

Report Item No: 1

APPLICATION No:	EPF/1320/08
SITE ADDRESS:	Grove Cottage Grove Lane Chigwell Essex IG7 6JD
PARISH:	Chigwell
WARD:	Chigwell Row
APPLICANT:	Mr J Colley
DESCRIPTION OF PROPOSAL:	New entrance, piers and railings. (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 piers, shall match those of the existing building.
- 3 No gates should be erected between the entrance piers that grant ingress and egress to the site without the 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 is a revised proposal following a previously refused scheme under planning application reference EPF/2244/07 for the erection of 4 x entrance piers.

Description of Site:

The subject site comprises of a new build two-storey detached dwelling house set in a large rectangular plot of land situated directly west of a cul de sac that is accessed north off Lambourne Road. There is a neighbouring terrace of two-storey cottages to the north of the site and large detached houses bordering to the east and south of the site. The site itself is not in the Green Belt; however the west and northern boundaries abut onto the Green Belt. The front boundary of the site is partly bordered by a hedge that leads off from the common boundary with adjacent neighbour at 'Woodbine', along which the proposal will be sited.

Relevant History:

CHI/153/55 - Additions to house and erection of garage : Approved

EPF/731/74 - Rear and front extensions : Approved

EPF/1912/88 - Outline application for two-storey dwelling house : Refused

EPF/0688/06 - Two storey side and rear extensions, first floor rear extension and rear conservatory. Approved/conditions

EPF/2244/07 - Erection of entrance gates, piers and pillars : Refused

Reason: Proposal is out of character on the street scene and insufficient set back provision for proposed gates fails to comply with DBE1 and ST4.

Policies Applied:

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

DBE1 – New buildings

DBE2 – Affect upon the surrounding area

ST4 – Highways Safety

Issues and considerations

The main issues and considerations in relation to this application are road safety and amenity of neighbouring properties.

1. Amenity and Design

- The property is a detached dwelling situated in a quiet narrow cul-de-sac and the proposed development will be located along the front boundary. The character of the street is semi-rural and comprises of a mix of small attractive garden cottages with a building line close to the edge of the road and to the south are larger sized detached dwellings set back from the edge of the road.
- The scheme as revised has reduced the previous height of the 3 x pillars with entrance gates from 2.2m to 4 x 1.9m high piers. The entrance gates have been eliminated and between the piers are two, 4.0m wide openings that allow ingress and egress from the site.
- The revised scheme has also eliminated the railings and replaced this with a soft landscape scheme and the proposal depicts a hedge to infill between the two vehicle entrances into the site.
- The proposed piers and hedge will provide a means of enclosing the site to demarcate between private space within the site and public space on the road.
- The proposed entrance piers and hedge within proximity of the cottages in this semi-rural location will not result in an overly prominent feature and will not cause detrimental harm to the visual amenity of the street scene, as revised this scheme complies with DBE 1.

2. Road safety

- There is some concern from the parish council that the piers are within proximity of highway land. It is not considered that the piers will be any closer to the highway than the existing hedge at the front of the site and the applicant has indicated the land is in their ownership.
- In terms of road safety, there are no gates proposed with this revised scheme and a condition would ensure prior planning consent is required in the interest of road safety as Grove Road is a narrow road.

Conclusion

For the reasons stated above, the scheme as revised addresses the reasons for the previous refusal. It is therefore considered that this scheme is an improvement and as such complies with the relevant Local Plan policies and is therefore recommended for approval with conditions.

SUMMARY OF REPRESENTATIONS:

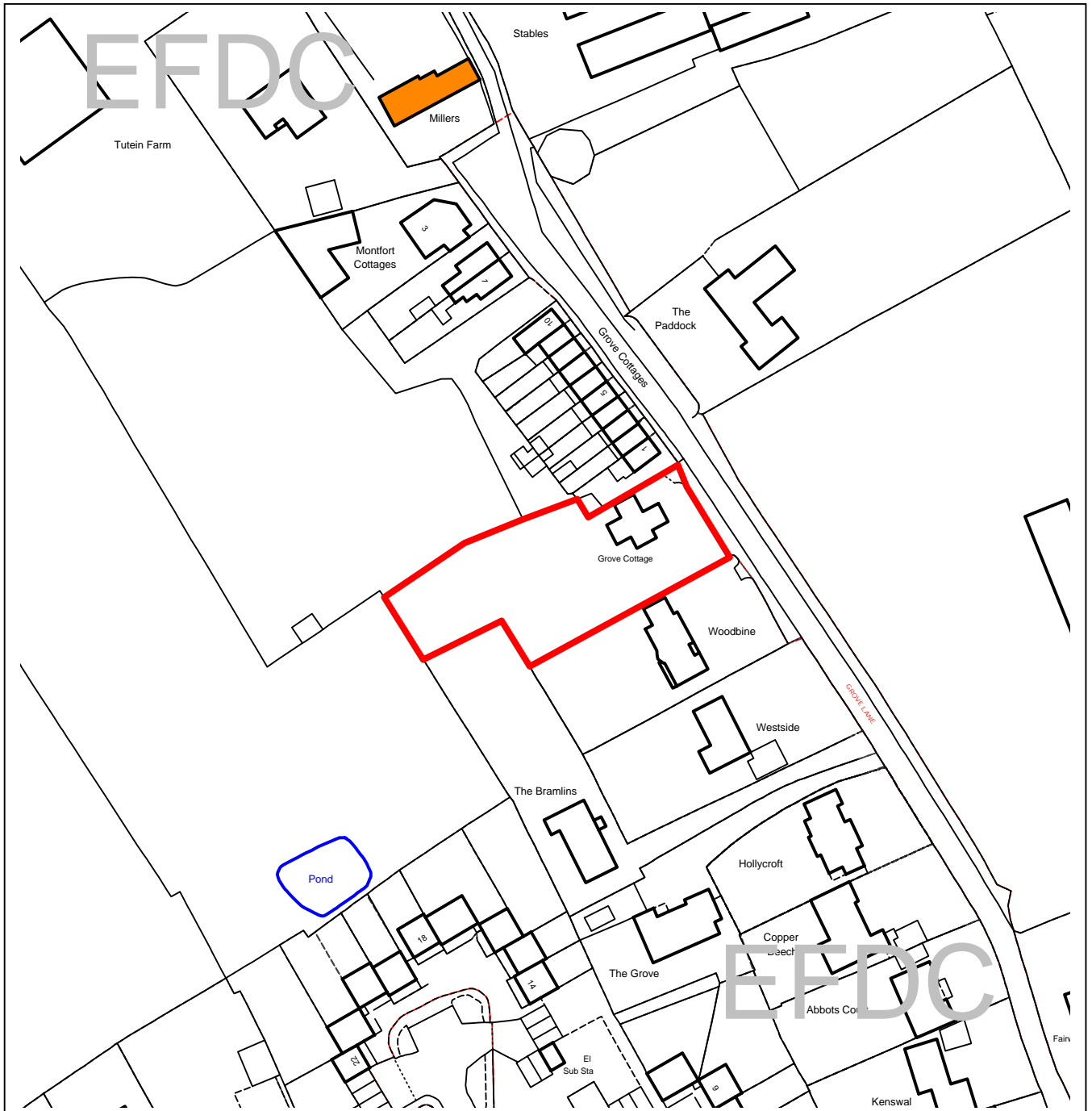
Chigwell Parish Council: **OBJECTS:** The Council objects to this application as it is not satisfied that the previous requirements have been met.

Previous reasons for objection under planning ref: EPF/2244/07: 'The Council *OBJECTS* to this application. Certificate A not completed correctly. Gates on highway land and no set away area for incoming vehicles.'



Epping Forest District Council

Area Planning Sub-Committee South



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Agenda Item Number:	1
Application Number:	EPF/1320/08
Site Name:	Grove Cottage, Grove Lane, Chigwell, IG7 6JD
Scale of Plot:	1/1250

Report Item No: 2

APPLICATION No:	EPF/1263/08
SITE ADDRESS:	71 The Lindens Loughton Essex IG10 3HT
PARISH:	Loughton
WARD:	Loughton Alderton
APPLICANT:	Mr & Mrs Howes
DESCRIPTION OF PROPOSAL:	Conversion of garage to habitable room with first floor extension above.
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 North side shall be fitted with obscured glass and have fixed frames, and shall be permanently retained in that condition.
- 3 Materials to be used for the external finishes of the proposed extension, shall match those of the existing building.
- 4 Notwithstanding the provision of the Town and Country Planning General Permitted Development Order 1995 (or of any equivalent provisions of any Statutory Instrument revoking or re-enacting the Order) no windows other than any shown on the approved plan shall be formed at any time in the flank walls of the development hereby permitted without the prior written approval of the Local Planning Authority.

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:

Conversion of garage to habitable room with first floor extension above. The existing garage protrudes forward by 2.25m from the rest of the front of the property and measures 4.7m wide. The extension would be set above this existing garage. The eaves height would be raised from

2.3m high to 4.8m high and the roof would be a hipped design rising up from the front with a ridge height of 8m that would match the height of the existing adjacent front gable.

Description of Site:

Two storey detached property in an estate of other detached properties of 3 different but similar styles. Number 71 is set on a corner location between the very end of The Lindens and the adjacent cul-de-sac Hogarth Reach.

Relevant History:

None

Policies Applied:

Local Plan:

Policy DBE2 – Effect on Neighbouring Properties

Policy DBE3 – Design in Urban Areas

Policy DBE9 – Excessive loss of amenity to neighbouring properties

Policy DBE 10 – Design of Residential Extensions

Policy ST4 – Road Safety

Policy ST6 – Vehicles Parking

Issues and Considerations:

The principal issues to consider with this application relate to the impacts of the proposed first floor extension upon the character of the streetscene and area, impacts upon the amenities of neighbouring residents and impacts of the loss of two off-street parking spaces upon road safety.

1. Character of the streetscene and area

The first floor extension now proposed is considered to acceptably complement the existing property in its use of window detail, roof materials, timber framing and brick to match the details and materials of the existing property. It is acceptably subordinate to the existing in terms of floorspace, height and width. The roof design of the extension would further limit the scale of the proposed extension relative to the existing property.

There are other properties in the local area that have first floor extensions over the protruding front garages, most notably number 77 The Lindens diagonally opposite where an identical property has gained permission for a near-identical extension (Ref. EPF/1990/03).

To the rear, number 1 Hogarth Reach is another identical property that has gained approval (Ref. EPF/0571/05) for a near-identical first floor extension above the garage, but as yet this has not been built.

The relevant design and built environment policies have not changed since these near-identical first floor extensions were granted planning permission.

Other properties in the area have also gained permission to extend above their garages and/or convert the garages to living accommodation.

As such, the only reasonable grounds for any refusal of this near-identical proposal would be if the extension were so out of keeping in this specific location as to significantly detract from the character of the streetscene and area.

The property is located on the corner of The Lindens and Hogarth Reach and the South side of the property is visible as one approaches from the East along a 140m straight section of The Lindens. However, both The Lindens and Hogarth Reach form a no-through-route and are relatively quiet residential access roads where this corner does not represent a particularly sensitive prominent position in the built environment. The location of the proposed extension is on the North side of the property, which is obscured from view along most of the 140m straight section of The Lindens and as such it would be on the less prominent side of the property. It is considered, therefore, that the extension is not so out of keeping in this specific location as to significantly detract from the character of the streetscene and area.

2. Residential amenity

There is one neighbouring property where the residential amenity of the occupiers would be directly affected by this extension and this is at number 70 The Lindens.

There would be an element of loss of light as the additional storey would be to the South and would block a degree of light. However, since it would only block light to any significant degree to the front parking area, not the main amenity area, this would not significantly harm residential amenity. There are front windows at ground floor to a lounge and at first floor to a study that would not be facing the proposed extension. Although there would be a degree of loss of direct sunlight shining into the corners of these rooms at certain times of the day, this would not be to any kind of degree as to provide a sustainable ground for refusal in terms of loss of light.

Similarly, there would be a degree of overbearing impact from the erection of the additional storey above the garage, but, again, the impact would be felt only from the front parking area and not from a main amenity area and this would not be to an unacceptable level.

The usual test for whether the loss of outlook from main habitable room windows is to an unacceptable level is to ascertain if the proposed extension breaks a sight line offset at a 45° angle from the edge of the neighbouring habitable room window. In this case, the relevant windows are the ground floor sitting room and the first floor study of number 70 The Lindens, and for both of these windows the loss of outlook does not break the 45° test. As such, there are no sustainable grounds for refusal on grounds of loss of outlook.

A condition is proposed to ensure that no additional side windows are created, other than those on the plans, and that the first floor side window remains obscure glazed, so as to safeguard the neighbouring residents from any significant level of overlooking.

Having regard to the small scale of the proposed development it is considered more appropriate to safeguard the amenities of neighbouring residents during construction under other legislation rather than by way of a planning condition.

3. Off-street parking and Road Safety concerns

Policy ST6 of the adopted Local Plan and Alterations states that the Council will expect all development proposals to provide on-site parking in accordance with the adopted 2001 Parking Standards, which states that for new houses a maximum of 2 off street parking spaces be provided for dwellings in an urban location where there is poor off-peak public transport services, or a maximum of 1 in an urban area where access to public transport is good. There are no specific criteria provided to determine in which area a property is located, but in this case it is considered that there are relatively good public transport links from the London Underground Loughton station.

There would remain space to comfortably park 2 cars off street and evidence has been provided that 4 cars are able to be parked in the driveway area at the property. As such, there is no

justification to refuse the application on lack of parking or on road safety effects bearing in mind the maximum standards. Therefore the proposal complies with policies ST4 and ST6 of the adopted Local Plan and Alterations.

Conclusion

The proposed first floor extension is very similar to other extensions that have been approved in the immediate vicinity, and which were approved applying the same Design and Built Environment policies. The extension is on the North side of the property which is the less prominent side and there are no site-specific factors that make this proposal unacceptable. There would be no unacceptable effects caused to the amenities of the neighbouring residents at number 70 The Lindens, and no unacceptable loss of parking spaces. As such, the application is recommended for approval.

SUMMARY OF REPRESENTATIONS:

LOUGHTON TOWN COUNCIL: Objected to the application which was contrary to Policies DBE9 and DBE10 (i) of Epping Forest District Council's adopted Local Plan and Alterations due to the bulk of the extension having an adverse effect on the streetscene when approaching the cul-de-sac from the main road. The Committee commented that a stepping back of the first floor extension from the front wall of the existing garage might lessen the impact. However, it expressed concerns about a potential loss of light to the neighbouring property which was set back from no 71 and the loss of off-street parking provision of which there was no information provided.

67 THE LINDENS

68 THE LINDENS

69 THE LINDENS

70 THE LINDENS

Objected on the following grounds:

- The development would be out of keeping with its surroundings;
- Number 71 is at a prominent position and already dominates its surroundings, and to extend above the garage would exacerbate this dominance;
- Disruption caused during construction;
- Reduced off-street parking and resultant threat to road safety;
- Loss of light
- Loss of outlook
-

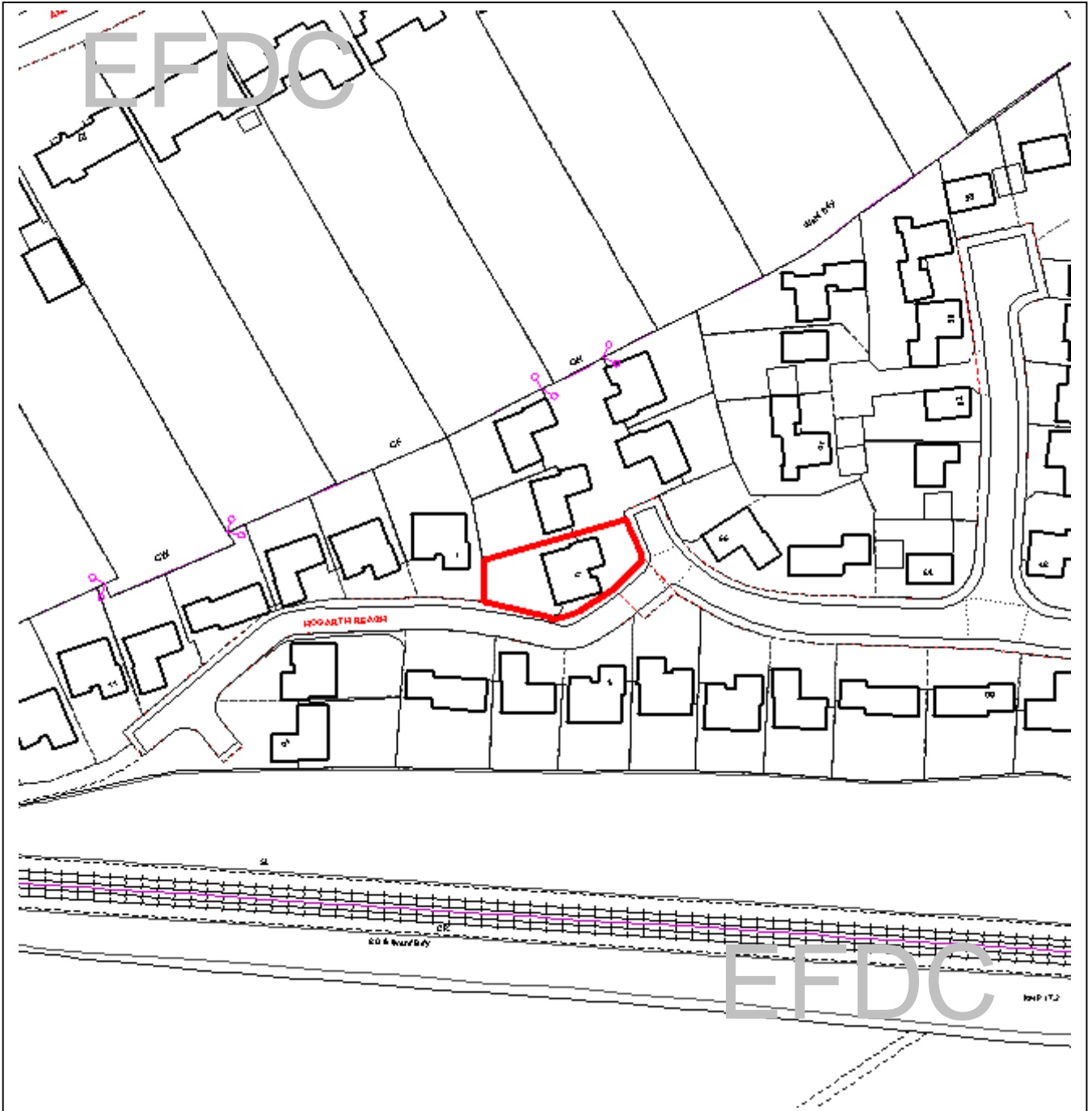
APPLICANTS: Submitted a supporting statement to respond to the objections from the Town Council and neighbouring residents, making the following points:

- Nine properties in the near vicinity have undertaken similar works or had permission given for similar works, and photographic evidence is provided for this.
- The streetscene would not be adversely affected, and neither would any views.
- The neighbouring property number 70 The Lindens is not shaded by number 71 and this would not change, and a large oak tree has been removed at the rear which has improved the levels of light to number 70 The Lindens.
- Four off street parking spaces would remain.



Epping Forest District Council

Area Planning Sub-Committee South



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Agenda Item Number:	2
Application Number:	EPF/1263/08
Site Name:	71 The Lindens, Loughton, IG10 3HT
Scale of Plot:	1/1250

Report Item No: 3

APPLICATION No:	EPF/0920/08
SITE ADDRESS:	Land adj, 8 Cascade Road Buckhurst Hill Essex IG9 6DX
PARISH:	Buckhurst Hill
WARD:	Buckhurst Hill East
APPLICANT:	Largewell Ltd
DESCRIPTION OF PROPOSAL:	Erection of a two bed bungalow.
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 north flank walls of the development hereby permitted without the prior written approval of the Local Planning Authority.
- 4 Prior to the commencement of development, a detailed scheme for the treatment and disposal of soils affected by Japanese Knotweed shall be submitted and approved in writing by the Local Planning Authority. Such a scheme shall accord with the advice in the publication 'Managing Japanese Knotweed on development sites - the knotweed code of practice (Environmental Agency) and Guidance for the Control of Invasive Plants Near Watercourses (Environmental Agency 2001). Thereafter the development shall be carried out in accordance with the approved scheme.

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:

Permission is sought to demolish an existing single storey garage unit and erect a new bungalow that creates a pair of semi-detached dwellings.

Description of Site:

The subject site is a rectangular shaped plot that measures 9.3m in width at the front onto the highway and 34.5m in depth. The site is located on the west side of Cascade Road, a predominantly residential area situated in the built-up urban area of Buckhurst Hill. The site currently accommodates a workshop/ garage unit and the site backs onto a three-storey brick built elderly persons residential home to the west. Adjoining property that shares a common boundary to the south is a bungalow and on the north boundary with the site is a new build two-storey dwelling. The street accommodates semi-detached dwellings comprising of bungalows to the south of the site and two-storey dwellings to the north, all built to a uniform front building line. The ground level is relatively flat and the site benefits from open views to fields east of the site.

Relevant History:

EPF/1029/01: Demolition of existing store buildings and replacement of two bedroom bungalow. Approved/ conditions

Policies Applied:

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

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
LL10 - Landscaping

Issues and Considerations:

The main issue is whether the proposal will have a detrimental impact upon the locality and/or the amenities of residents living in the vicinity of the site, the design, highway safety and sustainability.

1. Sustainability, dwelling mix and parking

- The proposal is the renewal of a previously approved scheme of a similar description under planning ref: EPF/1029/01. As with the previous scheme, the proposal is to demolish an existing work shop building and erect a new 2-bedroom bungalow dwelling on the site that measures 8.3m width x 11.4m depth x 4.8m high at the front, and that drops to 3.0m at the rear.
- The principle of erecting a two-bedroom dwelling on this site has already been established as an acceptable form of development. What has changed from the previous approval is the design of the bungalow, potential environmental contamination as it has since come to light

there is the presence of a substantial amount of Japanese Knotweed on the site and also the established development of a new two-storey dwelling to the north boundary with the site. These issues will be covered separately.

2. Design

- The new building joins onto an existing bungalow and creates a semi-detached bungalow. Although there are party wall concerns, this is covered under separate legislation and is therefore not a planning consideration.
- The design of the new bungalow adopts a slightly dropped ridge to the attached bungalow and maintains the hipped roof profile.
- To the south of the site are several post-war semi-detached bungalows which are designed with nondescript entrances to the side flank walls. Although the main objection to the proposal is the addition of a mock porticoed entrance to the front of the dwelling, this adds an attractive design element to the new dwelling that is lacking in the featureless façades of neighbouring dwellings. The porch will not appear out of keeping and the site itself denotes a visual break to the two-storey semi's north of the site and bungalows south of the site.
- Finally, since the proposed dwelling is designed with a front entry as opposed to a side entry and the function of the portico is for an entrance porch, this is an acceptable form of development for modern styled housing.
- Therefore, though the parish council's comments and neighbours concerns have been taken into account, the amended design of the bungalow is acceptable.

3. Amenity

- The amenity of adjoining and adjacent sites will not be compromised from this new dwelling as the two-storey dwelling to the north boundary is larger than what is proposed on site and there are no windows proposed on the flank wall.
- In relation to the adjoining bungalow, the proposal adopts a similar depth and slightly reduced height. There will be no harmful impact in terms of loss of light, privacy or any other amenity feature to this neighbour.

4. Landscaping

- It has been established since the previously approved scheme, there is an aggressive form of weed contamination due to the presence of Japanese Knotweed on site.
- Though this poses a potential environmental hazard, it can be contained and overcome with a suitable landscaping condition.
- There is also an established tree located at the rear of the site; however it is not within proximity of the development and is not a protected tree, therefore the proposal complies with the relevant landscaping policies.

5. Appearance within the street scene

- Since the grant of the previous scheme, a new two-storey dwelling has been approved and erected onto the north common boundary with the site.
- Although the street scene submitted omits to show the newly erected two-storey dwelling which has been substantially completed, notwithstanding the two dwellings maintain a separation distance of 1.0m between the flank walls.
- As the site accommodates a bungalow designed with a hipped end roof, this maintains a visual gap between the proposed dwelling and the adjacent two-storey dwelling built onto the boundary and complies with the relevant policies.

Conclusion

For the reasons stated above, this proposal is acceptable subject to conditions that provide for suitable external materials and method of dealing with Japanese Knotweed on site, and therefore this amended scheme is recommended for approval.

SUMMARY OF REPRESENTATIONS:

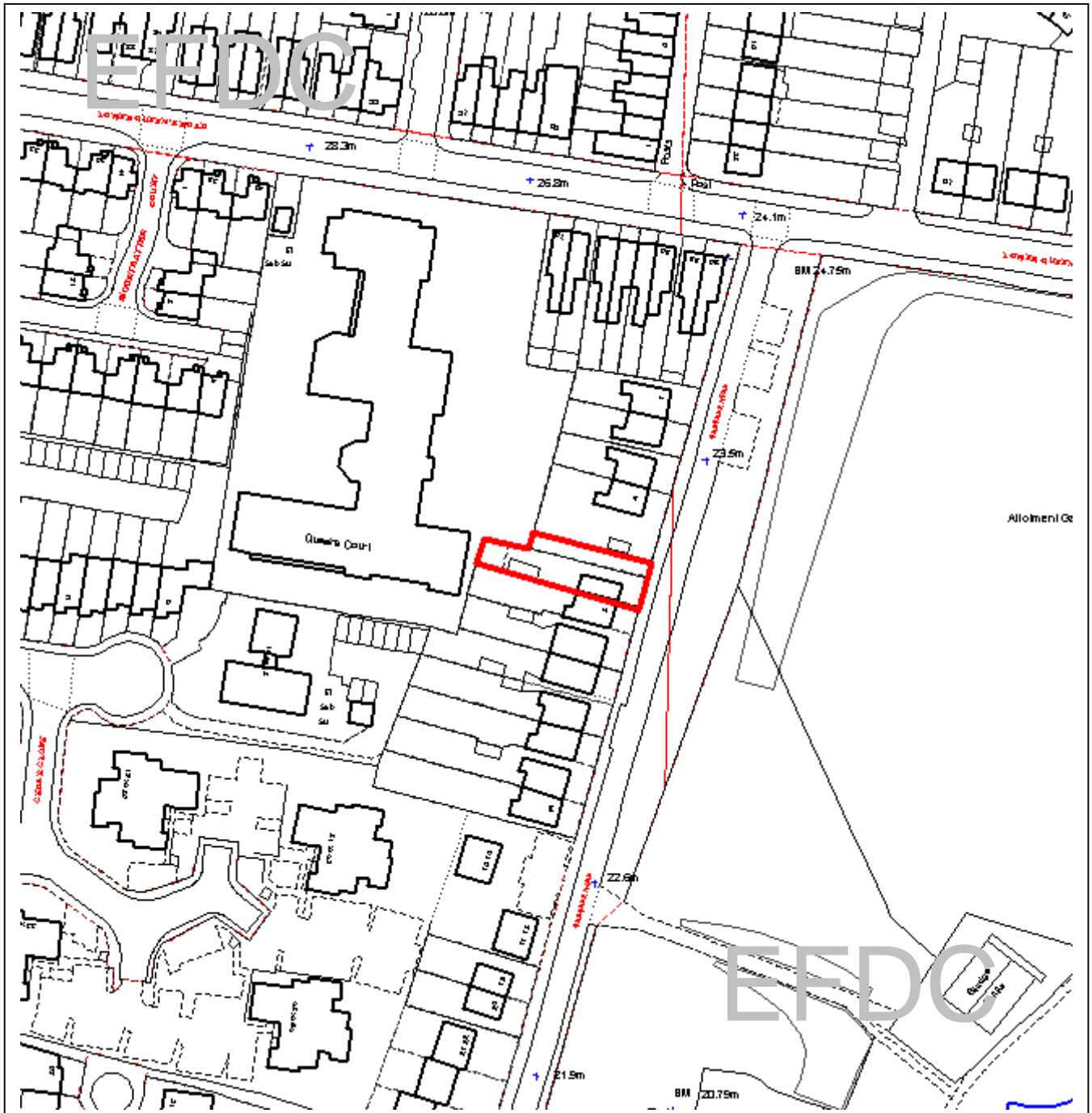
BUCKHURST HILL PARISH COUNCIL: Objects - The portico is out of keeping with other houses. The roof line needs to be checked as the angle on the drawing does not seem to be accurate. The contamination of knotweed on the site needs to be addressed

8 CASCADE ROAD: Objects: Although welcomes the development of the land, objects to the design due to the porticoed entrance, disputes the roof line on plan and the design of the roof will give way to water penetration and also raises environmental concerns due to the presence of Japanese Knotweed in the rear garden.



Epping Forest District Council

Area Planning Sub-Committee South



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Agenda Item Number:	3
Application Number:	EPF/0920/08
Site Name:	Land adj. 8 Cascade Road, Buckhurst Hill, IG9 6DX
Scale of Plot:	1/1250