

**Report Item No: 1**

<b>APPLICATION No:</b>	EPF/2202/08
<b>SITE ADDRESS:</b>	1 Connaught Avenue Loughton Essex IG10 4DP
<b>PARISH:</b>	Loughton
<b>WARD:</b>	Loughton Forest
<b>APPLICANT:</b>	Littlecroft Properties LTD
<b>DESCRIPTION OF PROPOSAL:</b>	Amendment to EPF/1783/07 for a two storey side extension and single storey rear extension for office use to include a additional single storey rear extension.
<b>RECOMMENDED DECISION:</b>	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 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.
- 4 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.

- 5 The development, including site clearance, must not commence until full details of both hard and soft landscape works, including cycle storage and refuse storage for the whole property (including finished levels or contours, boundary treatment and means of enclosure, car parking layout, other vehicle and pedestrian access and circulation areas, surface materials) and a statement of the methods of its implementation have been submitted to the Local Planning Authority and approved in writing. The approved scheme shall be implemented within the first planting season following the completion of the development hereby approved.

The scheme must include details of the proposed planting including a plan, details of species, stock sizes and numbers/densities where appropriate, and include a timetable for its implementation. If any plant dies, becomes diseased or fails to thrive within a period of 5 years from the date of planting, or is removed, uprooted or destroyed, it must be replaced by another plant of the same kind and size and at the same place, unless the Local Planning Authority agrees to a variation beforehand, and in writing.

The statement must include details of all the means by which successful establishment of the scheme will be ensured, including preparation of the planting area, planting methods, watering, weeding, mulching, use of stakes and ties, plant protection and aftercare. It must also include details of the supervision of the planting and liaison with the Local Planning Authority.

The landscaping must be carried out in accordance with the agreed scheme and statement, unless the Local Planning Authority has given its prior written consent to any variation.

- 6 All construction/demolition works and ancillary operations (which includes deliveries and other commercial vehicles to and from the site) which are audible at the boundary of noise sensitive premises, shall only take place between the hours of 07.30 to 18.30 Monday to Friday and 08.00 to 13.00 hours on Saturday, and at no time during Sundays and Public/Bank Holidays unless otherwise agreed in writing by the Local Planning Authority.
- 7 No part of the development shall be occupied until details of a travel plan for the whole property have been submitted to and approved in writing by the Local Planning Authority. The travel plan shall indicate the travel needs associated with the journey to and from work and with the employment of each person employed at the property and of visitors and ways of meeting those needs without recourse to private motor cars shall be identified and brought to the attention of the persons employed at or visiting the premises. The details shall include measures to increase car sharing, public transport use, cycling and walking; proposals for car parking restrictions and controls and details of on site facilities to promote alternative means of travel to the site. The details set out in the approved plan shall be implemented in accordance with that plan.
- 8 The second floor window to be inserted in the north east gable of the existing building shall be entirely fitted with obscured glass and have fixed frames to a height of 1.7 metres above the floor of the room in which the window is installed, and shall be permanently retained in that condition.

*This application is before this Committee since it is an application for a non-householder development and the recommendation is anticipated to differ from more than one expression of objection (Pursuant to Section P4, Schedule A (f) of the Council's Delegated Functions), and previous planning applications were determined by this Committee.*

**Description of proposal:**

Amendment to EPF/1783/07 for a two storey side extension and single storey rear extension for office use to include an additional single storey rear extension.

**Description of Site:**

The application site comprises a locally listed building and a detached block of two garages, located in the rear corner of the site. The building, which is presently vacant, was last used as offices and this is the lawful planning use for the site. The building has key frontages to two elevations, one facing onto Connaught Avenue and the other facing towards 1a and 1b Connaught Avenue to the side.

**Relevant History:**

CHI/0144A/50	Continuation of use of first floor outbuilding as workroom	Approved
CHI/0209/56	Formation of dwelling house from existing stable block	Refused
CHI/0325/57	Erection of garage	Approved
EPF/1625/07	Two storey side extension for office use	Refused
EPF/1783/07	Two storey side and single storey rear extension	Refused
EPF/2598/07	Single storey side and single storey rear extension	Refused

**Policies Applied:**

DBE1 – Design of New Buildings  
DBE2/9 – Impact of New Development  
CP 6 and 7 - Sustainability  
ST4 – Road Safety  
ST6 – Vehicle Parking  
HC13A – Local List of Buildings

**Issues and Considerations:**

The main issues in this application are:

1. The impacts of the proposed development on the amenities of the occupiers of neighbouring dwellings:
2. The impacts of the proposed development on the character and appearance of the locally listed building and the wider area; and
3. Highway and parking matters.

It should be noted that the three 2007 applications here refused by Committee and subsequently appealed. All three appeals were allowed by an Inspector earlier this year.

This scheme would see the erection of a rear extension measuring 3.1m x 3.5m by 3.9m with a monopitch roof. This would be on to the approved rear extension in this location. A wooden gate would be installed on the side of the already approved extension to the northwest boundary, which

is the driveway to The Old Stables. The area to the side of the new extension will be used for motorbike and cycle parking.

1. Amenities of Neighbours

- With regard to the impact of the proposed side extension on the character and appearance of neighbouring dwellings, the properties that would be most affected are The Old Stables to the rear of the site and 1a and 1b Connaught Avenue to the side.
- The Old Stables forms a triangular shape, with a courtyard in the centre; the section of the building immediately to the rear of the application site is a carport, whilst the remainder of the building is living accommodation, with windows facing towards Connaught Avenue. The dwelling, which is barely visible from Connaught Avenue, has most of the accommodation at ground floor level, although parts of the building do contain accommodation within the roof space.
- This revision to the approved scheme would have no adverse impact on the amenities of The Old Stables either by overlooking, adverse visual impact or loss of light.
- The use of this minor extension would cause no further harm to any neighbours by the use of the site for offices, and this point was accepted by the Inspector at the appeals.
- 1a and 1b Connaught Avenue have side windows which serve bathrooms and it is not, therefore, considered that there would be a material loss of amenity.
- Therefore any refusal on the grounds of harm to the amenities of neighbouring properties cannot be considered to be sustainable.

2. Character and Appearance of Area and Listed Building

- This is previously developed land. In both Policies CP6 and CP7 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.
- The extension is well designed and integrates well into the existing building.
- The materials can be conditioned to be appropriate to the area.
- The scheme would be at the rear of the two storey portion of the extension and would not be visible from Connaught Avenue, and would only be visible to a pedestrian if they were to walk down the driveway to The Old Stables. However, even upon coming into view it would be visually integrated into the approved extension and would not be noticeable.
- The Conservation Area Officer has raised no objections to the scheme.
- This scheme is minor and causes no harm to the character and appearance of either the locally listed building or the street scene.

3. Parking and Highways

- The scheme as approved has parking for 6 vehicles. This scheme will not see the loss of any parking spaces.
- Whilst it is accepted that the increase in space will enable more employees to work at the site this issue was covered by the Inspector in the appeal. He was of the opinion that the site was easily accessible by a number of different transport options, including public transport, that the area was controlled in terms of off street parking and a travel plan for the site would reduce dependence on the motor car further (this was a condition placed on the successful appeals).
- Therefore this minor amendment to the approved scheme will not have any further adverse impact on parking or highway safety.

Other Matters

An objector has verbally stated that the scheme would not allow him access to the outside wall, drains and guttering of The Old Stables for maintenance. However it is clear that this small extension is not built to the boundary of the site and therefore access could be gained. In any event this is not a material planning consideration. for refusal.

## **Conclusion**

This is a minor revision of an approved scheme which will cause no harm to any neighbour, the locally listed building, the street scene or highway matters. The recommendation is therefore for approval.

## **SUMMARY OF REPRESENTATIONS**

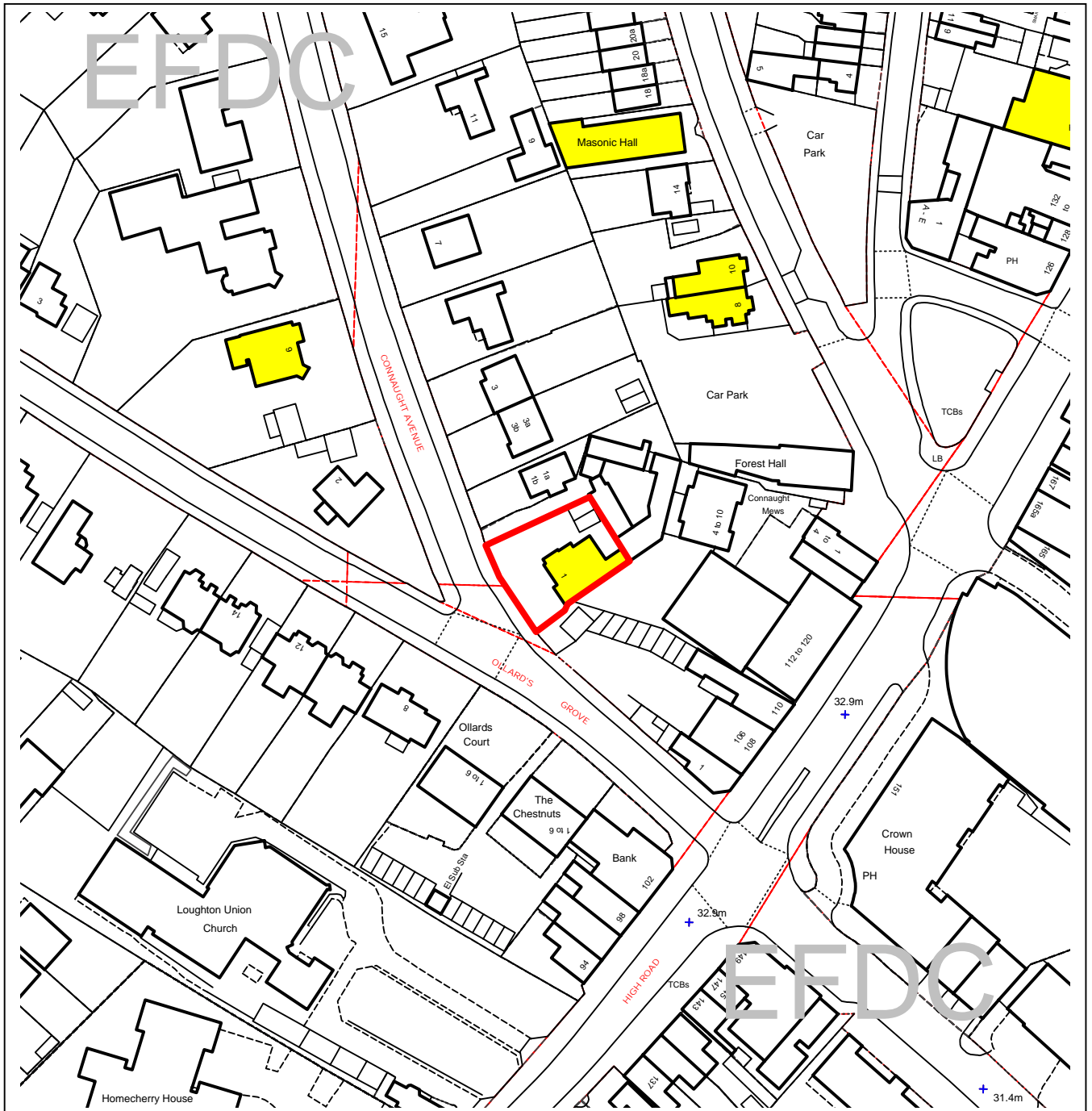
None received at date of report

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# Epping Forest District Council

## Area Planning Sub-Committee South



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<b>Agenda Item Number:</b>	1
<b>Application Number:</b>	EPF/2202/08
<b>Site Name:</b>	1 Connaught Avenue, Loughton IG10 4DP
<b>Scale of Plot:</b>	1/1250

**Report Item No: 2**

<b>APPLICATION No:</b>	EPF/2081/08
<b>SITE ADDRESS:</b>	Woolston Hall Abridge Road Chigwell Essex IG7 6BX
<b>PARISH:</b>	Chigwell
<b>WARD:</b>	Chigwell Village
<b>APPLICANT:</b>	Mr David Hunt
<b>DESCRIPTION OF PROPOSAL:</b>	Grade II listed building application for proposed replacement Restaurant and Bar following fire.
<b>RECOMMENDED DECISION:</b>	Refuse Permission

**REASON FOR REFUSAL**

- 1 Insufficient information has been submitted to fully assess the impact of the proposed replacement building to the damaged Grade II listed building but the general principle of the design in comparison to what existed will be unrelated to the original building because of its size, the contrasting roof pitch, plan form and detailing, which is considered to be harmful to the special historic and architectural interest of this site and this is therefore contrary to policy HC10 of the Adopted Local Plan.

*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**

The application seeks listed building consent for the rebuilding of Woolston Hall, Chigwell; a fire-damaged Grade II listed building.

**Description of Site**

The subject site is a vacant plot of land that previously accommodated a Grade II listed building used as a restaurant and bar; this has been completely demolished following extensive fire damage and only a fireplace remains. The site is situated in the rural area of Chigwell and is accessed from the north-eastern side of Abridge Road. There are several large buildings within the vicinity, primarily used for indoor and outdoor recreational purposes, including a golf clubhouse building, a gym and fitness centre, and a golf lodge together with extensive shared vehicle areas. The site is bordered by several trees, some of which are protected by a tree preservation order and the entire site falls within the constraints of the Metropolitan Green Belt boundary.

## **Relevant History**

LB/EPF/0009/74 Removal of two chimney breast and internal partitions and making good of external fixtures – Approved

LB/EPF/0013/74 Use of part of existing premises as a ladies hairdressing salon. - Refused

LB/EPF/0061/77 Single storey extension - Approved

LB/EPF/0063/82 Internal alterations in connection with use as a suite for private functions. – Withdrawn

LB/EPF/0019/90 Refurbishment of main building, new store to replace outhouse and kitchen and toilet extensions. - Approved

## **Policies Applied**

### **Adopted Local Plan and Alterations**

HC10 – Listed building consent

## **Issues and Considerations**

The main issues in this case are the impact on the listed building and listed structures within the site.

The erection of a new building on the site following extensive fire damage to the original Grade II listed building is welcome in principle. The architectural interest of the design of the Grade II listed building was in its L-plan, M-profile roofs, significant chimney stacks and small attractive dormer windows, with added gables on the south-east slope and hipped roofs on the south-west slope. This was also embodied in the design of its elevations which include pilaster strips at the corners, two attractive classical door-cases and the main fenestration showed a variety of historical forms, with a dentil cornice. All the elevational features were characteristic of specific 18<sup>th</sup> and 19<sup>th</sup> century historical periods and encapsulate the importance of the building which resulted in its listed status. While the interior of the building was extensively altered in the 20<sup>th</sup> century, the external elevations and appearance of the building remained as a significant part of its special interest.

The new replacement building however, proposes extensive radical alterations to the demolished building form. While all significant elements are redesigned, this eliminates all aspects of the historic form and special architectural interest. The most objectionable are the proposed south-west elevation, with six vast French windows on two storeys, and an ill-proportioned loggia.

The Grade II listed building was a work of late 16<sup>th</sup> and early 18<sup>th</sup> century architecture, and no case is submitted with the application to justify the alterations or suggest why the new proposed design is desirable or necessary. The listed building adviser is highly critical of the submitted plan and details. A far greater level of details, e.g. such as doors, windows, to include mouldings, sections, openings, mechanisms and materials is required. The Design and Access Statement lacks details and no justification has been put forward to justify the design of this building as an acceptable substitute. In fact, it is questionable whether the listed building application should have been accepted as the Design and Access Statement covered only the planning application, and rather thinly at that.

The forecourt walls, railings and gates, however, are virtually all still intact as they were not damaged by the fire. These remaining structures are also Grade II listed and the Manor House formed part of their setting. The proposed plans do not even show whether these are to be retained.



The application is contrary to government guidance on the historic environment (PPG15), particularly as regards the presumption in favour of preserving historic buildings and the need to make a convincing case for any alterations (section 3.3), the need to provide the LPA with full information to allow it to assess the impact of proposals on the special interest of the building (3.4-3.5 and Annex B3), the assessment of the impact of alterations and the importance of existing features (3.12 and Annex C). It is also inconsistent with EFDC Local Plan policy HC10.

### **Conclusion**

In light of the above appraisal, insufficient information has been provided to demonstrate consideration has been given to the listing status of the Grade II building to be replaced. The new building makes little attempt to take account of the special interest of the Listed Building. The Parish Council's comments are noted but, this appears to be a desire to get a replacement building here, which in their opinion they consider to be attractive. This point of view is however, not shared by a Senior Historic Buildings Adviser, who strongly recommends that listed building consent and planning permission should not be granted. With such strong objection, planning officers have similar concerns and the lack of an historic building appraisal as a basis for any proposed re-building is a serious omission.

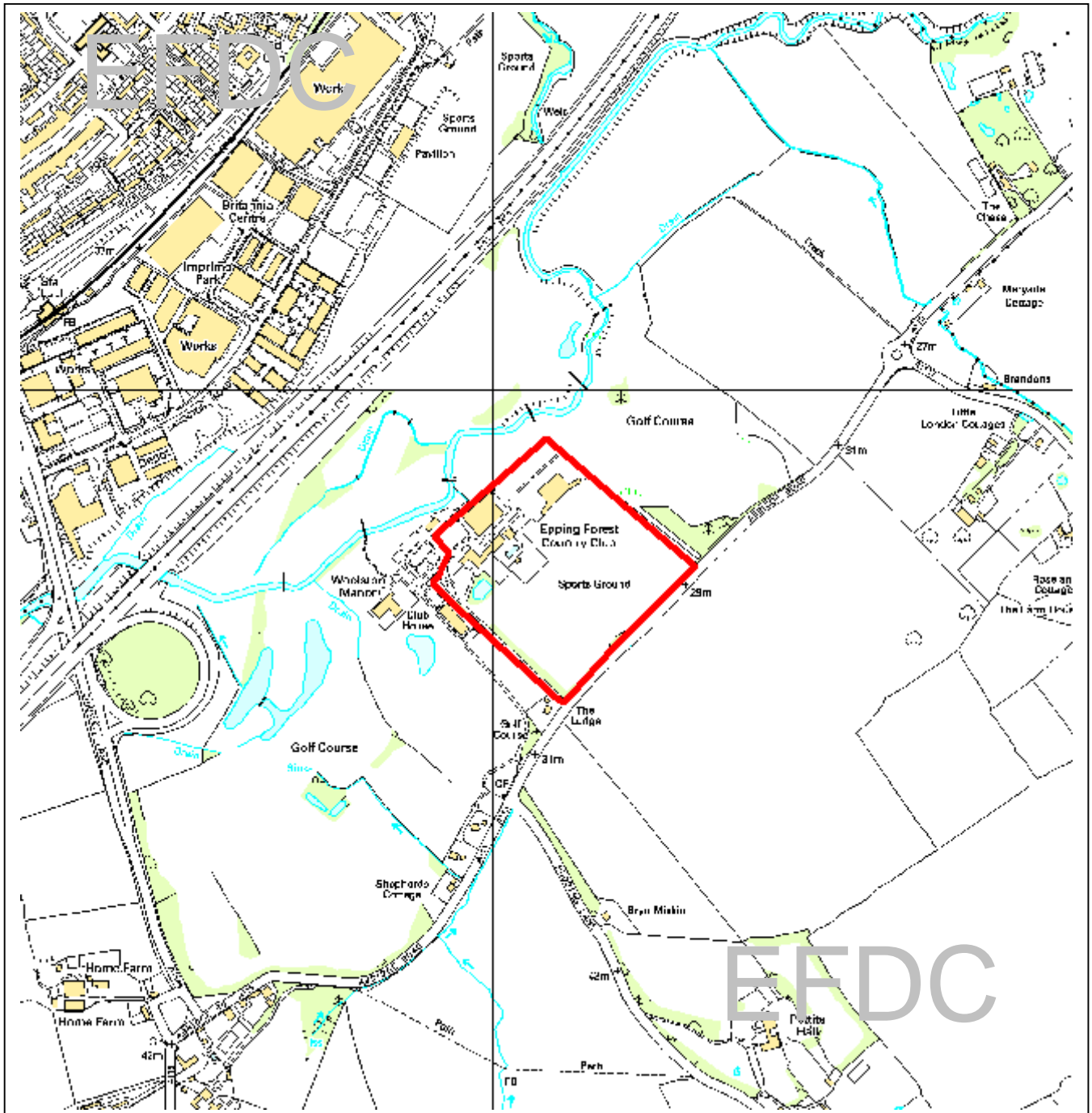
### **SUMMARY OF REPRESENTATIONS**

CHIGWELL PARISH COUNCIL: Support this application on the grounds that this would be an attractive addition to the area and once completed, provide for local people.



# Epping Forest District Council

## Area Planning Sub-Committee South



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<b>Agenda Item Number:</b>	<b>2 &amp; 3</b>
Application Number:	EPF/1968/08 & EPF/2081/08
Site Name:	Woolston Hall, Abridge Road, Chigwell, IG7 6BX
Scale of Plot:	1/10,000

**Report Item No: 3**

<b>APPLICATION No:</b>	EPF/1968/08
<b>SITE ADDRESS:</b>	Woolston Hall Abridge Road Chigwell Essex IG7 6BX
<b>PARISH:</b>	Chigwell
<b>WARD:</b>	Chigwell Village
<b>APPLICANT:</b>	Mr David Hunt
<b>DESCRIPTION OF PROPOSAL:</b>	Erection of a two storey building with accommodation provided in the roof for use as a restaurant and bar.
<b>RECOMMENDED DECISION:</b>	Refuse Permission

**REASONS FOR REFUSAL**

- 1 The site is identified within the Local Plan within Metropolitan Green Belt. The proposed works represent inappropriate development by reason of the proposed height, bulk and mass, which is at odds with Government advice, as expressed in PPG2 and the policies of the Local Plan as it does not comply with these policies particularly with policy GB2A and GB7A of the Adopted Local Plan.
- 2 The proposed replacement building, by reason of its overall mass, bulk and height in relation to adjoining and surrounding building will result in a prominent and oppressive form of development, which fails to comply with policy DBE1 and DBE2.
- 3 A full tree survey in accordance with 'BS 5837:2005 - Trees in relation to construction is required to demonstrate that protected trees will not be harmed however, insufficient details have been provided to allow a proper examination of the likely impact of the new building on trees on site, this proposal therefore fails to comply with LL1, LL2 & LL10 of the Council's Adopted Local Plan and Alteration.

*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 erect a two-storey building with accommodation provided in the roof for use as a restaurant and bar. The proposed building would replace a recently destroyed Grade II listed former Manor House, last used as a nightclub.

With regard to the physical development of the site, the proposed building would have a footprint of approximately 687 square metres and with a proposed height of approximately 12.0 metres.

## **Description of Site**

The subject site is a vacant plot of land that previously accommodated a Grade II listed building used as a restaurant and bar; this has been completely demolished following extensive fire damage, save for a fireplace in the centre of the site, which was requested to be retained by the Historic Building Advisor. The site is situated in the rural area of Chigwell and is accessed from the north-eastern side of Abridge Road. There are several large buildings within the vicinity, primarily used for indoor and outdoor recreational purposes, including a golf clubhouse building, a gym and fitness centre, and a golf lodge together with extensive shared vehicle areas. The site is bordered by several trees, some of which are protected by a tree preservation order and the entire site falls within the constraints of the Metropolitan Green Belt boundary.

## **Relevant History**

CHI/0290/71 Alterations and additions to Hall and Lodge and erection of buildings to provide indoor sports facilities – Approved

EPF/1065/74 Use of part of existing premises as a ladies hairdressing salon. – Refuse

EPF/1369/82 Use as suite for private functions – Refused and allowed on appeal 13/07/1984

EPF/1339/77 LB/EPF/61/77 Single storey extension - Approved

EPF/0217/90 Refurbishment of main building, new store to replace outhouse and kitchen and toilet extension – Approved

EPF/1165/05 Change of use to Use Class B1A (offices) – Approved

EPF/1166/05 Change of use to Use Class D1 education and medical – Approved

EPF/1167/05 Change of use to A3 – Approved

EPF/1168/05 Change of use to conference/ banqueting hall – Refused:

*Reason: The proposed use would give rise to excessive traffic movements and comings and goings causing noise and disturbance at anti-social hours resulting in a loss of amenity to nearby residents and the countryside, contrary to policies DBE9 and GB8 of the adopted Local Plan.*

## **Policies Applied**

### **Adopted Local Plan and Alterations**

DBE1 & DBE2 – Design of new buildings

DBE4 – New building in the Green Belt

GB2A & GB7A – Conspicuous development in the Green Belt

ST4 – Road safety

ST6 – Vehicle parking

CP4 – Energy Conservation

CP5 – Sustainable Building

CP2 – Protecting the quality of the rural and built environment

LL1, LL2 & LL10 – Protecting the rural landscape

HC1 – Development affecting Scheduled Monument and archaeological sites

## **Issues and Considerations**

The main issues in this case are:

1. The impact of the development on the character and appearance of the area;
2. The impact of the development on the metropolitan green belt;
3. The acceptability of existing and proposed site landscaping; and
4. Highways and parking arrangements.

## 1. Impact on character and appearance

The erection of a new building on the site following extensive fire damage to the original Grade II listed building is welcome in principle, subject to an acceptable design in considering the bulk, mass, proportion, roofline, orientation, height and detailing in relation to the context and neighbouring buildings on the site.

Government advice in PPS1 re-affirms the importance of the planning system to provide new development whilst protecting the natural and built environment. There is important emphasis attached to good design in the development process, supported by Local Plan Policy DBE1, and the physical appearance of any new development and its relationship to its surroundings are therefore material considerations in determining planning application.

Following extensive fire damage, the original Grade II listed building has been completely demolished, which does not permit an accurate survey of the land. Historic records indicate that the footprint of the proposed new building is to a greater extent replicated at ground floor level, and may even be smaller as the previous building had a single storey wing; while by contrast the new building is significantly increased in area at upper floor level. More significantly, the roof space of the original building was by comparison lower in profile and made up of a series of roofs, with the only useable accommodation provided in the periphery of the roof used as associated accommodation with most of the core area of the roof used mostly for services.

Therefore, in comparison with the overall appearance of the demolished two-storey building with limited accommodation provided in the roof, the proposed new two-storey building measures 6.0m in height to the eaves with an additional 6.0m high large crown style roof with several dormer additions. The resultant roof will therefore be capable of accommodating two additional storeys in the large expanse of roof and will appear as a visually imposing four-storey building, next to lower height buildings.

Specific to its design, the elevation and roof profile of the Grade II listed building was broken up by its design and the use of varying materials that visually contributed to the elevational interest. This is regrettably lacking with the new building, which despite having some fenestration detailing, the desire to put the whole building under one roof results in a bulky and top heavy appearance.

There is an adjoining single storey building and compared with the surrounding two-storey buildings, some of which provide rooms in the roof, the new building would be over 1.0m higher. It would also be considerably larger in terms of the mass, height and bulk than the building it replaces.

Having regard to the increase in the first floor area together with the excessive bulk and mass in the double ceiling roof void, it is considered that the finished appearance of the building would be overly large and bulky due to its mass and design. The proposed replacement building is therefore inappropriate as it will not visually enhance the area, which fails to comply with the Council's policies DBE1 and DBE4.

## 2. Impact on the green belt

In assessing the visual amenity within the green belt, PPG2 – Green Belts, paragraph 3.15 states that 'The visual amenities of the Green Belt should not be injured by any proposals for development within or conspicuous from the Green Belt which, although they would not prejudice the purposes of including land in Green Belts, might be visually detrimental by reason of their siting, materials or design.'

The Council's Adopted Local Plan Policies GB2A and GB7A, states that the Council will refuse planning permission for development conspicuous from within or beyond the green belt which would have an excessive adverse impact on the openness, rural character or visual amenities of the green belt.

In this instance, as the proposal will be large in mass, bulk and height, due to the location of the site within Green Belt land the replacement building is significantly larger and will therefore represent an inappropriate development, contrary to PPG2 and Policies GB2A and GB7A of the Adopted Local Plan.

Due to the excessive height, size, scale and overall bulky appearance of the new building, this proposal will result in a more visually conspicuous development that will harm the visual amenities of the Green Belt.

### 3. Site landscaping

There are a number of trees around the perimeter of the site, some of which are protected by a Tree Preservation Order however, none of these trees are indicated on the submitted plans and no supporting tree survey is submitted.

Therefore, while landscaping can be secured by a planning condition, insufficient information has been provided to demonstrate that trees surrounding the site and protected trees will not be harmed by this development.

### 4. Highway and parking matters

There is the added potential that a larger building will encourage more users to the site and increase in vehicular activity. However, there are several car parking spaces provided within the site to absorb this. There are no potential new access routes into the site the proposal will therefore not result in any highway safety concerns. However, Members' attention should be drawn to the refusal of planning permission in 2005 to convert the previous building into a conference/banqueting hall, when traffic movements was part of the reason for refusal. The current planning application if granted, will see another floor and potentially the use of the roof void as a further floor beyond this. The floor area of the new building shows restaurant and a bar on the ground floor, a bar on the first floor and a small section of a full second floor as w.c.'s and a "void" area. Clearly, this so called "void" area has all the potential for another full floor area as a bar or restaurant or both and without a planning condition restricting its use, no further planning permission would be required. If highway movement and extra coming and goings are an issue with Committee members, then should they decide to grant planning permission, a condition restricting the use to the two floors may be necessary.

### Other Matters

The Country Council's Historic Environmental Records shows that Saxon material has been recovered from the immediate area. Should planning permission be granted, Members need to consider the addition of a planning condition requiring a written scheme of investigation be approved prior to any commencement of works on site. Unfortunately, this has not been helped by work having already commenced on site with the digging of foundations for the new building.

Additionally, Sustainable building methods should be encouraged with any recommendation for approval for a replacement building.

## **Conclusion**

In light of the above appraisal, insufficient information has been provided to show potential harm to surrounding trees on site during construction. The main objection is that the proposed replacement building by reason of its overall height, bulk and excessive roof mass will result in an unacceptable form of development and would result in a conspicuous development in the green belt; as such this application is not supported and is recommended for refusal. The building will no doubt be another growing addition to the leisure and entertainment type uses on this site that have generally had Member backing, despite harm to the Green Belt, but whilst a replacement building carries an 'in principle' support from Officers, there is no support for a building of this size and appearance.

## **SUMMARY OF REPRESENTATIONS**

PARISH COUNCIL: Support this application on the grounds that this would be an attractive addition to the area and once completed, provide for local people.

**Report Item No: 4**

<b>APPLICATION No:</b>	EPF/2027/08
<b>SITE ADDRESS:</b>	106 Lambourne Road Chigwell Essex IG7 6EJ
<b>PARISH:</b>	Chigwell
<b>WARD:</b>	Chigwell Row
<b>APPLICANT:</b>	Mrs Sara Myers
<b>DESCRIPTION OF PROPOSAL:</b>	Two storey extensions to the front, side and rear, and single storey extensions to side and rear.
<b>RECOMMENDED DECISION:</b>	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 Prior to first occupation of the building hereby approved the proposed window openings in the East side elevation at first floor level shall be entirely fitted with obscured glass and have fixed frames to a height of 1.7metres above the floor of the room in which the window is installed and shall be permanently retained in that condition

*This application is before this Committee since it is an application that is submitted by or on behalf of a member of staff of Planning Services (Pursuant to Section P4, Schedule A (j) of the Council's Delegated Functions).*

**Description of Proposal:**

Two storey extensions to the front, side and rear, and single storey extensions to side and rear.

The front extension would replace a 1m deep front porch with a 1.2m deep two storey extension with new front gable design. The side extension would replace an existing flat roofed side garage, be 4m wide at ground floor level and 3m wide at first floor level to leave 1m separation distance to the East side boundary. To the rear, the extension would project back by 2.9m and be single storey where adjacent to the West side (party) boundary, and two storey to the East side of the rear of the property. There would be a further 2m deep by 3.7m wide single storey rear element on the East side at the rear, beyond the proposed two storey rear extension.



### **Description of Site:**

Brick semi-detached property with an existing side garage to the East side boundary, located in a group of 3 pairs of semis, each pair set at a differing and staggered building line.

### **Relevant History:**

None

### **Policies Applied:**

Epping Forest District Local Plan and Alterations  
Policy DBE2 – Effect on Neighbouring Properties  
Policy DBE9 – Excessive loss of amenity to neighbouring properties  
Policy DBE10 – Design of Residential Extensions

### **Issues and Considerations:**

The main issues that arise with this application are considered to be the following:

- Design Considerations
- Residential amenity

#### **Design Considerations**

- The front of the property would have a new front gable design which would alter the character of the property and the group of 3 pairs of semis.
- However, there is not considered to be a strong unifying character in the streetscene that is necessary to protect amongst this group of 3 pairs of gable ended semis.
- There are front gable features on the properties to the East of the 3 pairs of semis, and as such there is a mixed character to the streetscene.
- On balance, it is considered that the new proposed frontage with front gable feature is of a good design and that there would be no severe harm caused to the character of the streetscene.
- The front extension would project by 1.2m forward of the original front elevation, but as the 3 individual pairs of semis have building lines that are individual and staggered, it would not break the building line of the overall group of 6 properties, and it is considered that it would not cause significant harm as a result.
- There would be 1m left to the East side boundary at first floor level and this acceptably avoids a potential terracing effect and any unacceptable overbearing effect, and the design is considered to acceptably comply with relevant policy DBE10.
- The rear extensions are set 1m from the East side boundary, project no further than extensions/outbuildings to either side, and do not represent overdevelopment of the plot.

#### **Residential Amenity**

- There is a single storey rear extension located along the side boundary of number 108 to the West, and a long single storey detached outbuilding on the side boundary of number 104 to the East.
- The proposed single storey rear extensions now proposed at number 106 project no further than the neighbouring adjoining buildings, and as such do not cause any significant harm to neighbouring residents.
- There is a first floor facing side window that serves a home office of number 104 to the East, and the neighbouring residents have stated that this home office is well-used.
- It would have its level of outlook and level of light reduced to some degree by the proposed two storey side and front extensions.

- However, on balance, it is considered that the harm caused in terms of loss of outlook and loss of light is mitigated by the 5m separation distance that would remain, and by the fact that it is a side window affected and as such is not on a principle elevation where greater protection is given in terms of levels of light and outlook.
- As such, and on balance, it is considered that the impacts caused to the outlook and light levels of this side window are not to an unacceptable level.
- The impacts caused to the ground floor kitchen side window, which already has an obscured aspect, and which is not considered to be a main habitable room window, would not be unacceptably severe.
- The two storey rear extension would block some light and outlook to the main rear windows of number 104 to the East side.
- However, on balance it is considered that the blockage caused would be almost exactly at the level of a 45° line of outlook taken from the nearest affected window, which is a common guideline as to whether the outlook caused is excessive.
- Due to this and the relatively large 5m distance between the two side elevations, it is considered that on balance, the harm caused to the rear aspect of the neighbouring property would not be unacceptably severe.

### **Conclusion:**

It is considered, on balance, that the proposed extensions are acceptable in design terms in this position, would not unacceptably affect the amenities that neighbouring residents could reasonably expect to enjoy, and that the proposal acceptably complies with relevant policies DBE2, 9 and 10 of the adopted Local Plan and Alterations. As such, it is recommended the application be approved.

### **SUMMARY OF REPRESENTATIONS:**

PARISH COUNCIL: No Objection

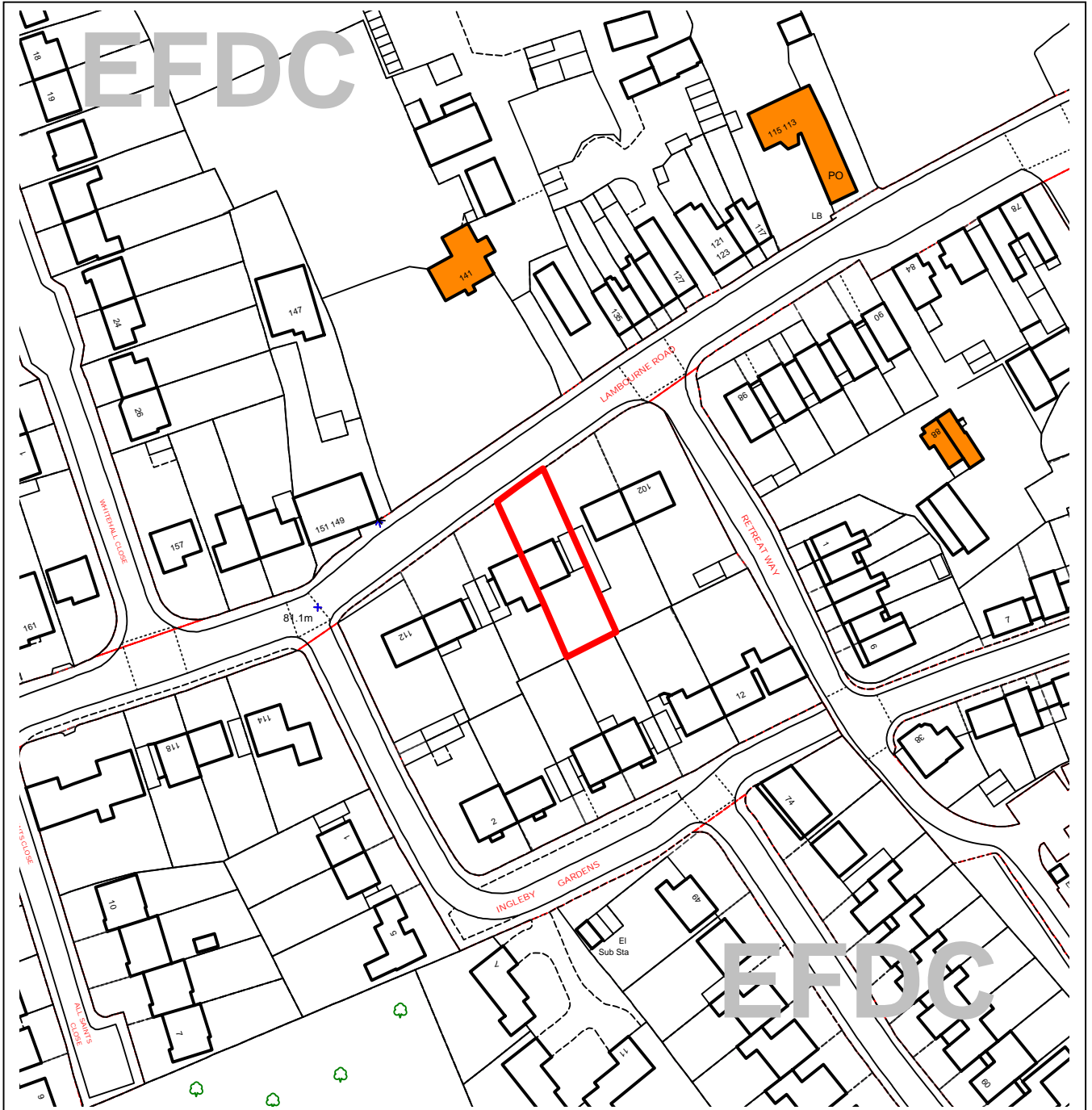
#### **104 LAMBOURNE ROAD:**

- The front extension projects beyond the general building line of the two garages (to numbers 104 and 106).
- Restriction of view from first floor window of room used as a home office and occupied for most of the working week.
- Loss of light to first floor home office side window and side kitchen window.
- Rear extension projects too far and will restrict light into rear garden.



# Epping Forest District Council

## Area Planning Sub-Committee South



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<b>Agenda Item Number:</b>	<b>4</b>
Application Number:	EPF/2027/08
Site Name:	106 Lambourne Road, Chigwell IG7 6EJ
Scale of Plot:	1/1250

**Report Item No: 5**

<b>APPLICATION No:</b>	EPF/2040/08
<b>SITE ADDRESS:</b>	10 Valley Hill Loughton Essex IG10 3AE
<b>PARISH:</b>	Loughton
<b>WARD:</b>	Loughton Roding
<b>APPLICANT:</b>	Mr Russell Huntley
<b>DESCRIPTION OF PROPOSAL:</b>	Extension and conversion of detached garage to one bedroom residential unit.
<b>RECOMMENDED DECISION:</b>	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 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.

*This application is before this Committee since it is an application for non-householder development and the recommendation differs from more than one expression of objection (Pursuant to Section P4, Schedule A (f) of the Council's Delegated Functions).*

**Description of Proposal:**

Extension and conversion of detached garage to one-bedroomed residential unit.

An existing 7.2m deep by 5.03m wide detached garage to the rear of a semi detached property would be extended forward by 1.2m and have a new domestic frontage containing 2 new windows.

A 12m wide by 11m deep section of the rear garden of number 10 Valley Hill would be fenced off to provide off street parking space for 1 vehicle and private amenity space for the future occupants.

### **Description of Site:**

Existing detached garage measuring 7.2m deep by 5.03m wide in the rear garden of 10 Valley Hill that has been previously extended and rebuilt. To the southeast side is number 1 Malvern Gardens, at the end of a row of two-storey properties, that has a single storey side extension.

### **Relevant History:**

None relevant

### **Policies Applied:**

#### Epping Forest District Local Plan and Alterations

Policy DBE2 – Effect on Neighbouring Properties

Policy DBE8 – Private Amenity Space

Policy DBE9 – Excessive loss of amenity to neighbouring properties

Policy DBE1 – Design of Residential Buildings and impact on surroundings

Policy ST4 – Road Safety

Policy ST6 – Vehicle Parking

Policy H2A – Previously Developed Land

Policy H4A – Dwelling Mix

### **Issues and Considerations:**

The main issues that arise with this application are considered to be the following:

- Design Considerations
- Residential Amenity
- Highway Matters

#### Design Considerations

- As stated in paragraph 9.22a of the adopted Local Plan and Alterations, population trends indicate that the majority of household growth will be single occupant and small households, and the Housing Needs survey reflects this.
- Higher provision must therefore be made for smaller dwellings in the future in open market, key worker and affordable properties.
- As such, it is considered that the provision of a small residential unit such as this adds to the future needs of the population in the locality.
- The use of previously developed land for additional residential units is promoted in policy H2A of the adopted Local Plan and Alterations, and this proposal complies with this objective.
- The new dwelling would be smaller than the two storey properties on either side of Malvern Gardens.
- However, as the wider area including Valley Hill is of dwellings and flats of various sizes and as it is located mainly in an existing structure, the new dwelling would not significantly detract from the character of the area.
- Conditions are proposed for details of boundary treatments to be submitted, and for matching materials to be used in the extension, so as to safeguard the visual amenity of the area.

#### Residential Amenity

- Private amenity space of roughly 55m<sup>2</sup> would be provided to the side of the new dwelling, it is to be fenced off and is considered to be useable and screened space and an adequate provision considering it is to be a small one bed dwelling. Complies with policy DBE8.

- The relatively high 3.5m high side wall of the side of number 1 Malvern Gardens to the Southeast has no facing side windows and no significant impacts would result to neighbours to this side.
- There is vegetation to the rear (Southwest) side, bordering the rear garden of number 12 Valley Hill and no significant loss of amenity would result for these neighbouring residents.
- There would be approximately 17m left between rear windows of number 12 Valley Hill to the side elevation of this dwelling and 14m left to the rear of 10 Valley Hill itself.
- These separation distances are as existing and would not result in any harmful level of overlooking into or from the new single storey dwelling.
- A condition is proposed so as to ensure that the boundary treatments are in place prior to use of the dwelling, so as to ensure no significant overlooking would result.

### Highway Matters

- The existing vehicular crossover would be used for the new dwelling, and a single off street parking space would be provided.
- This is considered an adequate provision of parking for this one bed dwelling, and the 6m separation left to the edge of the road is sufficient and complies with the relevant standards.
- Two off street spaces would remain to the front of 10 Valley Hill itself, which is considered adequate in this location close to bus routes and the Underground station.

### **Conclusion:**

The proposed new dwelling would not significantly detract from the character of the area as the main part of the building already exists and would not significantly affect the amenities that neighbouring residents could reasonably expect to enjoy. It is considered to acceptably comply with the relevant policy, and the application is thus recommended for approval.

### **SUMMARY OF REPRESENTATIONS:**

TOWN COUNCIL: The Committee had no objection to this application as it was felt there was potentially a need for small dwellings, but drew attention to Policy DBE 8 of Epping Forest District Council's adopted Local Plan and Alterations.

#### 1 MALVERN GARDENS:

- Garage would be a prominent feature in the street, and the architectural style clashes with the rest of Malvern Gardens.
- Loss of Privacy.
- Reduced parking spaces for visitors to the local shops.

#### 12 VALLEY HILL:

- Loss of privacy, clearly visible from a bedroom window

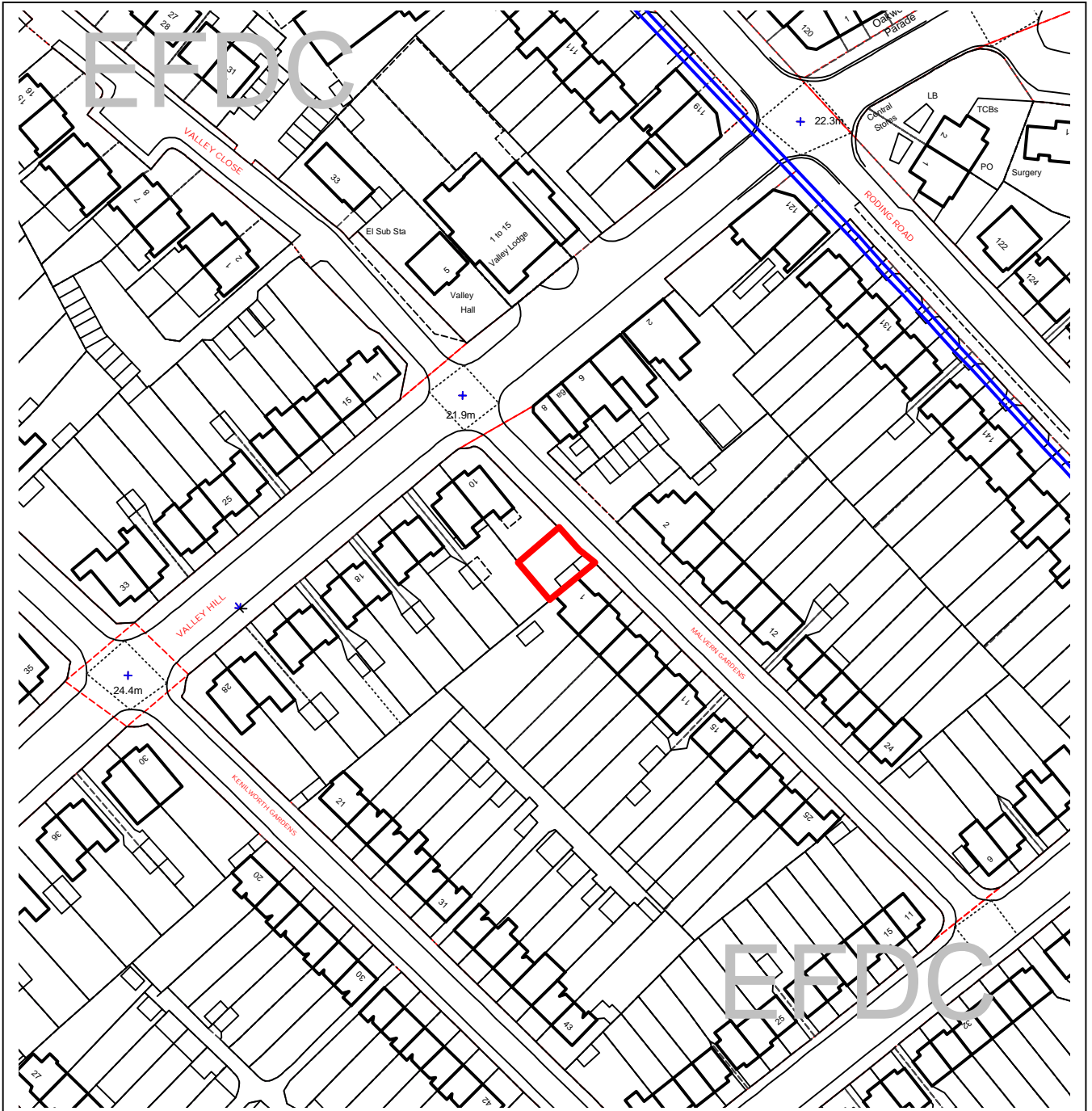
#### LOUGHTON RESIDENTS ASSOCIATION:

Drew attention to Policy DBE8 of the adopted Local Plan and Alterations relating to private amenity space, and asked whether the 50m<sup>2</sup> to the side and rear forms sufficient suitable amenity space for the new dwelling and whether the space to the rear is useable.



# Epping Forest District Council

## Area Planning Sub-Committee South



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<b>Agenda Item Number:</b>	<b>5</b>
Application Number:	EPF/2040/08
Site Name:	10 Valley Hill, Loughton, IG10 3AE
Scale of Plot:	1/1250

**Report Item No: 6**

<b>APPLICATION No:</b>	EPF/2071/08
<b>SITE ADDRESS:</b>	13 Brook Parade High Road Chigwell Essex IG7 6PF
<b>PARISH:</b>	Chigwell
<b>WARD:</b>	Chigwell Village
<b>APPLICANT:</b>	Mr Steve Lane
<b>DESCRIPTION OF PROPOSAL:</b>	Single storey rear extension and change of use to restaurant (A3).
<b>RECOMMENDED DECISION:</b>	Refuse Permission

**REASON FOR REFUSAL**

- 1 The proposal involves the loss of a shop unit in a local parade resulting in the reduction in A1 shops available for the benefit of the local community and this would be contrary to the provisions of Policy TC6 - Local Centres and Corner and Village Shops of the Adopted Local Plan and Alterations.

*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:**

The application proposes a change of use from an A1 retail use (jewellers) to an A3 Restaurants and Café. The proposal will entail a refitting which would include the erection of ductwork for the intake of fresh air and extraction from the food preparation area, through the roof of the rear extension. The application also proposes to extend the premises at the rear in the form of a single storey rear extension, 8.7m deep by 5.9m wide, into an existing yard area. The structure would be flat roofed with brickwork to match the existing property.

**Description of Site:**

The site is a detached, mid terrace retail outlet on Brook Parade bordered to the north east by a tanning shop and a sports shop on the other side. There is a predominance of A1 retail outlets in this parade. There is a residential usage above the property, as is the case along the parade. The rear of the property includes a long yard area, backing on to a row of lock up garages which leads towards a rear access road, Brook Mews.



### **Relevant History:**

EPF/1368/80 - Detached shed for storage. Grant permission (with conditions) - 03/11/1980.  
EPF/0765/00 - Proposed new shopfront and security roller shutter. Grant permission - 09/06/2000.  
EPF/1836/01 - Erection of single storey rear extension. Grant Permission (with conditions) - 07/12/2001.  
EPF/0722/03 - Change of use of front part of shop from A1 to A3. Grant Permission (with conditions) - 16/07/2003. NOT IMPLEMENTED.

### **Policies Applied**

Policy TC1 – Town Centre Hierarchy  
Policy TC6 – Local Centres and Corner and Village Shops  
Policy DBE1 – Design of New Buildings  
Policy DBE2 – Effect on Existing Surrounding Properties  
Policy DBE9 – Loss of Amenity  
Policy RP5A – Adverse Environmental Impacts  
Policy ST4 – Road Safety  
Policy ST6 – Parking

### **Issues and Considerations:**

The main issues to consider are;

The impact on the appearance of the area.

The effect of the proposed development on the living conditions of neighbouring occupiers, with particular reference to noise and disturbance.

Whether the proposed development would be likely to give rise to issues in relation to parking and road safety.

Whether the loss of the retail unit would prejudice the provision of retail facilities for the local community.

#### **Impact on Appearance of Area**

The rear extension of the proposal will infill the rear yard which is generally not used but was likely to have been a garden area to the flats above. It is not felt that the proposed extension would impact on the appearance of the area, and replaces a smaller shed here. It is not considered the extension would harm residential amenity.

#### **Loss of Amenity**

Policies RP5A and DBE9 state that any change of use should not impact on neighbour amenity in relation to such things as noise, smell, or other disturbance. In relation to these points consultation was sought with the Council's Environmental Health Officer who suggested a number of restricting conditions if permission was granted. These included the control of kitchen odours, hours of use/deliveries, control of air conditioning noise and control of foul water. It was also stated that information relating to ventilation plant should be submitted before installation for approval by the Local Planning Authority. It is felt that if the application was conditioned in compliance with these recommendations then any loss of amenity could be minimised to an acceptable level and help address the concerns of local residents and retail owners. Vermin control is not really a planning matter, however a condition re: litter and outside storage, would be used to control this.

Customers arriving and leaving in the evening could potentially be a disturbance to residents of flats above. Evening use of other retail units on the parade is limited, but on balance, it is unlikely

to cause significant harm to the living conditions of neighbouring residents. If members of the committee consider this will cause harm, particularly as this will be the first A3 use on the parade, then a refusal could be considered in relation to noise and disturbance.

### Parking

There is no provision for off street parking. However there are no parking restrictions in Brook Parade and parking associated with the development would generally take place on kerbside. There are lock up garages at the rear and good public transport facilities within easy walking distance. A restaurant use is likely to be a predominantly evening use and parking inconvenience with uses is likely to be less. There will be no potential for significant harm to highway safety. The proposal accords with policies ST4 and ST6.

### Local Shopping Centres

Policy TC1 states that the council will, in principle, permit proposals which should sustain or improve the vitality and viability of any of the centres, and which will either maintain or not adversely affect their position in the Town Centre Hierarchy. Policy TC6 states that planning permission will not be granted for a change of use to non retail, within one of the local centres unless;

- i There is no market demand for a retail use.
- ii The service provided is to be continued in another location in the locality.
- iii The new use would meet an identified community need.

Brook Parade is a local centre and Policy TC6 is relevant. This is a thriving parade and it provides a good mix of “everyday” retail outlets and services. Policy TC6 requires that a lack of market demand must be demonstrated before permission is granted for a non residential use. In relation to the first point there is nothing to suggest that if the site was marketed for a retail use, it would not find an occupier to replace the current A1 use, and this is also not a vacant unit. It is also felt that as the current service would not be continued in the locality, a retail usage would effectively be lost to the area. Therefore the case for the removal of an A1 use and its replacement with an A3 establishment has not been made in this instance. Its loss would be to the harm of the vitality and viability on this parade. It should be noted that there are examples in relation to applications on the parade where the loss of a retail unit has been resisted by the Planning Authority in the past and objections on these grounds from the Parish Council.

### Conclusion:

The proposal would result in the removal of an A1 use without an acceptable justification and this would be contrary to Policy TC6 – Local Centres and Corner and Village Shops. The potential loss to residential amenity is also a concern. Accordingly it is recommended the proposal be Refused on these grounds.

### SUMMARY OF REPRESENTATIONS:

#### **SUPPORT**

PARISH COUNCIL: The Council Supports the application.

15 BROOK PARADE: No Objection.

4A BROOK PARADE: No Objection. It would be a welcome asset.

12 BROOK PARADE: Support. It would be a welcome addition.

23 BROOK PARADE: Support. It would bring life to the Parade.

3 BROOK PARADE: Support. It will enhance the Parade.

10 BROOK PARADE: No Objection. Development will increase trade.

181 HIGH ROAD: No Objection. High quality restaurant will enhance the area.

22 BROOK PARADE: No Objection. It would increase trade.

5 BROOK PARADE: Support. Increase trade.

14A BROOK PARADE: No Objection.

14 BROOK PARADE: No Objection. Welcome it.

12A BROOK PARADE: No Objection. Welcome it.

13A BROOK PARADE: No Objection. Welcome it.

9 BROOK PARADE: Support. Need for a restaurant.

7B BROOK PARADE: Support. It will enhance the area.

11 BROOK PARADE: Support. It will benefit the area.

4 KING WILLIAM IV COTTAGES: No Objection. It will enhance the parade and provide a service.

16 BROOK PARADE: No Objection. It will enhance the area.

2 BROOK PARADE: Support. It would encourage trade.

4 BROOK PARADE: Support. It will benefit the area.

## **OBJECTIONS**

6 BROOK PARADE: Objection. Insufficient parking, noise, loss of retail, vermin, create a precedent.

20 BROOK PARADE: Objection. Dead frontage, parking issues, noise, vermin, create a precedent.

19 BROOK PARADE: Objection: Dead frontage, parking issues, noise, create a precedent, removal of local service.

20 DICKENS RISE: Objection. Parking issues, vermin, no need for additional restaurant.

18A BROOK PARADE: Objection. More local shops needed, parking issues, no demand for the restaurant.

10 DICKENS RISE: Objection. Parking issues, vermin.

11A BROOK MEWS: Objection. Increase in vermin, no demand for the restaurant.

16 DICKENS RISE: Objection. Vermin, parking issues.

5A BROOK MEWS: Objection. Vermin.

9 SPANBROOK, HIGH ROAD: Objection. Need for retail not restaurants.

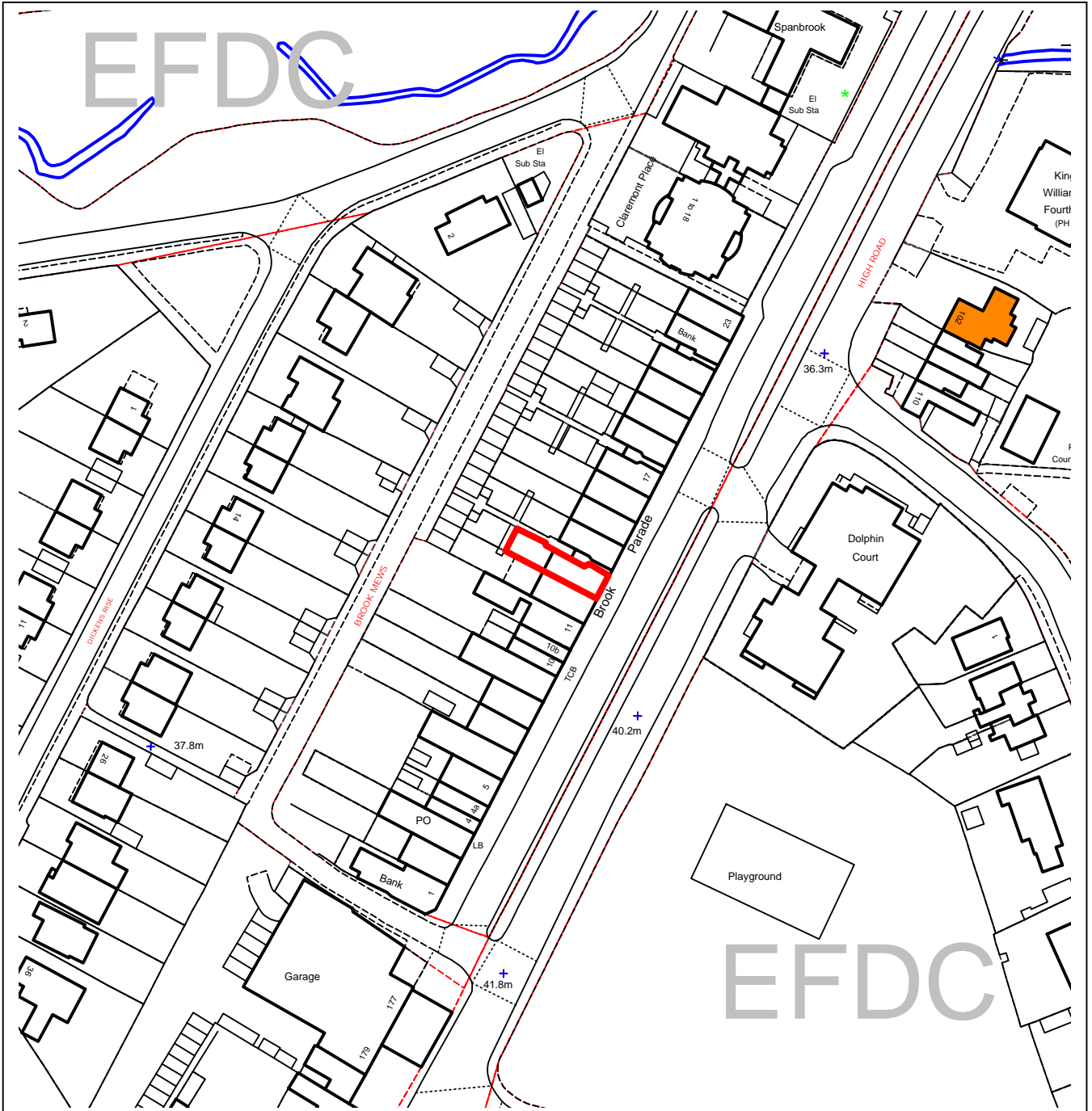
SPANBROOK: Objection. Petition signed by 19 residents.

18 DICKENS RISE: Objection. Development will attract vermin.



# Epping Forest District Council

## Area Planning Sub-Committee South



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<b>Agenda Item Number:</b>	<b>6</b>
Application Number:	EPF/2071/08
Site Name:	13 Brook Parade, High Road Chigwell, IG7 6PF
Scale of Plot:	1/1250

**Report Item No: 7**

<b>APPLICATION No:</b>	EPF/2090/08
<b>SITE ADDRESS:</b>	Rowans 223 Lambourne Road Chigwell Essex IG7 6JN
<b>PARISH:</b>	Chigwell
<b>WARD:</b>	Chigwell Row
<b>APPLICANT:</b>	Mr Norman Gibson
<b>DESCRIPTION OF PROPOSAL:</b>	Replace flat roof with gabled on garage.
<b>RECOMMENDED DECISION:</b>	Grant Permission (With Conditions)

**CONDITIONS**

- 1 The development hereby permitted must be begun not later than the expiration of three years beginning with the date of this notice.
- 2 Materials to be used for the external finishes of the proposed extension, shall match those of the existing building.

*This application is before this Committee since the recommendation differs from the views of the local council (Pursuant to Section P4, Schedule A (g) of the Council's Delegated Functions).*

**Description of Proposal**

The proposal is for the change of roof on a garage to the front of the property from a flat to gabled style. Materials used will be complementary to the existing structure and to the dwelling on the site.

**Description of Site:**

The property is a detached house in an area of similar houses on Lambourne Road and backs on to Chase Lane. The garage is forward from the house and this is also the case with the other properties on this part of the road. Other properties have had similar alterations including the neighbouring property, whose garage is adjacent to the proposal.

**Relevant History:**

No Relevant History.

### **Policies Applied:**

Policy DBE9 - Loss of Amenity

Policy DBE10 – Design of Residential Extension

### **Issues and Considerations:**

The main issues to consider are any potential loss of amenity, and the design of the garage alteration in relation to the existing building and its setting.

#### **Impact on Appearance of Area**

Policy DBE10 states that a residential extension should “complement, and where appropriate enhance” the streetscene and existing building in relation to such things as scale, form and separation from neighbouring buildings.

The proposal suggests a change in style of roof from a flat to gabled roof. This would be similar to a number of other garages on the road including the adjacent structure. The garage in question is in a slightly dilapidated state and it is felt that the alteration would be an improvement to the garage structure and consequently would enhance the surrounding streetscene.

#### **Impact on Neighbours Amenity**

Policy DBE9 requires that residential extensions do not lead to loss of neighbour amenity in relation to such things visual impact, overlooking or loss of daylight/sunlight.

It is not felt that the change of roof would have an impact on neighbour amenity. The garage is in many ways a “stand alone” building which is a good distance, 15m approx, from neighbouring dwellings.

#### **Other Matters**

The plans have been produced by the applicant and not by a relevant professional person. However, it is clear what is being proposed and the Planning Officer’s site visit confirms that the new roof will be no higher than the adjacent one on the neighbour’s property.

### **Conclusion:**

In light of the above appraisal it is felt that as there is minimal impact on the appearance of the area or neighbour amenity therefore the application should be Approved (with conditions).

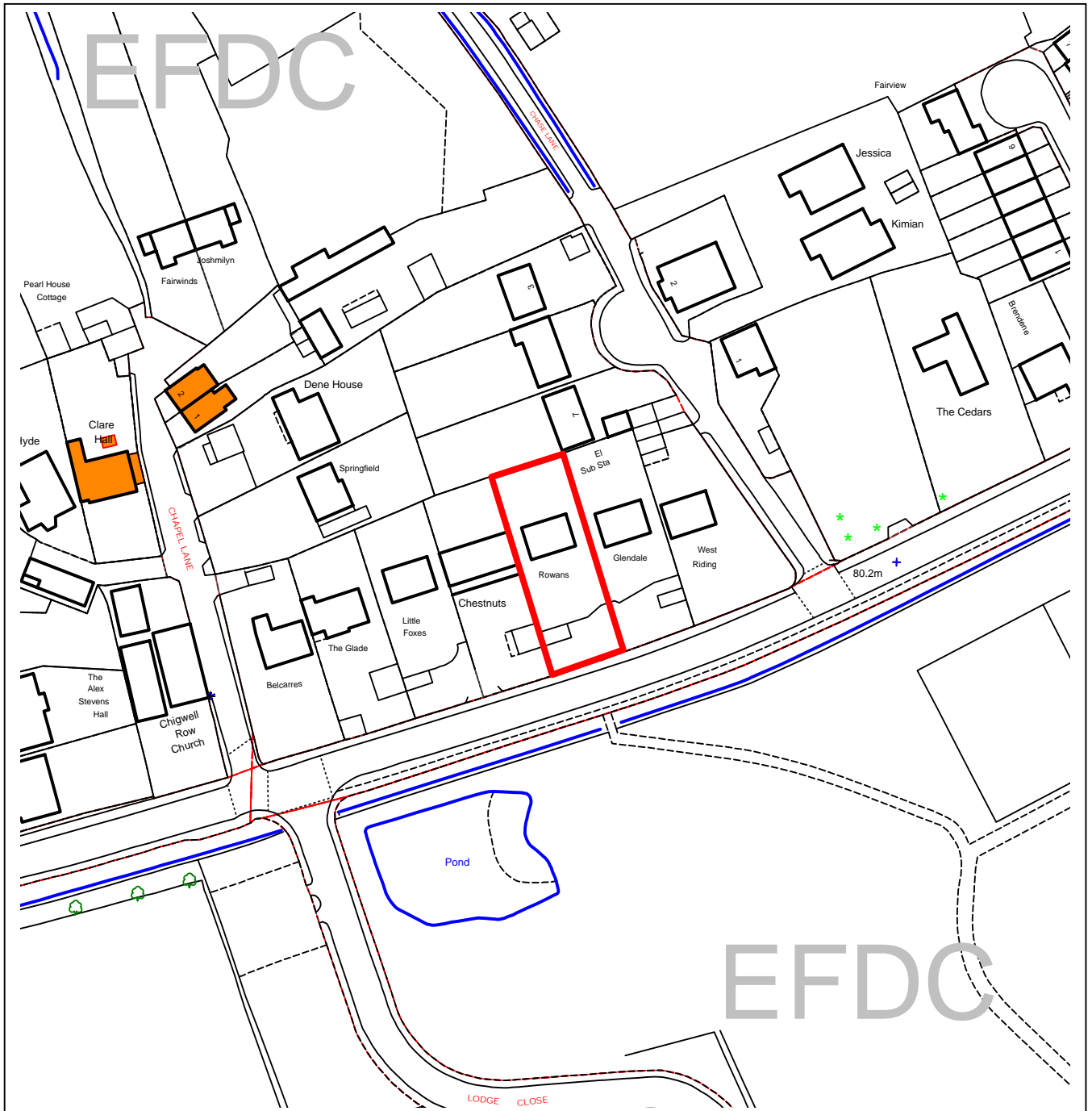
### **SUMMARY OF REPRESENTATIONS:**

TOWN COUNCIL: Objection. Lack of information and plans are not drawn to scale.



# Epping Forest District Council

## Area Planning Sub-Committee South



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Agenda Item Number:	7
Application Number:	EPF/2090/08
Site Name:	Rowans, 223 Lambourne Road Chigwell, IG7 6JN
Scale of Plot:	1/1250



**Report Item No: 8**

<b>APPLICATION No:</b>	EPF/2097/08
<b>SITE ADDRESS:</b>	49 Lee Grove Chigwell Essex IG7 6AD
<b>PARISH:</b>	Chigwell
<b>WARD:</b>	Chigwell Village
<b>APPLICANT:</b>	David Shternzis
<b>DESCRIPTION OF PROPOSAL:</b>	Erection of iron railings to existing brick boundary walls. (Revised application)
<b>RECOMMENDED DECISION:</b>	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.

*This application is before this Committee since the recommendation differs from the views of the local council (Pursuant to Section P4, Schedule A (g) of the Council's Delegated Functions).*

**Description of Proposal:**

Erection of iron railings to existing brick boundary walls. The railings will sit above an existing 650mm high dwarf front wall and will have an overall height of 1.7m. The brick piers currently at a height of approx. 800mm will be extended to 2m high. Both the piers and railings have been reduced from an initial height of 2.4m and 2m respectively following Officer concern.

**Description of Site:**

Detached dwelling located on the north side of Lee Grove. The road is residential in nature and typified by large detached properties of varying size and design. Nos. 2, 43 and 53 all benefit from railings and high brick piers

**Relevant History:**

EPF/1450/08 – Erection of iron railings and gates to existing brick boundary wall - withdrawn

**Policies Applied:**

DBE1 – New Development  
DBE9 - Amenity

**Issues and Considerations:**

The main issues are the impact on the streetscene and impact on neighbouring properties.

*Design and Impact on Streetscene*

At 1.7m and 2m high respectively, the railings and brick piers have been reduced in size from those viewed by the Parish Council. The concern of the Parish Council is shared by the case officer however a reduction in height of both the piers and railings has been agreed and is now considered to be acceptable and would not have a materially detrimental impact on the streetscene.

In terms of the railings appearing incongruous, whilst there is not an abundance of railings along Lee Grove, there are 3 other properties along the road that benefit from similar railings and brick piers and this type of front boundary treatment is more and more commonplace in urban residential streets throughout the district as not to be considered out of keeping in this location.

*Impact on Neighbouring Amenity*

None

**Conclusion:**

Approval is recommended

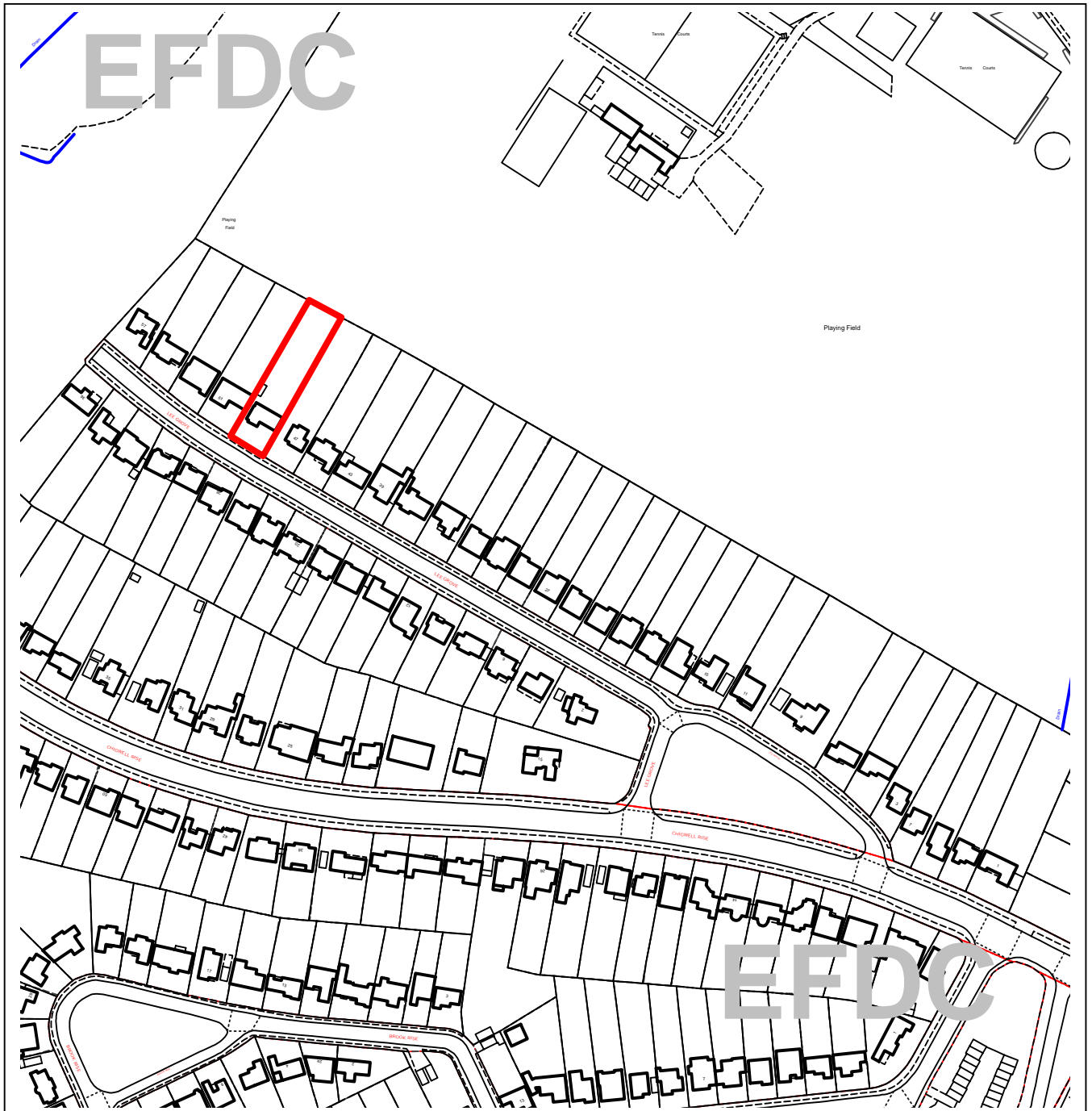
**SUMMARY OF REPRESENTATIONS:**

PARISH COUNCIL: Object: On the grounds of the height of the railings and that the railings would be incongruous to the street scene



# Epping Forest District Council

## Area Planning Sub-Committee South



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Agenda Item Number:	
Application Number:	EPF/2097/08
Site Name:	49 Lee Grove, Chigwell, IG7 6AD
Scale of Plot:	1/2500

**Report Item No: 9**

<b>APPLICATION No:</b>	EPF/2155/08
<b>SITE ADDRESS:</b>	3 Forest Terrace High Road Chigwell Essex IG7 5BW
<b>PARISH:</b>	Chigwell
<b>WARD:</b>	Chigwell Village
<b>APPLICANT:</b>	Mr Alan Jacobs
<b>DESCRIPTION OF PROPOSAL:</b>	Two storey/single storey front and rear extensions.
<b>RECOMMENDED DECISION:</b>	Grant Permission (With Conditions)

**CONDITIONS**

- 1 The development hereby permitted must be begun not later than the expiration of three years beginning with the date of this notice.
- 2 Materials to be used for the external finishes of the proposed extension, shall match those of the existing building.
- 3 Notwithstanding the provision of the Town and Country Planning General Permitted Development Order 1995 (or of any equivalent provisions of any Statutory Instrument revoking or re-enacting the Order) no windows other than any shown on the approved plan shall be formed at any time in the flank wall of the development facing No. 2 Forest Terrace hereby permitted without the prior written approval of the Local Planning Authority.
- 4 Notwithstanding the information shown on the block plan received on the 6th November 2006, the scheme hereby approved shall be implemented in accordance with the submitted plan 'November 08 J.T.Myring'

*This application is before this Committee since the recommendation differs from the views of the local council (Pursuant to Section P4, Schedule A (g) of the Council's Delegated Functions).*

**Description of Proposal:**

Erection of a part two storey part single storey front extension and a part two storey part single storey rear extension. The front extension would be 3m deep, with the two storey element extending halfway across the front elevation dropping down to a single storey element extending no further forward than the neighbouring front extension. However, an open porch some 1.2m deep would be erected in front and would be covered by the roof proposed for the single storey extension.

The rear extension would again be 3m deep with the two storey extension, similarly to the front, extending halfway across the house dropping down to a single storey rear element extending no further than the neighbouring single storey rear extension.

### **Description of Site:**

Two storey semi detached dwelling located on the south side of the High Road, within a row of semis known as Forest Terrace. The surrounding area is residential and is not within a Conservation Area. A number of other houses along this terrace benefit from similar front and rear extensions.

### **Relevant History:**

None

### **Policies Applied:**

DBE9 – Amenity  
DBE10 – Design  
ST4 – Road Safety

### **Issues and Considerations:**

1. Impact on Neighbouring Amenity
2. Design
3. Car Parking
4. Other

#### **1. Impact on Neighbouring Amenity**

##### *Impact on No. 2 Forest Terrace*

The two storey front element of the front extension would be set away from No. 2 by approximately 2.5m. Although it would be 3m deep, No.2 is set forward of the subject house by 800mm so the effect is akin to a 2.2m extension. It is not considered that there would be any material loss of outlook or light to that property. There may be a little overshadowing by mid afternoon but not enough to justify a refusal.

To the rear, the detached neighbour has extended at two storeys and this extension projects approximately 2m further than the rear wall of No. 3 with a separation between the houses of approximately 2.5m. The proposed extension would therefore project approximately only 1m further than the rear wall of the neighbour and would not result in any loss of amenity.

No permission is required for the new windows and door to be inserted in the existing side wall facing No. 2.

##### *Impact on No. 4 Forest Terrace*

To the front the two storey element projects 3m forward of No. 4 at a distance of 3.5m. A 45 degree line is not compromised and this extension mirrors the two storey extension approved in 2004 at No. 4. The single storey front extension will extend in line with the front extension at No. 4. The open porch projects 1.2m further forward and would have no material impact on the amenity of that dwelling.

To the rear, the two storey element mirrors the two storey extension at No.4, does not compromise a 45 degree angle given it is set 3.5m away at a depth of 3m. The single storey extension extends no deeper than an existing ground floor extension at No.4.

It is considered therefore that the proposal complies with DBE9.

## 2. Design

The parish council consider that the proposal looks unbalanced with the other semi-detached properties in the terrace. The two storey extension mirrors other two storey front extensions along the terrace, however, the ground floor element differs in that it would be finished with a hipped roof and not a mono pitch and would also have an open porch in front.

However, the fronts of the terrace are certainly not uniform with there being a variety of alterations and additions constructed over the years. The terrace is not located in a Conservation Area and therefore the difference in design is not considered to represent a reason for refusal.

The design of the rear extension is acceptable and it is considered that the proposal complies with DBE10

## 3. Car Parking

The area to the front of the two storey extension would be 6m deep and so there would be enough parking for one car in front of this without hanging over the back edge of the pavement and highways have no objections to the scheme. It is feasible that a second car could be parked in front of the open porch as there would still be a depth of 4.8m to the pavement. Other properties that have extended to the front comfortably fit two vehicles on the hardstanding to the front.

Complies with policy ST4.

## 4. Other

The parish council have objected on the grounds of conflict of information supplied. This has arisen as the block plan submitted does not show the neighbouring extensions whereas the plan and elevation drawing submitted does. Subsequent to a site visit these neighbouring extensions do exist and have been accurately shown.

## **Conclusion:**

There is a variety of extensions to these properties in the locality and the proposed additions maintain this without detriment to the street scene. Approval is recommended

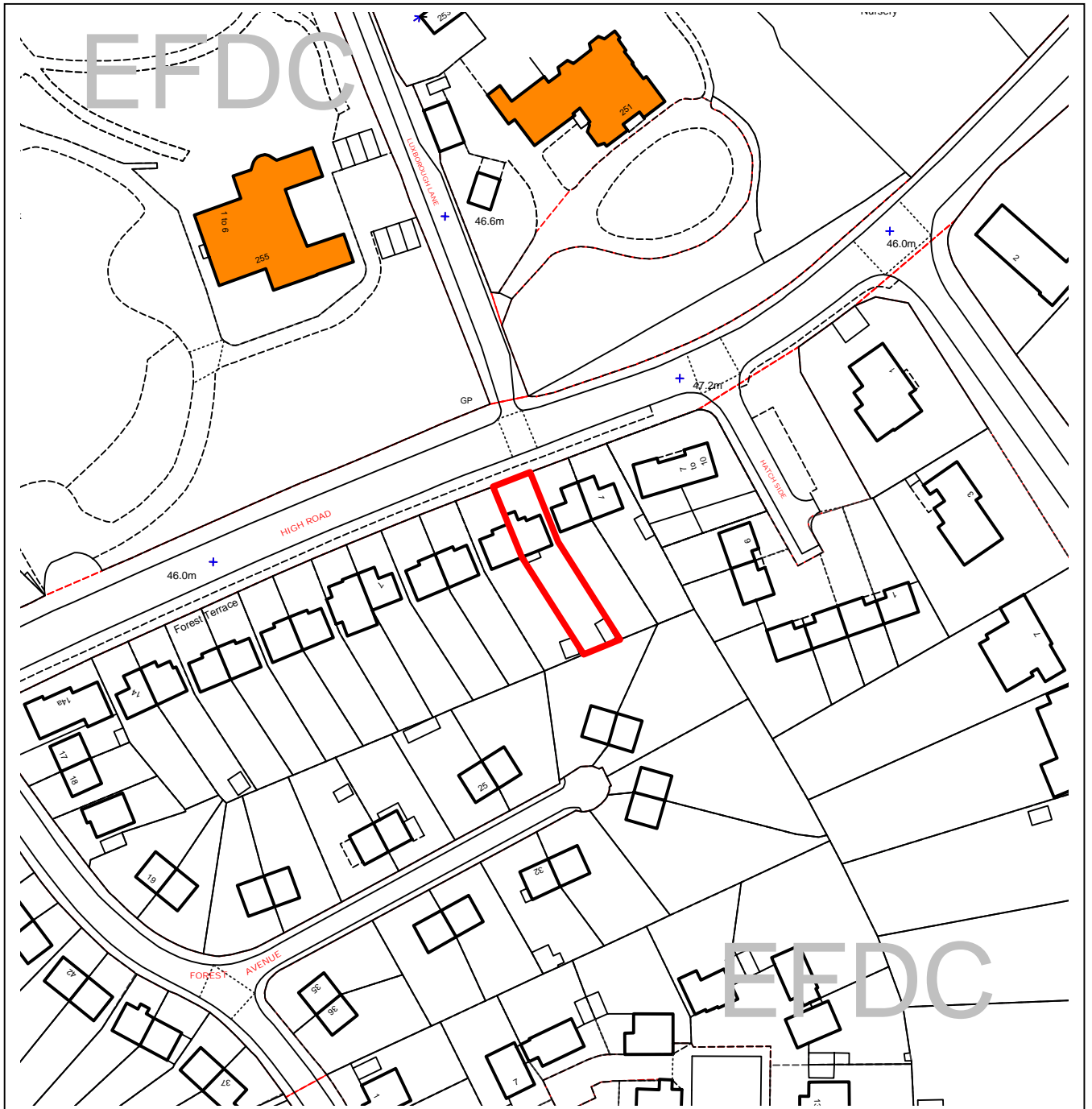
## **SUMMARY OF REPRESENTATIONS:**

PARISH COUNCIL: Object: Conflict of information supplied. The Council considers that the proposal looks unbalanced with the other semi-detached properties in the terrace.



# Epping Forest District Council

## Area Planning Sub-Committee South



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<b>Agenda Item Number:</b>	<b>9</b>
Application Number:	EPF/2155/08
Site Name:	3 Forest Terrace, High Road, Chigwell, IG7 5BW
Scale of Plot:	1/1250