. *Inadequate provision is made clear of the highway for the parking, turning, loading and unloading of vehicles, and without such facilities this proposal is likely to lead to traffic hazards and would be prejudicial to the free flow of traffic and general road safety, and would thus be contrary to policy T17 of the adopted Local Plan.*
- EPF/0807/99. Extension and alterations to provide 10 additional bedrooms and ancillary accommodation and improvements to front elevation and parking. Refused 11/08/99 and dismissed on appeal, for the following reasons:
 1. *The proposals represent overdevelopment of the site and would result in a building of excessive depth and bulk relative to neighbouring houses, and would produce a building which dominates the area of rear gardens which would detract from the open and spacious character of the area contrary to policies DBE1, DBE2 and DBE10 of the adopted Local Plan.*

2. *The enlarged facility is likely to increase activity and movement into the site and within the site adversely affecting the amenities of the occupiers of neighbouring properties, contrary to policy DBE9 of the adopted Local Plan.*
- EPF/0044/00. Extension and alterations to provide 5 additional bedrooms and ancillary accommodation and improvements to front elevation. Refused for the same reasons as EPF/0807/99 on 24/05/00. Subsequently Allowed at appeal.

Policies Applied:

Adopted Local Plan and Alterations.

CP2 – Protecting the Quality of the Rural and Built Environment
CP3 – New Development
CF2 – Health Care Facilities
DBE1 – Design of New Buildings
DBE2 – Effect on Neighbouring Properties
LL10 – Landscaping
ST4 – Road Safety
ST6 – Vehicle Parking

Issues and Considerations:

The main issues in this case are:

1. The impacts of the proposed development on the amenities of the occupiers of neighbouring dwellings;
2. The impacts of the proposed extensions on the character and appearance of the area;
3. The acceptability of proposed parking and access arrangements;
4. Trees and landscaping; and
5. Refuse storage.

1. Neighbouring Amenity

With regard to the impacts of the proposed development on the amenities of the occupiers of neighbouring dwellings, the elements of the proposed development which would have the greatest impact on neighbours would be the ground floor extension to the southern boundary and the first floor extension across the central section of the building. The extension to the southern side of the boundary would be partly stepped down from the main building and would be approximately 2.8 metres in height, with high level windows above. This section of the building would serve the new kitchen. The rear part of this extension would have a pitched roof above that would be of the same height as this part of the building. This part of the extension would also accommodate two additional ensuite bedrooms. The extension would be located approximately 6 metres from the side of the rear garden of 390 Fencepiece Road and approximately 10 metres from the rear garden of 22 Clayside. The section to the rear of 22 Clayside would be the taller part of the extension, which would have an eaves height of approximately 3.8 metres and ridge height of approximately 6 metres. However, as this extension would be viewed within the context of the existing building, it is not considered that it would result in a material loss of light or outlook to the occupiers of neighbouring dwellings, not least because of its location to the north of these properties. There would be no overlooking, as the windows proposed in the side elevation would all be at a high level. The windows could be required to be glazed with obscure glass, if

considered to be necessary. However, having regard to the height of the windows it is recommended that this would not be necessary.

The first floor extension would also be located alongside the garden of 390 Fencepiece Road. It would extend as far forward as the commencement of the ground floor extension. Consequently, it would add approximately 5 metres to the depth of the first floor of the building and would accommodate three additional ensuite bedrooms. It would be located approximately 8.5 metres from the boundary with 390 Fencepiece Road. It is considered that it is located a sufficient distance from this property that there would be no material reduction in outlook, either to the dwelling or to its rear garden. Furthermore, having regard to its location to the north of this neighbouring property, the extension would not cause a material loss of light.

There would be a distance of approximately 40 metres retained to the rear site boundary with the gardens of the terraced dwellings in Limes Avenue. Due to this distance it is not considered that there would be any material loss of amenity to the occupiers of these properties. The rear windows of the proposed first floor extension would be partly screened by the roof of the rear extension, which would be an improvement to the existing situation with regards to amenity.

Concern has been raised regarding the closer proximity of the kitchen to the boundary with 390 Fencepiece Road and any noise or odour nuisance which may arise as a result of extraction equipment. Acceptable extraction and ventilation equipment may be secured by planning condition and accordingly it is considered that there would not be any material loss of amenity.

2. Impact on Appearance of the Area

The building is visible from Fencepiece Road, from Limes Avenue to the side and from Limes Avenue at the rear. From the rear of the site, Limes Avenue is considerably elevated in relation to the site and accordingly there is a public vantage point from which there is a clear view of the rear of the building. The proposed rear extension to the southern side of the building would not be readily visible from outside the side. The first floor extension would be visible from Limes Avenue both from the side and the rear of the site. It is, however, considered that it would have an acceptable appearance that would be proportionate having regard to the size of the building. The roof of the extension would be considerably lower than the roof of the main section of the building, resulting in it having a subservient appearance. The other alterations are minor in scale and it is not considered that they would be detrimental to either the character or the appearance of the surrounding area.

3. Parking and Access

The application proposes no additional parking. The existing parking is laid out to the front of the building and will accommodate 12 vehicles. Reference has been made to a second, informal, parking area to the south of the building. Whilst this area would be reduced, the remaining area to the side of the extension would be approximately 6 metres by 20 metres. It is considered that this area is likely to be sufficient to provide up to three additional informal parking spaces.

The Council's adopted parking standards seek a maximum of 1 space per resident staff and 1 space per 3 bed spaces/dwelling units. The applicant has advised that there are no resident staff on the site at present and there is no definite intention as to whether there would be following the development. The proposed drawings show 51 resident bedrooms and 1 staff bedroom and it is on this basis that the parking requirement will be assessed. This would generate maximum requirement for 18 parking spaces. There is clearly a shortfall, as the application drawings show that there would be 12 spaces, albeit with possible provision for up to 3 further spaces. However, the standards do represent a maximum requirement. This location is well served by public transport and as a result alternative modes of transport are available. The care home does not

have restricted hours for visiting and accordingly, visitors are not all concentrated into a narrow period of time, although it is expected that visitor numbers would be greatest on the weekends. On balance, having regard to this and the small reduction (of one or two spaces) within the informal parking area it is considered that parking provision below the maximum standard would be justified. There are no parking restrictions on the road but it is a relatively busy thoroughfare, downhill from a traffic light junction and on-street parking generally does not take place. Because of this, Officer's observations are that the proposal will not increase the potential for on-street parking.

4. Trees and Landscaping

The proposal would not require the removal of any trees. It would however, be in close proximity to some existing trees and shrubs, including the eucalyptus tree at the rear of the building. These trees should be protected during construction and this may be controlled by condition, if planning permission is granted.

5. Refuse Storage

At present, the refuse bins are stored at the southern side of the building, adjacent to the site of the proposed ground floor extension. Following the development, a bin store area is proposed to the rear of the site. This would be located to the side of the very end part of the rear garden of 390 Fencepiece Way. Concern has been raised by the occupiers of this property regarding odours and noise from the refuse storage and collection. It is not considered that the proposed development, which seeks to increase the number of rooms within the care home, would considerably increase refuse. Accordingly, it is not considered that the situation would be materially worse than the present arrangement, whereby the bins are stored alongside this property boundary, much closer to the dwelling and the main part of the garden. Refuse would need to be moved to the front of the site for collection, as would be the existing case.

6. Other Matters

Concern has been raised by a local resident that there would be no access for the Fire Brigade to the rear of the building. However, access would be no tighter than as existing.

Conclusion

In light of the above appraisal, it is considered that the proposed extensions would have an acceptable appearance and there would be no material loss of amenity to any neighbouring property. The proposed storage arrangements for refuse are considered to be acceptable and, subject to the impositions of planning conditions, it is not considered that there would be any harm to trees and landscaping within the site. On balance, the provision of car parking is considered to be acceptable, having regard to the maximum standard and the location of the site.

SUMMARY OF REPRESENTATIONS:

PARISH COUNCIL. Objection. The Council objects to this development on the grounds that the site is already used to its maximum capacity and is an overdevelopment of the site and will cause additional parking issues to both staff and visitors.

"THE WAYSIDE" 390 FENCEPIECE ROAD. Objection. The kitchen extension would be nearest to our property and because of the change in levels would have an overwhelming effect on our privacy. Would hope conditions would be inserted ensuring any windows facing our property should be opaque glazed. Concerned regarding possible noise and fumes from extractor pipes

from the kitchen. Where will the storage of domestic and clinical waste bins be relocated to? We do not wish them to be on the boundary due to odours and noise from emptying the bins. Concerned regarding surface water flow. Concerned regarding reduction in parking area and space for access by delivery vehicles.

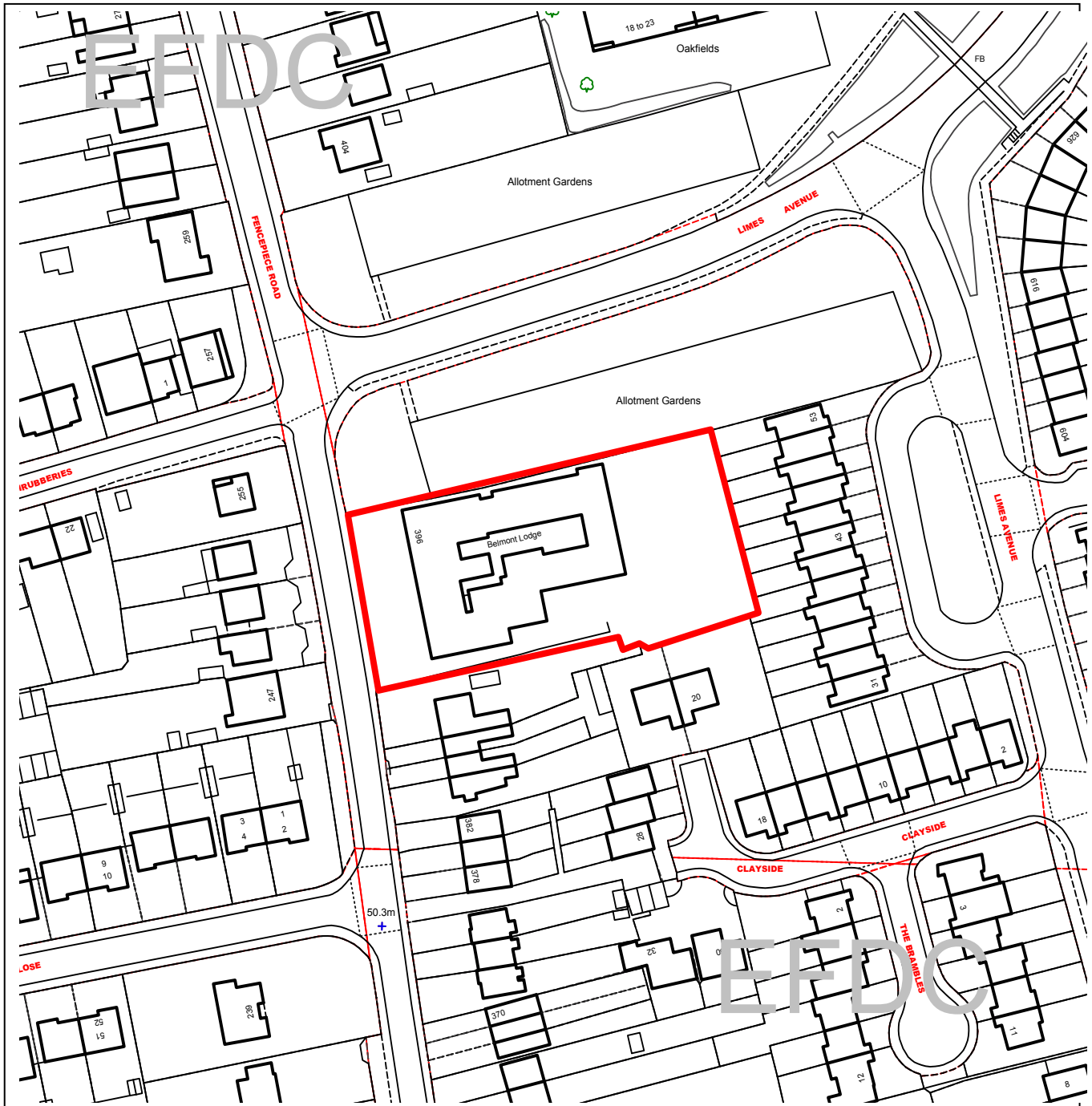
20 CLAYSIDE. Objection. Will overlook our property resulting in loss of privacy to our garden, rear bedrooms and downstairs rooms. It is already a bulky and overbearing building due to numerous previous extensions and alterations and is out of scale with neighbouring properties. The proposed ground floor extension will cause noise and smell pollution. We already have considerable light pollution from corridor windows and security lighting.

22 CLAYSIDE. Objection. Will overlook our property resulting in loss of privacy to our garden, rear bedrooms and downstairs rooms. Several alterations and extensions since it became a nursing home made the building bulky and overbearing and out of scale with neighbouring properties. We already have considerable light pollution from corridor windows and security lighting. Parking will be reduced and there will be no access to the rear of the building for the fire brigade. There is another large nursing home about 200 yards up the same road.



Epping Forest District Council

Area Planning Sub-Committee South



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Agenda Item Number:	4
Application Number:	EPF/0688/08
Site Name:	Belmont Lodge, 392 Fencepiece Road Chigwell, IG7 5DY
Scale of Plot:	1/1250