

Report Item No: 1

APPLICATION No:	EPF/0633/09
SITE ADDRESS:	199 High Road/2 Station Road Loughton Essex IG10 4NZ
PARISH:	Loughton
WARD:	Loughton St Marys
APPLICANT:	Mr M Brown
DESCRIPTION OF PROPOSAL:	Change of use of car showroom (sui generis) to form three class A1 units and one class A3 restaurants. (Revised application EPF/1958/08)
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 The development shall be carried out in accordance with the amended plans No. 7052/02 Rev A received 11 May 2009 unless otherwise agreed in writing with the Local Planning Authority.
- 3 The A3 use hereby permitted shall not be open to customers outside the hours of 0900 to 2300 on Monday to Saturday and 1000 to 2300, on Sundays and bank/public holidays.
- 4 No development shall take place for the proposed A3 unit hereby approved, until there has been submitted to and approved by the Local Planning Authority a scheme for the extract ventilation, filtration and deodorising of cooking fumes. The scheme shall include details of the predicted acoustic performance of the system and details of the discharge points. The approved scheme shall be carried out prior to the commencement of the A3 use hereby permitted and retained thereafter. All equipment installed as part of the approved scheme shall be operated and maintained in accordance with the manufacturer's instructions.
- 5 Prior to the premises being brought into use for the purpose hereby permitted, a scheme providing for the adequate storage of refuse from this A3 use shall be submitted to and approved by the Local Planning Authority. The scheme shall be carried out and thereafter retained at all times.

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 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.

8 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.

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 for the change of use of the car showroom (*sui generis*) to form three class A1 retail units and one class A3 use restaurant. This application is a resubmission following the withdrawal of a similar proposal in December last year. That planning application sought consent for two restaurants and two retail units on the site.

This current planning application seeks consent for the proposed changes of use. Thirteen car parking spaces (including two disabled spaces) are proposed on the part of the site adjacent to Station Road. These would be accessed via the existing separate entrance and exit points. No alterations to the elevations of the buildings are proposed through this application. Following advice from the Council's Tree Officer, the parking layout has been amended to accommodate the protected Cedar tree on the site.

Description of Site:

The subject site is a fairly triangular plan shaped plot of land situated at the junction of Station Road with High Road, Loughton. The site is in a prominent corner location that lies to the east of Station Road at its northernmost end and to the southeast of High Road, Loughton. There are two significant buildings within the plot, to the north end of the plot facing west onto the High Road is the smaller of the two buildings, a two-storey building with the main entrance facing onto the High Road with a postal address of 199 High Road. The second building is much larger by comparison and is a single storey warehouse style building located on the southern boundary of the site with the main access point facing onto Station Road with the postal address of 2 Station Road.

Surrounding the site, the plot to the south boundary accommodates a two-storey building used by Loughton Club and beyond this are residential dwellings that face onto Brook Road and Station Road.

The buildings to the west of Station Road accommodate Lopping Hall, a bank and retail shop premises and buildings to the north-western boundary are a mix of commercial premises that lie within the Key Frontage of the High Road.

The entire site is used for the sale of motor vehicles and as a repair workshop, with the forecourt area directly facing east off Station Road being used for open storage in conjunction with the sale of motor vehicles.

The ground level of the site is at a significantly lower level than Brook Path, a pedestrianised footpath that runs along the north-eastern boundary and demarcates the site from the grounds of St Mary's Church.

The site is identified in the Local Plan map as falling within the Loughton Town Centre boundary however, only the smaller two-storey building is within the defined key frontage shopping area of the Town Centre.

Relevant History:

The history for this site is extensive and dates back to the 1940's. The most relevant applications that relate to this application are as follows:

Approved/ Conditions 1949: Erection of store and shed buildings

Approved/ Conditions 1950: Erection of petrol pump and storage tank
Approved/ Conditions 1957 CHI/0078/57: Erection of garage, filling station, showroom and office.
Approved/ Conditions 1960 CHI/00267/60: Erection of canopy over pumps
Refused 1964 CHI/0297/64: Erection of additional two storeys for workshop, offices and showroom.
Approved/ Conditions 1964 CHI/0297A/64: Erection of one additional storey for workshop, showroom with roof car park.
Approved/ Conditions 1973 CHI/0115/73: Extension to showroom and shop.
Approved/ Conditions 1976 EPF/0450/76: Change of use to shopping purposes of garage, workshop and car showroom
Refused 1976: Change of use of first floor to offices
Approved/ Condition 1978: Extensions to showroom and shop
Approved/ Condition 1979 EPF/1854/79: Two storey office/conference room extension
Approved/ Condition 1988 EPF/1088/88: Use of petrol sales area for car sales
Withdrawn EPF/1958/08: Change of use of car showroom (sui generis) to form two class A1 units and two class A3 restaurants.

Policies Applied:

Local Plan Policies

E4A – Protection of employment sites
CP1 – Achieving Sustainable Development Objectives
CP2 – Protecting the Quality of the Rural and Built Environment
TC1 – Town centre hierarchy
TC3 – Town centre function
TC4 – Non-retail frontage
DBE1 – Design of New Buildings
DBE9 – Neighbour amenity
ST4 – Highways Considerations
ST6 – Car Parking Standards
LL10 – Adequacy of Provision for Retention
LL11 – Landscaping Schemes

SUMMARY OF REPRESENTATIONS:

LOUGHTON TOWN COUNCIL Objects: The Committee had NO OBJECTION to the change of use to form three class A1 retail units for units 2, 3, and 4.

However, the Committee OBJECTED to the change of use to form one class A3 restaurant for unit 1, even though the proposed development was outside the designated key frontage areas, and felt that there were enough restaurant premises in this area of the High Road. Members still had concerns about possible disturbance to neighbouring residents if the restaurant was open late at night.

The Committee was also concerned about any exterior changes to unit 4 which, along with the Lopping Hall nearby, was designed by a local architect Edmond Egan and considered a landmark building on the High Road.

The Committee also had concern at the siting of the disabled parking bay 1 and felt this should be moved to parking space 3 to minimise possible manoeuvring problems for a disabled driver.

The Committee also NOTED the protected cedar tree (TPO/EPF/07/79) on the forecourt of the property. The Committee objects to applications which will result in inappropriate treatment being

carried out to any significant tree, and also objects to any application to fell such a protected tree. It therefore objected to this application.

If, however, the District Council's arboricultural officers deem this application acceptable, whether with amendments or not, then the Committee was willing to waive its objection.

NEIGHBOUR CONSULTATION RESPONSES

A site notice was displayed at the front of the site on 17 April 2009.

11 neighbour letters sent out and no letters of representation were received.

Issues and Considerations:

The main considerations are what effects the proposed change of use of the premises will have within the town centre location and to the key shopping frontage and whether the proposed use would contribute to the vitality and viability of the Town Centre.

Also considered are highway safety, parking, amenity of neighbouring occupiers, and the suitability of the site in terms of sustainability, safeguarding employment sites within the District and the possible harm to the protected cedar tree within the site.

Layout and building in context

The proposal will not increase the size of the buildings; as there is no material change to the buildings bulk, mass, height or roofline. The main consideration therefore is the layout of the forecourt area and how it would relate to the existing built form.

The use of existing buildings can make a significant contribution to the character of an area and important buildings can enhance a prominent focal corner within the street. The Council's policy DBE1 examines buildings in context as the use, design and layout can have a significant impact on the quality and vitality of the environment and also the resultant spaces between them.

The main access into the two-storey building 199 High Road fronts directly onto the High Road and the larger sized building 2 Station Road, will have the main vehicular and pedestrian accesses from the existing forecourt parking area.

The proposed layout plan shows a paved pedestrianised area leading on from the High Road onto Station Road into the site. The hard and soft landscaping allows visual continuity between the two buildings and also opens up the use of the site to passing pedestrians. This will enable an increase in pedestrian foot-fall within and around the site, contributing to the vitality of the town centre.

The layout will allow a continuous road frontage and this will complement the surrounding commercial uses within proximity of the site which is supported in town centre locations.

Town centre and function

PPS1 and PPS6 emphasises the importance of sustainable development and the use of buildings in town centre locations as a means of providing employment opportunities and to reinforce local distinctiveness.

Policy TC4 of the combined Local Plan and Local Plan Alterations states that the Council will only grant planning permission for new non-retail uses at ground floor level within the key retail frontage

on the proviso that it does not result in (i) non retail frontage exceeding 30% and (ii) more than two adjacent non-retail uses.

The Town Council raises '*no objection*' to the change of use of the premises into three A1 units however; an objection has been raised to the proposed A3 unit.

Although the entire site falls within the constraints of the Town Centre boundary, the only building that is situated within the actual 'Key Frontage' is the smaller building 199 High Road. This building covers a floor area of approximately 196m² and as the drawings show, this building retains the A1 retail use at ground floor level and first floor will be used for mixed A1 and A2 use, this complies with policy TC4.

In considering the proposed use of the larger building, the plan shows that this building will be divided into three potential units the proposed use is summarised as follows:

<u>Unit</u>	<u>Use</u>	<u>Floor Area (metres square)</u>
Unit 1	A3 Restaurant	349.00
Unit 2	A1 Retail	263.00
Unit 3	A1 Retail	351.00

To summarise: the ground floor area of the proposed building 'Unit 4' which forms part of the 'key frontage' of the town centre will be retained as A1 use.

The larger warehouse style building known as 2 Station Road is *sui generis* and presently accommodates cars for sale and a repair workshop. As such, change of use will not result in the loss of a retail unit within the Town Centre as it will in fact result in two new retail units where none existed previously. This will arguably offset the proposed new single A3 use within the site.

In addition, in assessing the floor area, the proposed restaurant would make up 26% of the floor area compared with 74% of retail space within the site.

As such, the proposed A1 and A3 use for the buildings within the site is acceptable as it results in new retail uses within the Town Centre, this complies with the town centre policies.

Other Considerations

Sustainable development

The proposed change of use will utilise the existing two buildings within the plot. The use of existing buildings is supported as a sustainable form of development and the Council's policy encourages such proposals.

The site is also located on the High Road and in its position is directly accessible to public transport routes; this includes several bus routes and Loughton Underground Station hence, the site is in a sustainable location for commuting using local public transport routes.

Protection of employment sites

The proposal will implement three new A1 units within the town centre and an A3 use on site, which would contribute in retaining the employment use of the site and provide new employment opportunities, and thus complies with E4A.

Landscaping

The Council's view is that trees are important as they can contribute to the visual amenity within urban developments.

There is a protected Cedar tree within the front forecourt and additional supporting information submitted with the application includes an Arboricultural Report in accordance with BS 5837:2005 – Trees in relation to construction: IJK/7052/vf Revised 11.05.2009. This report takes into account the protection of the Cedar tree.

The Town Council raised an objection to the potential harm to this tree with the original parking layout. A subsequent revised plan submitted under drawing number 7052/02 REVA, received 11 May 2009 shows a new car parking layout and addresses the objections raised by the Town Council.

The revised layout shows soft and hard landscaping around the crown spread of the tree and root protection zones with pedestrian access only and parking under the tree has been eliminated. The Tree Officer accepts that as revised, the new layout will not result in any harm to the tree and as such, the proposal is acceptable subject to an appropriate landscaping condition.

The site has a hard edge that faces onto Station Road and it is the Officer's opinion that there is scope within the site to soften the edge of the road with adequate tree/ soft planting; this also can be covered by a landscaping condition.

Amenity

The Council's policy requires that any change to the use of buildings should adopt a significant relationship with established uses surrounding the site and should not result in harm to neighbouring occupier's amenity. The site is a substantive plot and shares a common boundary with Loughton Club to the south, Lopping Hall to the west of Station Road and a footpath that demarcates a church and associated grounds to the eastern boundary of the site with a variety of other commercial uses.

In assessing residential amenity, within proximity of the site to the west of the High Road, there are two-and three storey buildings. These buildings accommodate a varied mix of commercial uses at ground floor level, including a three-storey building which serves Loughton Police Station. The use of buildings surrounding the site is generally a mixture of commercial and social uses with residential properties beyond.

There are no immediate residential properties directly abutting the site, as the nearest neighbouring semi-detached dwellings are between 30-40 metres away from the plot boundaries and these properties front onto Brook Road and Station Road. There are some residential flats above the shops; however these units are a sufficient distance away from the nearest edge of the proposed development.

The proposed use of the site is acceptable in a town centre location and would not generate noise or late night anti-social activity. It is considered that there will be no potential harm from noise, pollution or any other amenity feature and as such the use of the site will not result in any harm to the occupiers of neighbouring sites.

Highway safety & Access

A Transport Statement (TS) prepared by i-Transport was received with the application bundle. The Highways Authority was consulted during the application process and the Highways Officer does not raise any objection to the proposed use of the site and buildings in assessing highway safety.

The vehicle entrance and exit exist on Station Road and there will be no harm to highway safety, this complies with the highway safety and access requirements on site.

Parking provision

The layout shows two parking bays numbered 2 and 3 marked for disabled persons. In addition, there are 11 other parking bays provided within the site.

As the site is located within the Town Centre, close to existing retailers and public car parks and well served by public transport, this is considered to be adequate for the proposed use of the site.

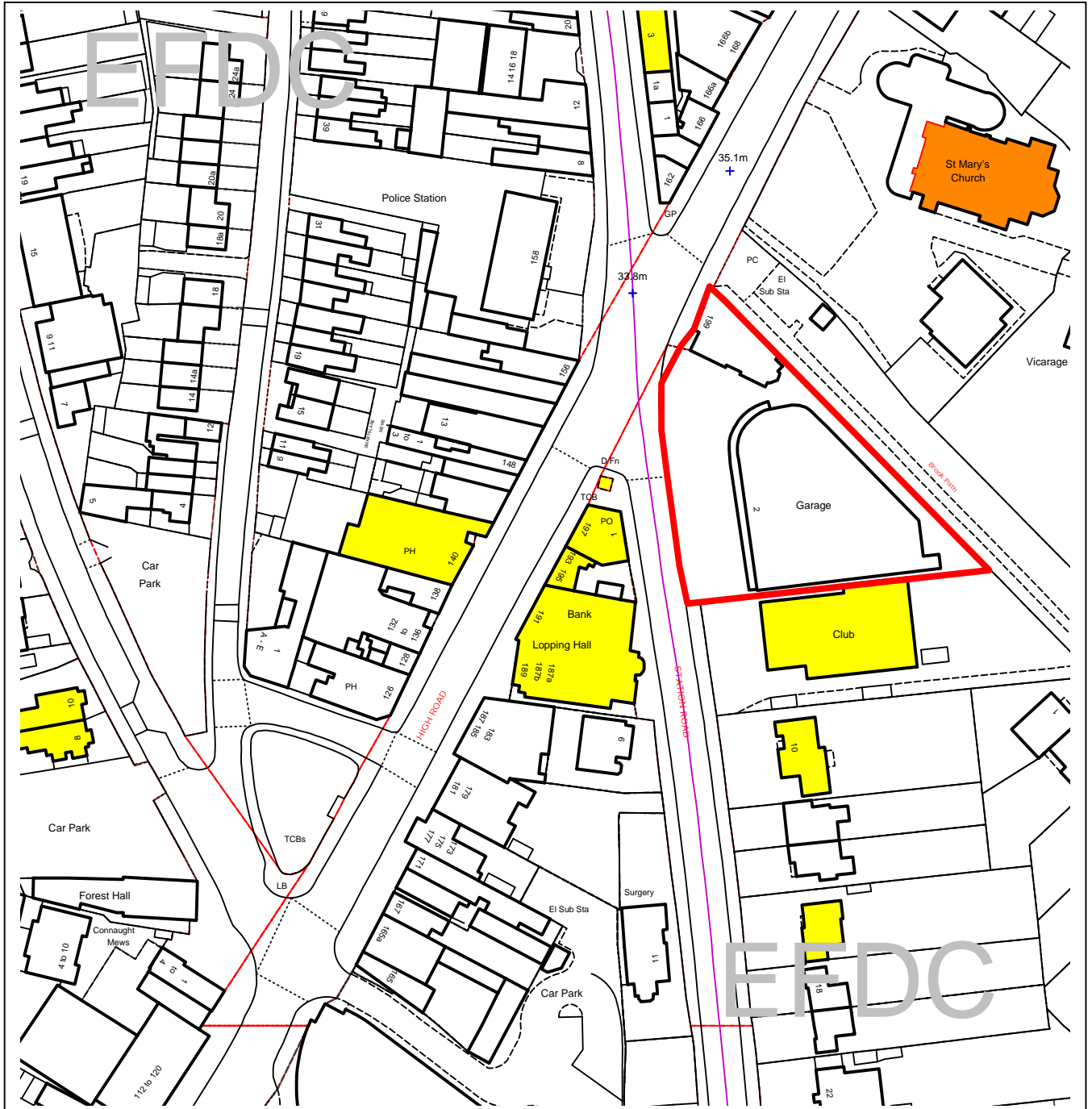
Conclusion

Taking all material factors into account and the Town Council's objections, the change of use of the premises to A1 and A3 units, would bring additional retail shops to the Town Centre that will serve the local residents. The loss of the car showroom (*sui generis*) use will not adversely harm the town centre hierarchy while the proposed use of the buildings and layout will contribute to the vitality and viability of the Town Centre. As such this scheme complies with the relevant Local Plan policies and is therefore recommended for approval with conditions.



Epping Forest District Council

Area Planning Sub-Committee South



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Agenda Item Number:	1
Application Number:	EPF/0633/08
Site Name:	199 High Road/2 Station Road Loughton, IG10 4NZ
Scale of Plot:	1/1250

Report Item No: 2

APPLICATION No:	EPF/0715/09
SITE ADDRESS:	42 Bushfields Loughton Essex IG10 3JP
PARISH:	Loughton
WARD:	Loughton Alderton
APPLICANT:	Ms Kate Hursley
DESCRIPTION OF PROPOSAL:	Single storey side and rear extension.
RECOMMENDED DECISION:	Grant Permission (With Conditions)

CONDITIONS

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

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 a single storey side and rear extension wrapping around the original house to replace an existing single storey side/rear addition that includes a car port. It would provide an enlarged kitchen, an additional bedroom, bathroom and a utility room.

The side extension would project 2.5m to the boundary with 40 Bushfields and align with the front wall of the house, leaving it set a distance of 5m from the front garden boundary. The rear extension would project 3m from the rear of the original house across the entire rear elevation and the rear of the side addition.

The extension would have a flat roof and, due to a slight drop in ground level to the front of the site, be 3.3m high at the front elevation and 2.7m high at the rear elevation. It would be finished in materials to match the existing house and there would be no windows in the side elevations.

Planning permission is only required because part of the extension would exceed a height of 3m within 2m of a boundary.

Description of Site:

The site comprises an end of terrace house in a terrace of four. The house is extended to the side and rear by a rear conservatory, side/rear utility addition and a car port to the side in front of the utility addition. It is in a poor state of repair. A large porch dominates the front elevation.

The locality is characterised by similar properties in terms of scale, design and set back. It is not within a conservation area.

Relevant History

No relevant history.

Policies Applied:

DBE9 – Loss of Amenity.

DBE10 – Design of Residential Extensions

SUMMARY OF REPRESENTATIONS:

7 properties were consulted, no replies received.

LOUGHTON TOWN COUNCIL: Objection. . The proposed side extension to the site boundary would create a terracing effect and adversely affect the streetscene, which was contrary to policy DBE 9 (i) of Epping Forest District Council's adopted Local Plan and Alterations. Moreover, the Committee suggested a pitched roof would enhance the design of the side extension.

Issues and Considerations:

The main issues to consider are any potential loss of amenity and the design of the extension in relation to the existing building and street scene.

Impact on Neighbours Amenity

Although the extension would be approximately 0.5m higher and 0.5m deeper than the existing additions, the proposed height of the extension would not result in any harm being caused to the amenities enjoyed by the occupants of neighbouring properties in terms of its visual impact and impact on light. The extension would not result in any overlooking of neighbouring properties

Impact on Appearance of Area

The extension would be appropriately subordinate in scale to the existing house, would match its appearance in terms of external materials and would replace additions that are harmful to the appearance of the house. No terracing effect would be caused by the side addition since a large visual gap between 40 and 42 Bushfields would be maintained at first floor level and above. Moreover, adopted planning policy allows for single storey side extensions to abut the boundary with neighbouring properties. The use of a flat roof for this type of addition is not unusual and respects the design and appearance of the original house.

Consideration has been given to the Town Council's suggestion that the side extension has a pitched roof and it is concluded that this would raise design and practical difficulties. Any pitched roof would obscure at least the lower part, if not all of an existing flank window at first floor. Ideally a pitched roof would match the design and pitch of the main roof of the house, but given the small scale of the side extension, such a roof would appear disproportionately large. It would also appear odd because it would meet the flank wall at a level just below the eaves of the main roof unless a flat roof was included in part of its design. A shallower pitched roof would not respect the pitch to the main roof or adjacent porch while any roof rising from the eastern flank of the

extension is likely to cause difficulties for the disposal of rain water from the roof. Therefore, while, in general terms, a pitched roof is a preferable solution, in this particular case it would cause design and practical difficulties. The proposed solution of a flat roof is far simpler and more appropriate to this proposal.

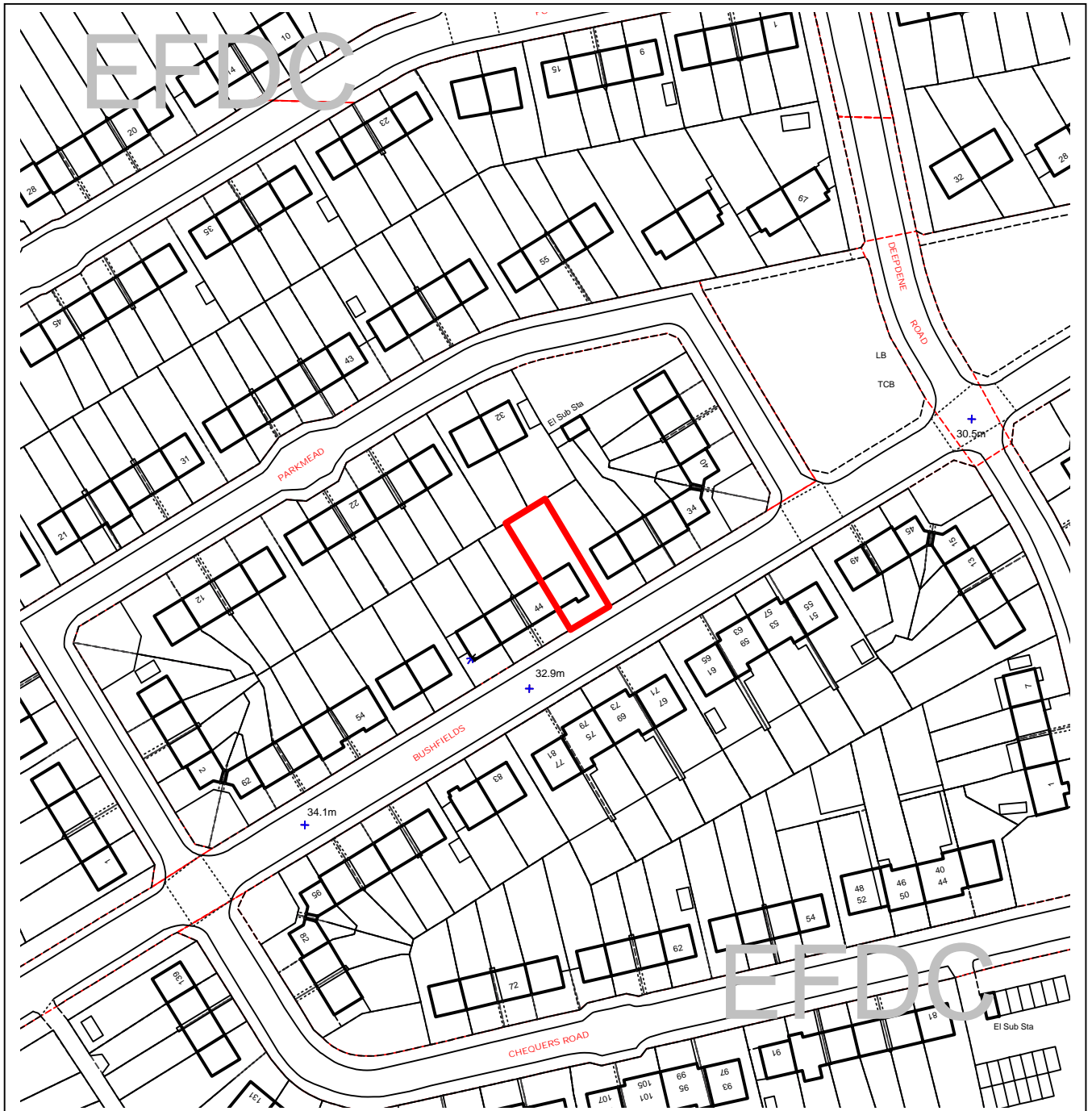
Conclusion:

As the proposal would not impact significantly on neighbour amenity and the design is acceptable it complies with adopted Council policy. Accordingly, it is recommended that planning permission be granted.



Epping Forest District Council

Area Planning Sub-Committee South



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Agenda Item Number:	2
Application Number:	EPF/0715/09
Site Name:	42 Bushfields, Loughton, IG10 3JP
Scale of Plot:	1/1250

Report Item No: 3

APPLICATION No:	EPF/0518/09
SITE ADDRESS:	214 Queen's Road Buckhurst Hill Essex IG9 5AY
PARISH:	Buckhurst Hill
WARD:	Buckhurst Hill West
APPLICANT:	Paul Wakefield
DESCRIPTION OF PROPOSAL:	Conversion of loft space into two self contained one bedroom flats, demolition of derelict store and rebuilding as additional single storey one bedroom flat and construction of a single storey extension to flat 1.
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 must 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 Before the commencement of the development, or of any works on the site, a tree survey shall be submitted to the Local Planning Authority. The survey shall contain relevant details on all trees on or adjacent to the site, and with a stem diameter of 100mm or greater, to include the following:
 - (a) Reference number, species, location, girth or stem diameter, and accurately planned crown spread.
 - (b) An assessment of condition, and value.
 - (c) Existing ground levels, including contours where appropriate, adjacent to trees, where nearby changes in level, or excavations, are proposed.
 - (d) Trees to be removed in conjunction with the proposed development shall be clearly marked as such on a plan.
- 4 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.

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

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

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

- 6 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, including those at the application site, 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 Additional drawings that show details of proposed new and replacement windows and doors to be used in the front (north facing) elevation of the building, by section and elevation at a scale of 1:20, must be submitted to and approved in writing by the local planning authority prior to the commencement of the development. All new and replacement windows installed in the front elevation of the building shall be in accordance with the approved details and thereafter be retained as such.
- 8 No meter boxes, vent pipes, flues, ducts, or grills shall be fixed to the front elevation of the building without the prior, written approval of the local planning authority.
- 9 No part of any roof of the building shall be accessed for any purpose other than for the repair and maintenance of the building and in the case of an emergency. No part of any roof of the building shall be use for sitting out and tables and chairs shall not be placed on any part of any roof of the 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:

It is proposed to alter and enlarge an existing block of flats to provide 3 additional one bedroom flats and an additional bedroom to a one bedroom flat. The resulting block would comprise 7 one bedroom and 3 two bedroom flats.

The main works comprise an extension to the roof of the central part of the building to provide 2 one bedroom flats and the demolition of a single storey store addition to the side/rear of the building and its replacement with an addition of a similar scale to provide a one bedroom flat. The flat to be enlarged is contained within an existing single storey side extension to the east elevation of the main building. The enlargement would take the form of a single storey addition to the front elevation.

The proposed roof extension would take the form of a Mansard style roof to replace the two central sections of the existing roof. The Mansard would not exceed the ridge height of the existing roof. There would be four UPVC double glazed dormer windows in the rear elevation of the Mansard which would be set 0.5m rear of an existing parapet wall that is to be retained. Additional light to the 2 flats created would be provided by the insertion of 3 soft wood double glazed sliding sash windows with 4 panes each in the central section of the front elevation, aligning with existing windows below at first floor level.

It is also proposed to refurbish and, if necessary, replace windows in the main building. Sash windows/French door casements would be replaced to have matching glazing bars. In the front elevation, windows to the central section and the ground floor window to the west wing will comprise 4 equal panes and the first floor window in each wing will comprise 6 panes. It is proposed to replace the central window of the projecting bay with one of 8 equal panes while the remaining 2 are proposed to be 4 pane windows.

Description of Site:

The application site comprises an extended Victorian mansion house which has been converted into 7 flats. Its situation is that of a backland site accessed by a narrow access road running between neighbouring properties (244 Queens Road and 1 Knighton Lane). This access road has several mature trees, none of which are preserved. There are many well established trees on the site and, again, none are preserved. The site is surrounded to the south and east by the gardens of neighbouring properties in Duchess Grove and Knighton Lane. To the west is a public house surrounded by a large car park. To the north is a small block of 4 maisonettes fronting Queens Road. Shops on Queens Road are a short walk away

The site is not in a conservation area. The building is of local architectural and historic interest and once belonged to the Crossman family. In plan form the building comprises a square central section flanked by wings half the width of that section that project just over 3m beyond the rear elevation. The east wing is dominated by a large ground floor bay projecting a similar distance to a large arched portico in the middle of the central section of the building. Tall windows dominate the front elevation with a tall blank façade separating them from a cornice, above which a parapet hides views of the roof from ground level. Rusticated pilasters define the central section while quoins decorate the corners of the wings.

Relevant History:

EPF/0199/82. Conversion of shed to single person dwelling unit. Approved 21/04/82.

EPF/0331/99. Demolition of outbuilding, erection of single storey extension to form self contained flat. Approved 07/05/99.

Policies Applied:

East of England Plan

H1 – Regional Housing Provision 2001-2021
H2 – Affordable Housing
T14 - Parking
ENV7 – Quality in the Built Environment

Adopted Local Plan and Alterations

HC13A – Local List of Buildings
H2A – Previously Developed Land
H3A – Housing Density
H4A – Dwelling Mix
DBE1 – Design of New Buildings
DBE2 – Impact of New Buildings
DBE8 – Amenity Space Provision
ST4 – Highways Considerations
ST6 – Car Parking Standards
LL11 – Landscaping Schemes

Summary of Representations:

29 neighbours were consulted and the following responses were received:

BUCKHURST HILL PARISH COUNCIL. Objection. 1) Proposed loft extension out of character with this locally listed building; 2) Suggest that the position of the proposed windows on ground floor is moved to other side of the building to overcome the overlooking of neighbouring properties.

2 DUCHESS GROVE. Objection. By adopting the address 214 Queens Road the developer has attempted to conceal the location of the development of Buckhurst Hill House. Buckhurst Hill House is a Victorian Building of historic interest as the home of a late politician. At its western end the house is in very close proximity to properties in Duchess Grove. The replacement of the existing store with a flat would result in windows only 12 feet from the boundary – an unacceptable intrusion of privacy. The loss of the original character of the property due to the loft conversion which requires the replacement of the original tiled roofs is a most regrettable feature of the proposals.

3 DUCHESS GROVE. Objection. The loft extension with four dormer windows would reduce privacy in our back garden and bedrooms at the rear of our property. The single storey one bedroom flat which will replace an outbuilding will permit people to look into our garden and bedrooms at the rear of our property. Existing traffic congestion in area. Any further development will lead to additional cars requiring parking. Increased traffic will compromise safety.

4 DUCHESS GROVE. Objection. The occupants of the proposed building will be able to look into two of our bedrooms, lounge and garden. This will seriously compromise our privacy. Also this development will affect the value of our property and will create increased noise.

5 DUCHESS GROVE. Objection. Loss of privacy to bedrooms and garden. Loss of light and general view from windows in the rear of our house. Reduction in property value due to bulky

appearance of the new development. Development would be unbalanced. Potential for increased noise.

6 DUCHESS GROVE. Objection. Overlooking of two of our bedrooms, kitchen, conservatory, lounge and our garden. This would reduce the value of our property. The proposed single storey extension would place domestic occupancy worryingly close to the boundaries of our property. This again is likely to have adverse effects on the privacy of our property and its value. 214 Queens Road is deemed to be of local architectural and historical interest. We are concerned that the proposed development is likely to compromise this by overdeveloping the site. There will be increased traffic, parking and domestic noise.

Issues and Considerations:

The main issues in this case are:

1. the impacts of the proposed development on the amenities of the occupiers of neighbouring residential properties;
2. the impact of the proposed development on the design and appearance of the locally listed building;
3. the impact of the proposed development on the character and appearance of the area;
4. the impact of the proposed development on the trees and landscaping within and around the site;
5. parking and highway matters; and
6. the acceptability of the intensification of the residential use of the site.

1. Neighbouring Amenity

Concern has been raised by three residents of Duchess Grove concerning loss of privacy, particularly in relation to the additional flats proposed in the roof space and the associated windows in the rear elevation. In addition there is also concern regarding a further loss of privacy from the proposed additional ground floor flat.

It is not considered that there would be a material loss of privacy arising from the ground floor windows, due to the existing boundary treatment and landscaping. The rear windows to the second floor would create some additional overlooking of properties to the rear in Duchess Grove. However, bearing in mind the distance which these windows would be located from the site boundary (8.5 metres at the closest point), their distance from the nearest dwellings (21 metres at the closest point), that they would be set back 0.5m from the edge of the building behind a parapet wall and, having regard to the impact of the existing first floor windows below, there would not be a material increase in overlooking of neighbouring properties. Any potential for overlooking to the south is further limited by the rearward projection of the east and west wings of the main building.

With regard to the impact of additional windows to the front elevation, since there would be a distance of at least 20 metres to the rear gardens of the nearest dwellings and accordingly it is not considered that there would be any material reduction in privacy to habitable rooms.

Overall, the proposal would not cause any harm to the amenities enjoyed by the occupants of neighbouring properties.

2. Locally Listed Building

The building is included on the Council's local list, as it has been identified as a building which contributes to the historic, architectural and visual character of the District. Policy HC13A of the Local Plan states that maintenance of buildings on the local list will be encouraged and they will receive special consideration in the exercise of the development control process. This building is

presently in need of some attention as it has a slightly tired appearance. It is considered, overall, that the building would benefit from the renovation works proposed.

The main alterations visible from the front of the building would be the inserted windows in the second floor. The windows would be considerably smaller and less ornate than the existing windows on the lower floors. However, this would not be an uncommon characteristic of a historic building, many of which include staff accommodation within the roof space. The extension to Flat 1 would be partly visible from the front of the building. However, it is considered that its design would be in keeping with the existing single storey extension of the building that would be enlarged. Furthermore, the loss of an existing timber shed at the front of Flat 1 would be a visual improvement.

The roof extension would only be partly seen in the rear elevation. It would be low, entirely screened by the existing tall parapet to the front elevation and partially screened by the existing parapet to the rear elevation. Consequently it would be of very limited visual impact that would only be discernable in longer views of the rear elevation.

With the exception of the introduction of 4 pane windows to two of the windows of the projecting bay, the proposed works to windows would serve to enhance the strong symmetry of the buildings design and therefore enhance its architectural interest. A planning condition can be used to ensure all the proposed windows, including those to the bay, make a similarly positive contribution.

Overall, the impact of the works on the character of the building is positive and would enhance its special local interest.

3. Character and Appearance of the Area

Due to the tree screening the building itself is not visible from Queens Road. Accordingly views of the building are limited to the site itself and neighbouring properties. Having regard to this and the above assessment of the design of the proposed works, it is not considered that there would be any harm to the character or appearance of the local area.

4. Trees and Landscaping

There are several mature trees within the application site and on neighbouring land. Whilst it is not considered that the actual building works would be detrimental to the health of the trees, they will require protection during construction to ensure that no harm is caused, particularly those trees along the length of the access road into the main part of the site. This may be controlled by the imposition of planning conditions.

5. Parking and Highways

An indicative parking layout has been submitted with the planning application, indicating that there would be sufficient space for the parking of at least 10 vehicles (one per flat). Assessment of the site layout plan suggests that there would actually be sufficient space for several more vehicles. Having regard to the scale of development proposed and the proximity of the site to Buckhurst Hill centre, it is considered that this would be sufficient. The existing access drive would be retained.

6. Acceptability of Intensification of Residential Use

It is considered that the intensified residential use of the site from seven flats to ten would be in accordance with Housing policies contained within the Local Plan. Furthermore the proposed development would improve the dwelling mix within the block, in accordance with policy HC4A of the Local Plan.

Other Matters

A local resident has raised concern regarding the potential for the proposed development to affect neighbouring property prices. This is not a material planning consideration when determining an application.

There are no facilities shown on the plan for the storage of refuse facilities. The applicant's agent has advised that there would be no change from the existing arrangements. However, if it is considered necessary for refuse storage to be provided within the site, there would appear to be sufficient space within the application site to accommodate such storage facilities.

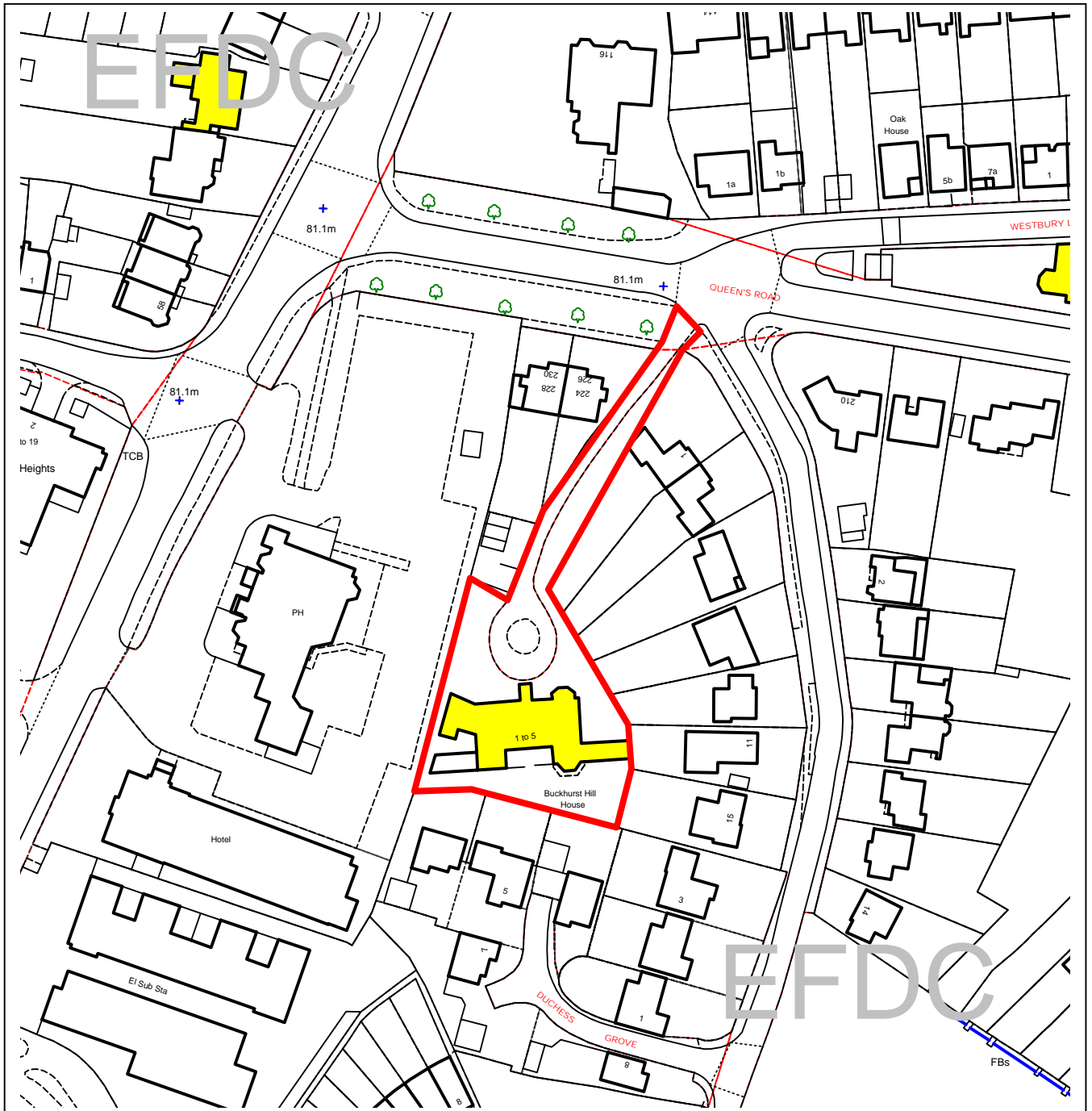
Conclusion

In light of the above appraisal, it is considered that the proposed development would safeguard character of the locally listed building, mainly by enhancing its appearance, and consequently it would preserve the character of the wider area. Whilst it is recognised that there would be some additional overlooking of the gardens of neighbouring properties in Duchess Grove, it is not considered that this would amount to a material loss of amenity which would justify the withholding of planning permission. The intensification of the residential use is considered to be in accordance with Local Plan policy. Subject to the use of planning conditions it is not considered that there would be harm to trees within the site. It is considered that parking and access arrangements are acceptable. Accordingly, it is recommended that planning permission be granted.



Epping Forest District Council

Area Planning Sub-Committee South



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Agenda Item Number:	3
Application Number:	EPF/0518/09
Site Name:	214 Queen's Road, Buckhurst Hill IG9 5AY
Scale of Plot:	1/1250

Report Item No: 4

APPLICATION No:	EPF/0485/09
SITE ADDRESS:	Former Beagles Hut The Retreat Retreat Way Chigwell Essex IG7 6EL
PARISH:	Chigwell
WARD:	Chigwell Row
APPLICANT:	Weston Homes PLC - Mrs Adam Halford
DESCRIPTION OF PROPOSAL:	Demolition and clearance of existing site and redevelopment with a detached house with ancillary car parking and associated hard surfacing and landscaping.
RECOMMENDED DECISION:	Grant Permission (With Conditions)

CONDITIONS

- 1 The development hereby permitted must be begun not later than the expiration of three years beginning with the date of this notice.
- 2 Details of the types and colours of the external finishes shall be submitted for approval by the Local Planning Authority in writing prior to the commencement of the development, and the development shall be implemented in accordance with such approved details.
- 3 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 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.

- 5 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.

- 6 A replacement tree or trees, of a number, species, size and in a position as agreed in writing by the Local Planning Authority, shall be planted within one month of the implementation of the felling hereby agreed, unless varied with the written agreement of the Local Planning Authority. If within a period of five years from the date of planting any replacement tree is removed, uprooted or destroyed, 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.

- 7 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.

- 8 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.
- 9 Prior to commencement of development, details of levels shall be submitted to and approved by the Local Planning Authority showing the levels of the site prior to development and the proposed levels of all ground floor slabs of buildings, roadways and accessways and landscaped areas. The development shall be carried out in accordance with those approved details.

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 and clearance of existing site and redevelopment with a single detached two storey house and car parking.

Description of Site:

A rectangular parcel of land with a single storey utilitarian building within an urban area that serves to provide changing facilities for a running club. This use has now ceased and the building is in a poor state. The building is surrounded by leylandii conifers on the site that are in a poor state of appearance and maintenance. Access is via a single lane access road from the Retreat Way flatted development (2.5 storeys) that bounds the site to the north, two storey detached housing to the west and south and an area of managed woodland, the subject of a tree preservation order to the northeast. A preserved tree is situated in the southern corner of the site.

The site is not in a conservation area.

Relevant History:

EPF/0865/05	Demolition and erection of new dwelling	refused
	Appeal against above	dismissed
EPF/0435/06	Demolition and erection of new dwelling	refused
	Appeal against above	dismissed

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
LL1, 7 Landscaping
LL10 Landscaping and Protected Trees

Summary of Representations Received

33 properties were consulted and a Site Notice posted, the following responses were received:

CHIGWELL PARISH COUNCIL – Objects, close proximity of the new development to the existing flats, according to the Essex Design Guide. The Council also considers the development is not in keeping with the area and the surrounding dwellings.

52 WOOLHAMPTON WAY – Object, no room on the site for a house without damaging or destroying protected trees.

“THE RETREAT”, 47 RETREAT WAY – Object, to the loss of light and privacy to my flat

55 RETREAT WAY – Object, the parking situation will get worse, side road is parked in at present, will affect my view.

11 SYLVAN WAY – Object, fifth plan for the site all of which are essentially the same. We will be overlooked by bedroom 4 due to the fall of the ground, as will the whole of our garden. Bed 4 will also be visible from our rear first floor windows. Plans do not show other trees on our northern boundary which will overshadow the garden of the new house.

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

It is noted that both of the previous schemes were refused and both appeals dismissed. The Inspector's reason for refusing the last scheme was the *“very high level of overlooking into the appeal site from windows in the nearby rear elevation of flats in Retreat Way, particularly from the upper floors”*.

1. Building in Context

- The plot is 30.6m wide by 15m deep.
- The scheme would see the removal of the existing hut and leylandii tree screens.
- The building has now been positioned on the eastern boundary as opposed to the centre of the site as in the 06 scheme.
- The proposed building is ‘L’ shaped with a two storey element running north to south on the eastern edge of the site, with a single storey element running east-west on the western elevation of the main building.
- Both elements would have a curved “Green” roof.
- The private garden area is to the south of the single storey projection, and is separated from the parking area by a brick wall. The parking area has space for 2 vehicles. The site would have a boundary fence and native hedge around the perimeter.
- This area is of a varied and diverse character and appearance with a large block of flats to the north and semi detached houses of varying scales to the west and south.
- There is no doubt that a property of this scale can be comfortably accommodated on the plot, is a more efficient use of previously developed land, and is in a sustainable location. The efficient reuse of such urban land is a national and local priority and this scheme complies with this priority.

- The main question under this heading is whether the building fits into the area. There is no doubt that it is a striking and relatively unusual building due to its roof design and unlike any other dwellings in the area.
- However, this is an unusual plot, and the scheme will provide a transition from the flatted development to the more conventional properties to the south and west. It is considered that the scheme would result in an interesting and innovative scheme which would complement the area, avoiding a pastiche scheme, and would not cause any harm to the character and appearance of the area.

2. Design

- The scheme has been redesigned since the 06 application and now features curved roofs which would be sedum planted.
- As discussed above this is an unusual design due to the roof, but one which is acceptable in this diverse area.

3. 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.

4. Amenity & Impact on Neighbours

- The main thrust of the assessment of this application is the effect on the neighbouring properties and if there is an adequate standard of privacy for occupiers of the new dwelling.
- The scheme has been designed so that the main windows face to the south from the single storey projection and to the west from the western two storey elevation.
- From the westernmost extremity of the scheme to the rear single storey projection of No 54 Woolhampton Way is a distance of 24m. The distance to the two storey western elevation of the new scheme is 32m from No 54. These distances are within the guideline laid down in the Essex Design Guide. When combined with the proposed boundary treatment, retention of the preserved Oak Tree in 52 Woolhampton Way, and retention of 3 trees on the western boundary there will be no harm caused to either this scheme or the existing properties in Woolhampton Way.
- The southern boundary is with No 11 Sylvan Way. This property is slightly lower than the site due to a gentle fall of ground to the south. However, this is not very marked, with a fall of around 0.4m between the new house and No 11. There are no windows in the first floor southern elevation of the new house.
- There are windows in the ground floor southern projection which have the potential for overlooking No 11. In this case the distance to the rear elevation of No 11 is a minimum of 17m at a 45° angle with a decreasing angle as the distance increases. It is also the case that there are a number of mature trees in the rear garden on No 11 which are not shown on the plans which would provide screening. When combined with a 2m boundary fence and hedge (which can be conditioned) there is no significant risk of adverse overlooking occurring to No 11 from anyone standing at eye level in the rear projection.
- There will be no appreciable loss of light or sunlight to No 11.
- The scheme has been orientated so that the private amenity space is on the southern part of the plot and screening is provided by the single storey rear extension. The applicants have provided a plan indicating that no overlooking would occur from the flats in Retreat Way in a privacy zone close to the rear elevation of the projection. This gives a total area of around 40m² which cannot be seen from the flats. The distance to the rest of the garden is over 23m.
- Whilst this element is balanced it is the case that a considerable area of the garden is not overlooked and it is considered that this scheme has overcome the Inspector's reason for refusal of the 06 appeal by providing an adequate standard of privacy for the occupiers of the house.

- It is accepted that this scheme has the potential to have a somewhat screened rear garden area in terms of sunlight, but this is not sufficient to recommend a refusal.
- The amount of amenity space provided is a minimum of 120m², which is at the required level.

5. Landscaping

- The Landscape Officer has commented that the scheme is acceptable subject to conditions to preserve the protected trees. He has no objections to the removal of the Leylandii trees.

6. Highway Issues

- The scheme provides sufficient parking for the scheme.
- A neighbour has objected on the grounds that there is currently informal parking on the access road by occupants of the flats. Whilst this may well occur, it is the case that this road is designed to service the site and is not a parking area.
- The Inspector commented in the previous appeal *"I accept that there is competition for available parking spaces in the surrounding area but consider that the parking and manoeuvring area is adequate and that the proposal would not add significantly to parking stress in the area"*.

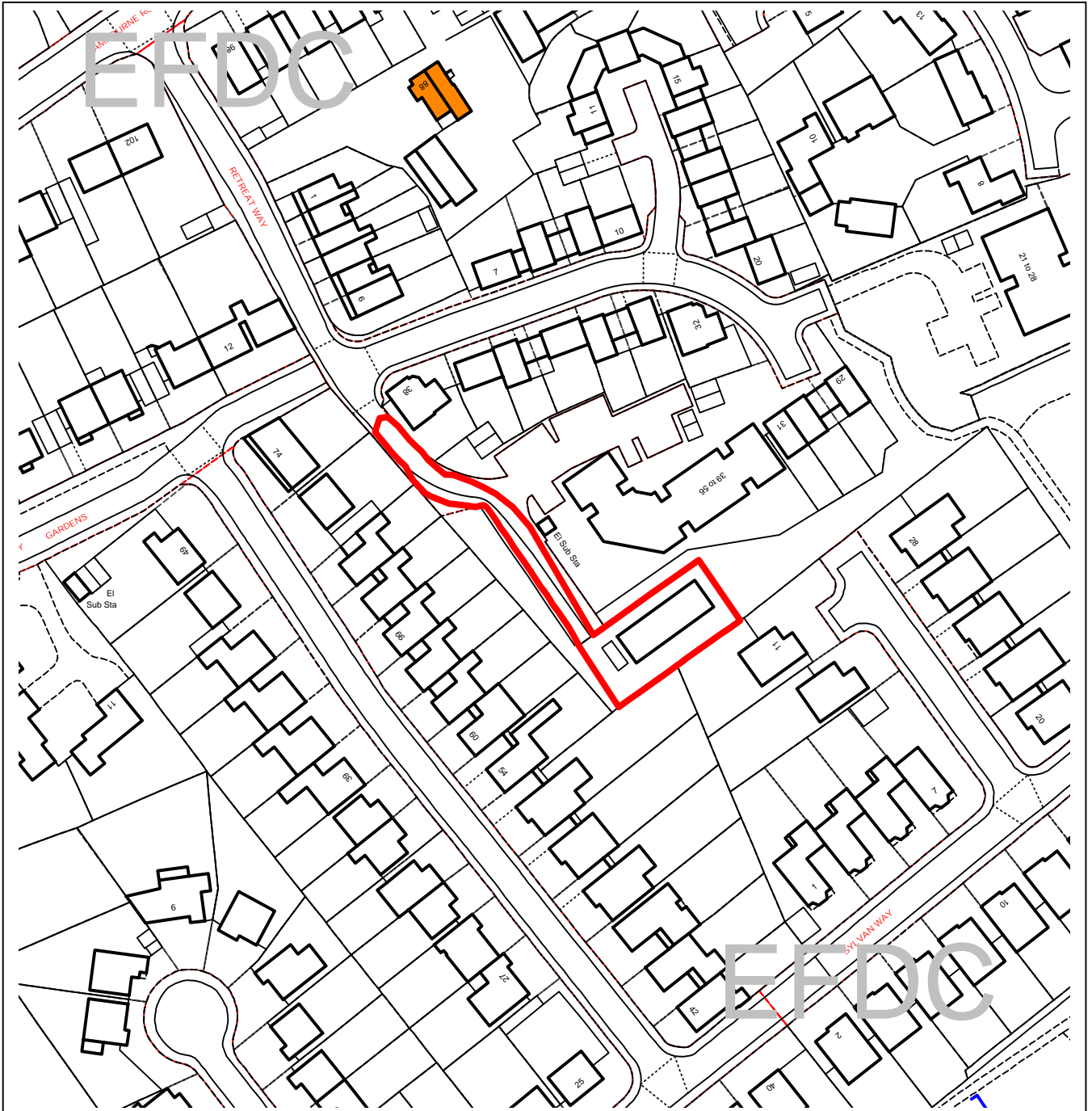
Conclusion

The proposed dwelling can be comfortably accommodated on this plot without causing significant harm to either the street scene or neighbours amenities and has overcome the previous reason for refusal by reason of its design and siting. No harm is caused to highway safety and the parking provision is adequate. The recommendation is therefore for approval.



Epping Forest District Council

Area Planning Sub-Committee South



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Agenda Item Number:	4
Application Number:	EPF/0485/09
Site Name:	Former Beagles Hut, The Retreat Retreat Way, Chigwell, IG7 6EL
Scale of Plot:	1/1250