

Report Item No: 1

APPLICATION No:	EPF/2462/08
SITE ADDRESS:	109 & 111 Manor Road Chigwell Essex IG7 5PS
PARISH:	Chigwell
WARD:	Grange Hill
APPLICANT:	Countrywide Developments (UK) PLC
DESCRIPTION OF PROPOSAL:	Demolition of 2 houses and construction of 13 flats. (Revised application)
RECOMMENDED DECISION:	Grant Permission (With Conditions)

CONDITIONS

- 1 The development hereby permitted must be begun not later than the expiration of three years beginning with the date of this notice.
- 2 Details of the types and colours of the external finishes shall be submitted for approval by the Local Planning Authority in writing prior to the commencement of the development, and the development shall be implemented in accordance with such approved details.
- 3 Prior to the commencement of development details of screen walls, fences or such similar structures shall be agreed in writing by the Local Planning Authority, and shall be erected before the occupation of any of the dwellings hereby approved and maintained in the agreed positions.
- 4 Wheel washing or other cleaning facilities for vehicles leaving the site during construction works shall be installed in accordance with details which shall be submitted to and agreed in writing by the Local Planning Authority and these facilities installed prior to the commencement of any building works on site, and shall be used to clean vehicles leaving the site.
- 5 Prior to first occupation of the building hereby approved the proposed first floor flank window openings as shown in the approved plans shall be 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.
- 6 Prior to the commencement of the development details of the proposed surface materials for the driveway shall be submitted to and approved in writing by the Local Planning Authority. The agreed surface treatment shall be completed prior to the first occupation of the development.
- 7 Gates shall not be erected on the vehicular access to the site without the prior written approval of the Local Planning Authority.

- 8 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.

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

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

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

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

- 10 No development shall take place until a schedule of landscape maintenance for a minimum period of five years has been submitted to and approved in writing by the Local Planning Authority. The schedule shall include details of the arrangements for its implementation. Development shall be carried out in accordance with the approved schedule.

- 11 The development, including site clearance, must not commence until a tree protection plan, to include all the relevant details of tree protection has been submitted to the Local Planning Authority and approved in writing.

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

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

The trees must be protected in accordance with the agreed statement throughout the period of development, unless the Local Planning Authority has given its prior written consent to any variation.

- 12 The development, including site clearance, must not commence until a scheme of landscaping and a statement of the methods of its implementation have been submitted to the Local Planning Authority and approved in writing. The approved scheme shall be implemented within the first planting season following the completion of the development hereby approved.

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

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

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

- 13 Mitigation for the protection of Bats on the site as outlined in the submitted Bat Assessment Survey shall be carried out prior the first occupation of the site

- 14 Prior to occupation of the development hereby permitted the existing crossover shall be removed and the footpath resurfaced and kerb reinstated for use as approved in writing by the Local Planning Authority.

- 15 The development shall not be occupied until the car parking area indicated on the approved plans, including any parking spaces for the mobility impaired has been hard surfaced, sealed and marked out in parking bays. The car parking area shall be retained in this form at all times. The car park shall not be used for any purpose other than the parking of vehicles that are related to the use of the development.

- 16 Prior to commencement of development, details of levels shall be submitted to and approved by the Local Planning Authority showing the levels of the site prior to development and the proposed levels of all ground floor slabs of buildings, roadways and accessways and landscaped areas. The development shall be carried out in accordance with those approved details.

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:

Demolition of two existing dwellings and erection of 13 flats (two 1 bed, 11 two bed), with 13 parking spaces.

Description of Site:

Two detached houses on separate adjacent plots on the south side of Manor Road next to the Sherrell House development. Burney Court is to the east and St Winifred's Close runs along part of the eastern boundary and the whole of the southern boundary of the site. There are a number of protected trees on the site.

Relevant History:

EPF/1028/91	Three Blocks of 3 storey flats	refused
EPF/1631/08	13 Flats	withdrawn

Policies Applied:

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

Issues and Considerations:

The main issues in this application are:

1. Context
2. Design
3. Sustainability
4. Neighbours Amenity
5. Landscaping and Trees
6. Highways Matters

The original 2008 scheme was withdrawn to deal with concerns over the design and appearance of the scheme when viewed from Manor Road.

Building in Context

- The plot that would be created is a maximum of 24m wide and about 91m deep.
- The existing properties are two storey detached houses which spread across most of the width of the plots.
- The new flats will be a maximum of 24m wide and 45m deep with a staggered 'T' shape to take advantage of the depth of the plot with the rear projection being to the south of the main portion of the block.
- Overall height is 9.4m with a hipped/flat roof (although a light shaft machinery room will be higher with a pyramidal roof). There will be three flat roof dormers on the front roof slope, and three flat roofed dormers on the rear roof slope.
- The scheme will be built close to the side boundaries (0.3m in each case).
- A ground floor front car park will be provided with undercroft parking for the majority of parking spaces.
- This part of Manor Road is of a varied and diverse character and appearance with large detached houses on the north of the street and a small block of flats (Burney Court) and the large and imposing bulk of the new Sherrell House nursing home which is under construction. St Winifred's Close to the east consists of two three storey flat roof blocks of flats.
- There are a number of other flat developments in this area, around the Shell Petrol Station and on the north side of Manor Road, the nearest being the recently granted site at the Manor Hall. Therefore the principle of flatted developments in this area is acceptable.
- The scheme has been designed to deal with the constraints of the site in terms of its layout and the protected trees, and has been designed to fit into the street scene on Manor Road.
- The separation distance to Burney Court is 2.7m and to Sherrell House is 7m. which is more than normally acceptable in a residential area such as this.
- The scheme is wider than Burney Court, but considerably less than Sherrell House. It is 1m higher than Burney Court and 2m lower than Sherrell House. Therefore the scheme provides a visual transition in scale and height from Burney Court to Sherrell House which does not harm the character and appearance of the street scene.
- The scheme can be comfortably accommodated on this large plot without appearing overdeveloped. There is some flexibility to redevelopment of this site because of the variance of built development either side and to the rear. It would not be either out of keeping with the area nor too large a development. It is also the case that this site is classed as previously developed land in an urban area. The efficient reuse of such urban land is a national and local priority and so long as it fits in with the character of the area, then permission should be forthcoming, as in this case.

Design

- The scheme has been revised so that the elevation facing Manor Road has been simplified and made less 'fussy' and complicated.
- The scheme lies alongside Sherrell House, which is much bulkier and dominating, whilst the proposal will still retain a domestic design and appearance, commensurate with the rest of the road.
- When viewed from either flank the scheme is broken up by changes in roof height and fenestration details which are not overbearing or excessive.
- The flat roof dormers are acceptable and in keeping with this property.
- The finished appearance can be conditioned to be appropriate to the area, although it is considered that the illustrated materials on the drawings are acceptable and the Council's Conservation Officer has stated that they do not cause any harm to the building or the area.

Sustainability & Urban Development

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

Amenity & Impact on Neighbours

- The main neighbours that would be affected are Sherrell House, Burney Court and St Winifred's Close.
- There will be no adverse overlooking of Sherrell Court as the first floor flank windows of this scheme do not serve habitable rooms.
- There will be no adverse overlooking of Burney Court due to siting and obscure glazed windows.
- There would be some overlooking of the rear garden area but significant screening will be provided by existing trees and the new landscaping scheme. In addition a first floor balcony on the east flank will be provided with an obscure glazed panel. It is considered that this would not cause any significant harm to the amenities of the occupiers of Burney Court.
- St Winifred's Close has two blocks of flats to the east of this scheme. There is the potential for overlooking from the rear projection of this scheme. The minimum separation between this scheme and the nearest of the two blocks is 31m across car parking areas and the road. The scheme also provides new boundary treatments and retention of a number of TPO trees which will provide significant softening and screening.
- Therefore the scheme will not result in unacceptable overlooking to the occupants of St Winifred's Court.
- Whilst there will be a visual impact on St Winifred's Close and Burney Court from the increased height and depth of the new building this is dwarfed by the bulk of Sherrell House and would not justify a refusal as the impact will not be significant or adverse due to the distances, design, siting and the screening provided by the landscaping.
- The amount of amenity space provided is a minimum of 700m², which is over the required 325m².

Landscaping

- The Landscape Officer has commented that the scheme is acceptable subject to conditions to preserve the 3 protected trees on the site. The building footprint, subject to adherence to the conditions, will not harm the trees.

Highway Issues

- The scheme will provide 1 parking space per flat, plus covered bicycle parking. It is on a bus route and is within 700m of a tube station.
- No objections have been raised by the Highways Officers. This is because vehicles are able to enter the site and turnaround and leave in forward gear. The road has good visibility in both directions and the number of accesses from this site is reduced from 2 to 1. The forecourt area is capable of taking refuse and delivery vehicles, so there are benefits over and above the current situation with the existing 2 houses, where vehicles have to reverse out onto the road.
- Visitor parking should not be encouraged if in easy distance of public transport, as in this case. But parking is conveniently located for all users, close to the proposed flats and the carriageway and therefore there is no reason why visitors cannot use them if necessary. There are also parking opportunities on the slip road opposite, off the main part of the High Road.
- Whilst the provision of parking in this case is a concern, it is the case that the standards are maximum not minimum and the site is within easy walking distance of excellent and sustainable public transport links. This is in line with the point of Government policy which aims to reduce reliance on the motorcar.
- The High Road is a heavily trafficked route and there are traffic lights controlling the junction with Fencepiece Road to the west. The increase in traffic movements from the development would not be significant and emerging vehicles have good visibility. Cars emerging and entering will be helped by slowing traffic at the traffic lights.
- On balance, the proposed development will not have a harmful effect on the safety of road users and would be in conformity to Local Plan Alteration Policy ST4.

Conclusion

This is a substantial scheme, but the proposed dwellings can be comfortably accommodated on this large plot without causing significant harm to either the street scene or the amenities of neighbours. The balance of issues rests more with car parking provision, but an objection is difficult to substantiate where there are public transport links and parking availability nearby and in the site. The recommendation is therefore for approval.

SUMMARY OF REPRESENTATIONS

PARISH COUNCIL – Objects, although the front elevation has been visually improved the Council is still concerned over the lack of privacy and the overbearing nature to the residents of St Winifred's Close. The Council is also concerned about insufficient parking provided for residents and visitors. As this is a major junction there are serious concerns that this will bring additional traffic congestion to the area. The Council considers that this would also bring a significant change to the street scene.

1 ST WINIFRED'S CLOSE – Object, higher than Burney Court, development too large for the site, insufficient parking, too close to a major junction.

2 ST WINIFRED'S CLOSE – Object, if trees were removed, loss of outlook, highway safety a concern, flats will be too high, parking inadequate.

11 ST WINIFRED'S CLOSE – Object, eyesore and not in keeping with the area, we will be overlooked.

130 MANOR ROAD – Object, the size and scale of the development is not in keeping with the area, the overbearing nature of building 13 flats on a plot which only housed 2 homes is clear to see, the height of the roofline, the width and depth of the development, car access will be directly on to Manor road- as well as the extra noise and congestion, this will be dangerous so near a very busy junction.

134 MANOR ROAD – Object, overlook my property, will increase traffic and accident hazard, garden will be overlooked.



Epping Forest District Council

Area Planning Sub-Committee South



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Agenda Item Number:	1
Application Number:	EPF/2462/08
Site Name:	109 & 111 Manor Road, Chigwell IG7 5PS
Scale of Plot:	1/1250

Report Item No: 2

APPLICATION No:	EPF/2344/08
SITE ADDRESS:	95 Spring Grove Loughton Essex IG10 4QG
PARISH:	Loughton
WARD:	Loughton Forest
APPLICANT:	Mr G Foster
DESCRIPTION OF PROPOSAL:	Change of use from highway to residential (footpath and carriageway becoming part of front garden and driveway area to 95 Spring Grove, Loughton).
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 Gates shall not be erected on the vehicular access to the site without the prior written approval of the Local Planning Authority.
- 3 Prior to the commencement of the development details of the proposed surface materials for the driveway. shall be submitted to and approved in writing by the Local Planning Authority. The agreed surface treatment shall be completed prior to the use of the development.

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

Description of proposal:

Change of use from Highway to residential (footpath and carriageway becoming part of front garden and driveway area to 95 Spring Grove).

Description of Site:

Detached house on a roughly rectangular plot, at the end of a dead-end road, in a residential area of Loughton. The site abuts the Green Belt and is at the top of a slope to the south towards Buckhurst Hill. There is a pedestrian access to the fields at this point.

Relevant History:

EPF/206/08 Alterations and extensions

approved

Policies Applied:

DBE3 Design and space
ST4 & 6 Highway policies

Issues and Considerations:

The main issues with this application are:

1. The impact that on the amenity of the street scene
2. Highway safety that arises from this scheme.

Design

- The scheme would see the existing hammerhead at the end of Spring Grove partially taken into the ownership of No 95, with a resulting enlargement of their front garden. The area measures 10m wide by 5m deep.
- All the other properties in this part of Spring Grove have an identical front garden line, with No 95 being set back by some 5m. This may be a result of No 95 being built at a later time than the other properties.
- However, the extension of the front garden to cover this area would have no adverse impact on the character and appearance of the street scene and would strengthen the boundary between the public and private domain on this site, rather than the current informal arrangement of private parking on the street frontage of this property.
- Any erection of walls and gates over 1m in height would require a separate permission in any event.

Highway Safety

- The County Council's Highways Department have commented that they have no objections to this scheme, although the applicant will need to apply separately to Go East if the planning application is successful to remove highway rights from the land.
- They have further stated that the scheme does not result in any danger to highway users as the area of highway remaining is adequate for road users to turn around without endangering other road users or pedestrians and is sufficiently removed from the junction with Hillcrest to avoid any danger during the execution of vehicle manoeuvres.
- The travel distance for refuse vehicles to reverse into this end of the road is only a short distance and therefore does not rely on the hammerhead being retained.

Conclusion

This scheme is a logical improvement to the front of the site and will not have any adverse impact on either the street scene or highway safety. This application is therefore recommended for approval.

SUMMARY OF REPRESENTATIONS

TOWN COUNCIL – No objections

LOUGHTON RESIDENTS ASSOCIATION – Object, hammerhead well used by turning vehicles, much more pedestrian traffic than usual using the adjacent open land.

68 SPRING GROVE – Object, already in the habit of parking their cars in the hammerhead, wrong to allow absorption of pavement and highway into private ownership.

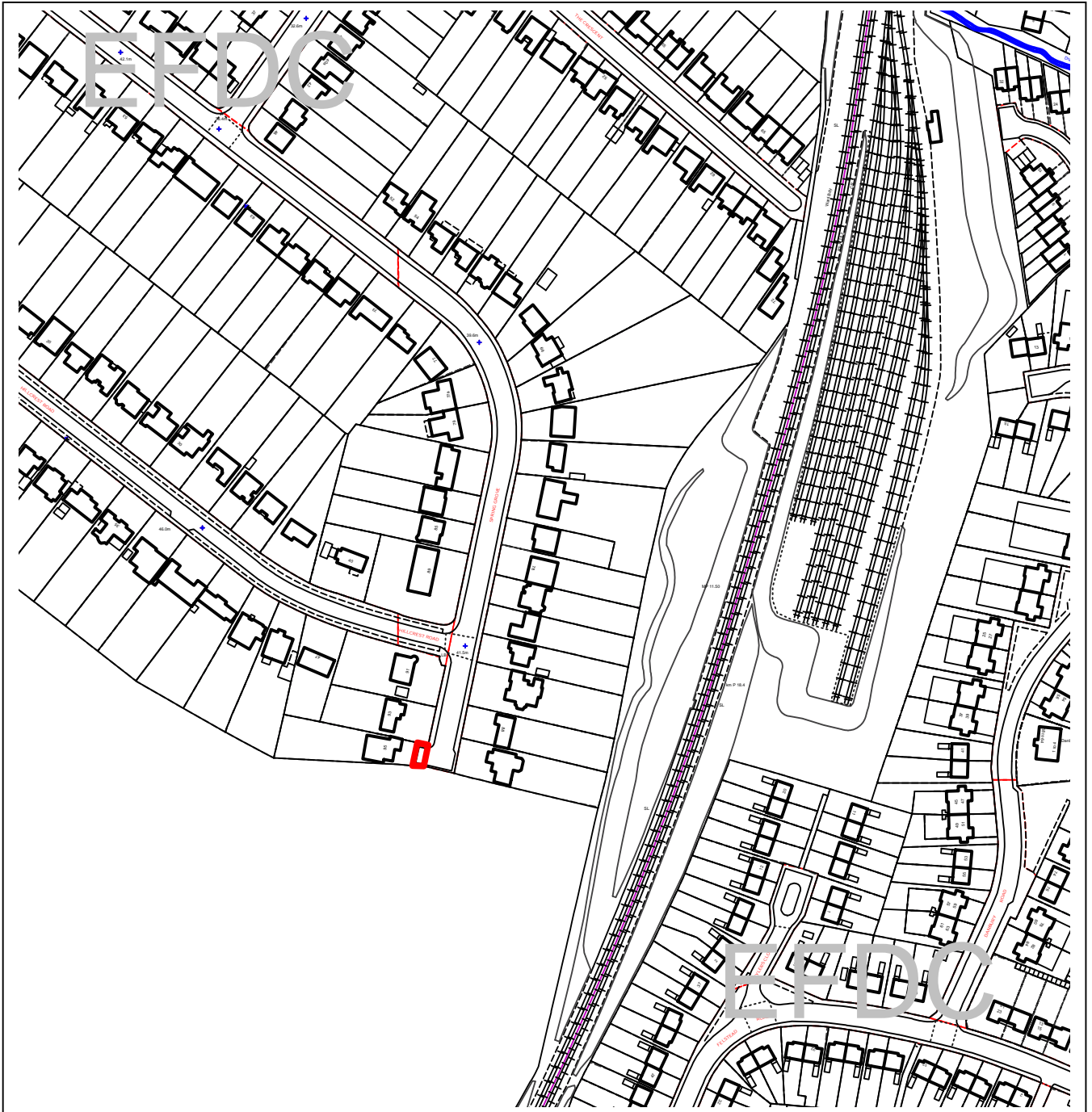
79 SPRING GROVE – Object, area used for Council recycling vehicles turning around, other vehicles and pedestrian traffic using the adjacent open land.

84 SPRING GROVE – Object, area used by vehicles turning and if space removed will result in a road danger.



Epping Forest District Council

Area Planning Sub-Committee South



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Agenda Item Number:	2
Application Number:	EPF/2344/08
Site Name:	95 Spring Grove, Loughton, IG10 4QG
Scale of Plot:	1/2500

Report Item No: 3

APPLICATION No:	EPF/2394/08
SITE ADDRESS:	Grange Court High Road Loughton Essex IG10 4QX
PARISH:	Loughton
WARD:	Loughton Forest
APPLICANT:	Grange Court Management Co
DESCRIPTION OF PROPOSAL:	Extended bin store for improved refuse storage and recycling facilities.
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 As shown on Plans 2 and 3 hereby approved, the extension of the bin enclosure shall be constructed in timber to match the existing bin enclosure.
- 3 The tree and hedge as shown retained on Plan 2 of the plans hereby approved, shall not be cut down, uprooted, wilfully damaged or destroyed, without the written approval of the Local Planning Authority.

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:

Consent is being sought for an extension to an existing bin store that serves a block of flats. The existing bin store is 4.4m deep by 3m wide, with a 2.15m high timber enclosure. The proposed bin store would be 5.7m long, up against the blank flank wall (of 13-16 Grange Court) facing Upper Park, step away from the building by 1.3m then project 1.25m forward of the front elevation facing the High Road. It would then extend away from the building towards the pavement of Upper Park for 5.25m and back along Upper Park, 1.1m off the back edge of the pavement for 5.65m. It is finished with a 2.15m high timber enclosure. 3 parking spaces would be retained adjacent to the bin store. The number of bins stored would increase from 4 large wheeled bins used for mixed domestic refuse to 12 for a mix of waste, 3 wheelie bins for dry recycling and 2 smaller wheelie bins for glass.

Description of Site:

Grange Court is a group of 10 blocks of flats (44 flats in total) located on the corner of the High Road and Upper Park, Loughton. The bin store is located on the North East corner of the site on the boundary with Upper Park. It is screened from the road by hedging and a mature tree.

Relevant History:

EPF/1250/07 – Extension to bin store – Approved 26th July 2007

Policies Applied:

DBE1 – Design of new buildings
DBE2 – Effect on neighbouring properties
DBE9 – Loss of Amenity

Issues and Considerations:

The main issues and considerations for this proposal are the acceptability of the design of the bin store and impact on the amenities of the neighbouring properties.

Design

The bin store will be extended using timber, the same materials as existing, so it will be designed to complement the existing store and will therefore not be out of keeping with the existing bin store.

The enclosure will be more conspicuous when viewed from both the High Road and Upper Park however, it is set off the back edge of the Upper Park pavement by 1.1m and will be partially screened by an existing hedge and mature tree. The setback from the High Road would be 11m and again would be partially screened by a 1.5m high hedge and signage.

The bin store will extend across an existing access path and partially into a parking space. The applicants state that they will retain the 3 parking spaces by extending across by 1m removing an element of grassed amenity space adjacent to No. 18 Grange Court. However, the bin store will only take up 400mm so it would be feasible that only 400mm of grassed area would need to be removed, and this is considered acceptable in design terms.

The enlargement is not considered such to have a materially detrimental impact on the amenities of the locality and complies with policy DBE1.

Amenity

The applicants argue that they have taken the advice of EFDC's Waste and Recycling Manager who has suggested that the existing refuse facilities should be upgraded. Discussions with the Waste and Recycling Manager dealing with the Loughton area, confirms this. Currently, recycling is disposed of adjacent to the existing bin store in full view from the public highway. Encouragement should be given to households who wish to increase the amount of recycling they do and the principle of the extension is not questioned.

In terms of a potential loss of amenity, an objection has been received by the occupier of No.19 Grange Court on behalf of Nos. 17,18,19 and 20, the block to the west of the bin store, who argues that extending the parking spaces by 1m to allow 3 spaces to be retained would cause a lack of privacy, light and noise as it would be right under the window of No.18; the first floor flats

will have to look at double the amount of bin tops and noise levels will increase. Different layouts have also been suggested, but determination is of the submitted proposal.

An increase in noise could well be expected, but it is whether any increase is so material as to recommend refusal. With regards to the second objection received it is not considered that a loss of privacy and light would result from extending the parking space across by 1m. It would not result in a car being directly under the window but approximately 1m to the south east. The block is located some 8m from the nearest part of the bin store and a material increase in noise is not considered likely here. The fact that double the amount of bins will be visible is not considered a material consideration here.

However, the main impact would be on the nearest block of flats, namely Nos. 13, 14,15, and 16. An objection has been raised by the occupier of No.16 Grange Court who is concerned that an increase from 1 to 4 bins against her external wall would result in an unacceptable increase in noise at collection time which is usually 6.30am. She asserts that the bin store is also used up to midnight during the week and there are enough recycling facilities at Sainsbury's.

An extant permission approved in July 2007 enlarged the bin store to a capacity of 8 bins. This proposal will increase it to 10 large bins and 2 smaller bins for glass. 4 bins will be positioned against No. 16's external wall instead of potentially 2 to 3. Whilst it is appreciated that this may well result in an increase in noise with regards to the removal of the waste and recycling, (each week this is collected; one week waste, the following week recycling) it is not considered that a material increase in noise and disturbance would occur from collections once a week. In terms of residents disposing of waste up to midnight, again, the increase in the number of bins here is unlikely to result in a number of additional journeys to and from the store to result in a material increase in noise and disturbance.

It is agreed that there are recycling facilities at Sainsbury's however this store would enable occupiers of Grange Court without public transport and those with impaired mobility the ability to recycle.

On balance the proposal complies with DBE9 of the adopted Local Plan.

Conclusion:

The application is considered to comply with policies DBE1, DBE2 and DBE9 of the adopted Local Plan and is recommended for approval.

SUMMARY OF REPRESENTATIONS

LOUGHTON TOWN COUNCIL – No objections

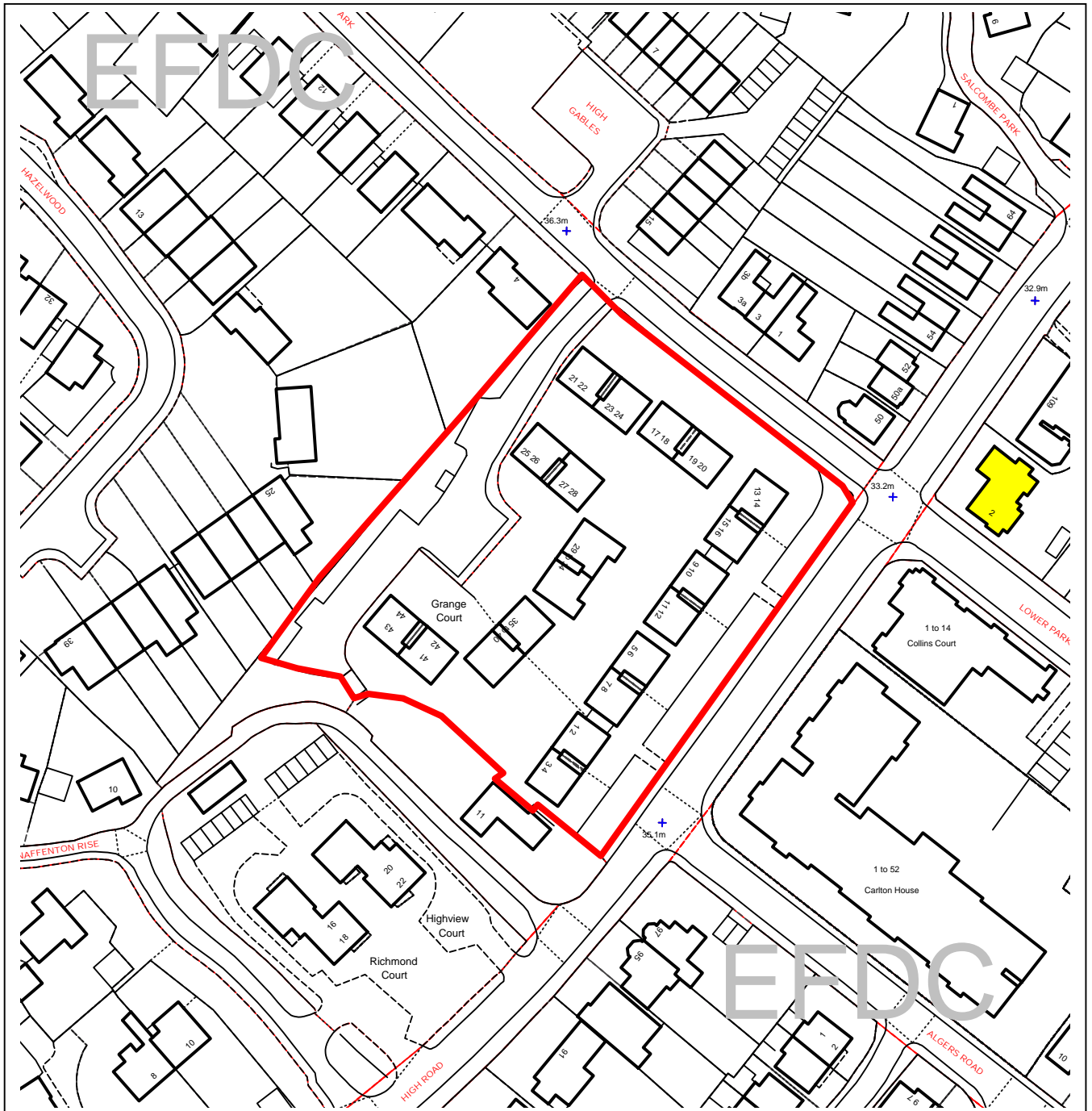
16 GRANGE COURT – Object on the grounds of elevated noise levels, additional traffic on Upper Park by residents dropping off their rubbish and recycling; the recycling area is too large as there are recycling facilities at Sainsbury's; protruding the bin store past the line of the building will make it unsightly; concern about structure being against external wall.

19 GRANGE COURT (on behalf of flats 16, 17, 18 and 19) – Object on the grounds that extending the parking spaces by 1m to allow 3 spaces to be retained would cause a lack of privacy, light and noise as it would be right under the window of No.18; the first floor flats will have to look at double the amount of bin tops and noise levels will increase.



Epping Forest District Council

Area Planning Sub-Committee South



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Agenda Item Number:	3
Application Number:	EPF/2394/08
Site Name:	Grange Court, High Road, Loughton IG10 4QX
Scale of Plot:	1/1250

Report Item No: 4

APPLICATION No:	EPF/0137/09
SITE ADDRESS:	11 Baldwin's Hill Loughton Essex IG10 1SE
PARISH:	Loughton
WARD:	Loughton St Johns
APPLICANT:	Mr Garm Balasuriya
DESCRIPTION OF PROPOSAL:	First floor side extension and single storey front extension and loft conversion with front and rear dormer windows.
RECOMMENDED DECISION:	Grant Permission (With Conditions)

CONDITIONS

- 1 The development hereby permitted must be begun not later than the expiration of three years beginning with the date of this notice.
- 2 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.

- 3 The development shall be carried out in accordance with the amended plans received on 12 Feb 2009 unless otherwise agreed in writing with the Local Planning Authority.

- 4 Prior to first occupation of the building hereby approved the proposed window openings in the side dormer on the North side shall be 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.
- 5 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:

First floor side extension and single storey front extension and loft conversion with front and rear dormer windows.

The first floor side extension would be 3.2m wide and leave 1m to the side boundary. The existing side garage would be extended forward by 2.5m and a further ground floor front part of the extension of 2.3m depth would be created.

The dormer arrangement at the front has been scaled back in amended plans from 4 to 2 small pitched roofed dormers, and there would also be a pitched roofed side dormer on the North side and 3 small pitched roofed rear dormers.

Description of Site:

Large detached property in a row of individually designed detached properties set on ground sloping downwards from North to South. It is located in the Baldwin's Hill Conservation Area and opposite the property is open land of Epping Forest.

Relevant History:

EPF/0948/94 Single storey rear extension Approved
EPF/1149/97 Single storey rear conservatory, first floor extension Refused
EPF/0053/99 Ground floor rear extension and conversion of loft Approved
EPF/0492/00 Two storey side, single storey front and rear extensions, loft conversion involving rear dormers Approved

Policies Applied:

East of England Plan (Regional Spatial Strategy)

LA1 – London Arc

Epping Forest District Local Plan and Alterations

DBE 9 Excessive Loss of amenities for neighbours

DBE 10 Design of residential extensions

HC6 - Character, appearance and setting of Conservation Areas

Issues and Considerations:

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

- Design Considerations
- Residential Amenity

Design Considerations

- The amended plans show only 2 small pitched roofed dormers to the front, and these are well proportioned and relatively attractive features that are not out of place in this Conservation Area location.
- The side dormer is relatively small and is located on the less visible North side hip, and is not considered to unacceptably detract from the appearance of the property or Conservation Area.
- The proposed first floor extension leaves 1m to the South side boundary, and also contains a long side hip, and as such there would be no unacceptable terracing effect caused and no severe cramped appearance caused by the extension.
- The ground floor front extensions are relatively minor and all remain behind the level of the existing protruding front range to the North, and they acceptably complement the appearance of the existing property.
- It is recommended to add a condition for matching materials to be used so as to ensure that the additions acceptably complement the appearance of the existing property.
- The property to the South has a very different and Modernist architectural style whilst the property to the North side is much larger than the application property, and as such the enlargements now proposed would not detract from a common local characteristic, or detract from the character or appearance of the Conservation Area.
- To the rear, the 3 new pitched roofed dormers acceptably complement the rear elevation, and are considered acceptable additions to this property that do not detract from the Conservation Area.
- There is a substantial conifer hedge of approximately 2.5m in height located along the front boundary, and so as to protect the character of the Conservation Area it is considered necessary to add a condition to retain this hedge.

Residential Amenity

- There are no main habitable room windows on the facing side elevations of either of the neighbouring properties, and as such the additions are not considered to severely affect the amenities of the neighbouring residents.
- It is considered necessary to add a condition for the dormer window to be obscure glazed to the North side so as to protect against potential overlooking to the North.
- The 1m gap to the South side and hipped roof lessen the overbearing impact caused by the sloping ground levels to an acceptable level.
- To the rear, a 28m distance would remain to the rear boundary, and such a significant separation distance leaves no severe level of overlooking to the rear.

Conclusion:

The proposed extensions would not unacceptably affect the amenities that neighbouring residents could reasonably expect to enjoy. Furthermore, the omission of 2 originally planned front dormers leaves the effect upon the character of the streetscene and wider Conservation Area acceptable. As such it is considered that the proposal acceptably accords with Council policy and the application is recommended for approval, subject to conditions to retain the front hedge and obscure glaze the side dormer.

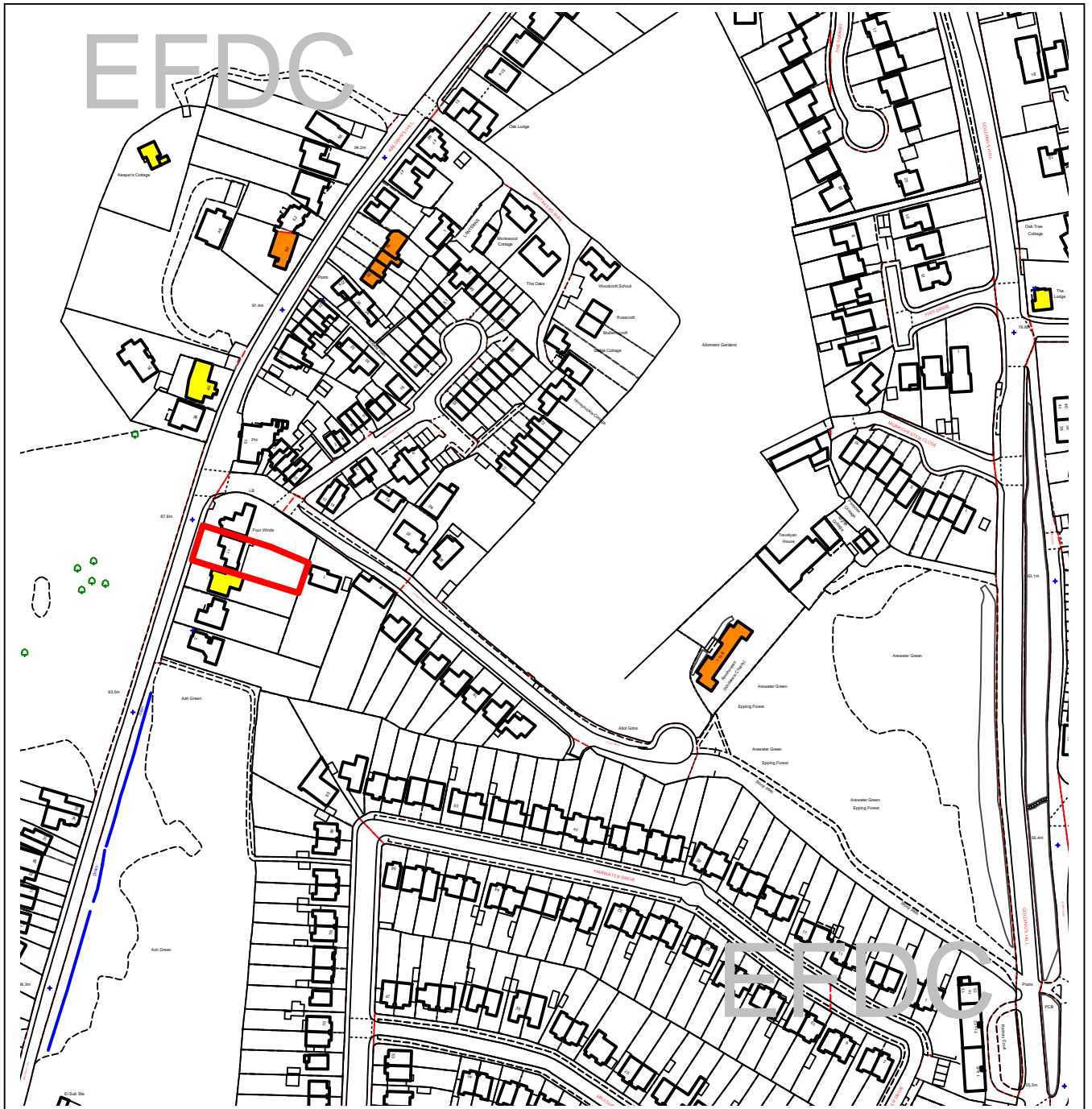
SUMMARY OF REPRESENTATIONS:

TOWN COUNCIL: Objection: The Committee OBJECTED to this application in the Conservation area which was contrary to Policies DBE 9 (i), DBE 10 (i) and HC7 of Epping Forest District Council's adopted Local Plan & Alterations. It considered the proposals to be overbearing and dominant in the street scene with a potentially adverse effect on the neighbouring property due to the height of the side extension.



Epping Forest District Council

Area Planning Sub-Committee South



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Agenda Item Number:	4
Application Number:	EPF/0137/09
Site Name:	11 Baldwin's Hill, Loughton, IG10 1SE
Scale of Plot:	1/2500