

Report Item No: 1

APPLICATION No:	EPF/1155/09
SITE ADDRESS:	5 Cedar Park Cedar Place Chigwell Essex IG7 5AR
PARISH:	Chigwell
WARD:	Chigwell Village
APPLICANT:	Miss Ashley McAlpine
DESCRIPTION OF PROPOSAL:	TPO/EPF/14/96/W1 T1 Holm Oak - Crown reduce by 30% max Elm (no number) - Remove T2 Yew - Crown reduce by 30% max
RECOMMENDED DECISION:	Grant Permission (With Conditions)

CONDITIONS

- 1 The work authorised by this consent shall be carried out under the direct supervision of the Local Planning Authority, who shall receive in writing, 5 working days notice of such works.
- 2 The crown reduction authorised by this consent shall be by no more than 30%.
- 3 All work authorised by this consent shall be undertaken in a manner consistent with British Standard 3998 (1989) (or with any similar replacement Standard).
- 4 The works hereby authorised shall not be undertaken after a period of three years from the date of this consent has expired.

This application is before this Committee since it is an application to fell preserved trees and is recommended for approval (Pursuant to Section P4, (3) of the Council's Delegated Functions)

Description of Proposal:

T1 Holm Oak - Crown reduce by 30% max
Elm (no number) - Remove
T2 Yew - Crown reduce by 30% max

Description of Site:

This woodland group covers an area of this large private site, which runs along the eastern Luxborough Lane boundary of this residential site. The woodland stops abruptly to the south where garages serving the main house are sited. The main house is divided into several apartments following a conversion. The site is generally screened by mature woodland trees bordering the main High Road.

Relevant History:

TRE/1745/08 has been withdrawn due to insufficient evidence to support the case for removing the Holm oak, which was implicated in causing structural damage to 5 Cedar Park

There is documented analysis of trees included in these groups in relation to structural damage occurring to the flat blocks, which recommended works to be undertaken on numerous trees and one lime in particular, as listed above.

Relevant Policies:

LL9: The Council will not give consent to fell a tree protected by a Tree Preservation Order unless it is satisfied that this is necessary and justified.any such consent will be conditional upon appropriate replacement of the tree.

SUMMARY OF REPRESENTATIONS

6 properties were consulted and the following response has been received:

2 CEDAR PARK strongly supports this compromise to preserve both the trees and homes.

CHIGWELL PARISH COUNCIL had made no comment at the time this report was submitted to the agenda.

Issues and Considerations:

Introduction

The application is made on the basis that the tree under consideration for felling is young, self seeded specimen with a great potential to cause problems in the future. The removal of the young elm tree is proposed as a preventative measure due to proximity to the building.

The issue, therefore, is whether or not the removal of this tree is justified and necessary due to future threat to building foundations posed by the tree by virtue of its species and inappropriate location.

The pruning specification within the application seeks to address the need for crown management and a preventative measure to manage the water demand, which may be linked to the ongoing subsidence problem occurring to parts of the main house.

Considerations

i) Tree condition, growth potential and life expectancy.

a) The subject elm is a sapling with vigorous healthy stems of great growth potential but as it develops into a larger tree it is inevitable that it will succumb to Dutch Elm Disease and die. Therefore its life expectancy is short.

ii) Amenity value

The tree is entirely screened from public view and would not be noticed if removed. Therefore its amenity value is low.

iii) Replacement trees

The woodland has been largely allowed to develop naturally with plentiful naturally regenerated saplings of various species growing up within it. It is usually the function of a woodland management plan to provide replacement planting in a woodland setting and in this case the character of the woodland will be preserved without the need to replace this tree specifically.

iv) Pruning specification for T1 Holm oak and T2 Yew.

Discussion with the applicant's agent has resulted in an agreed pruning specification deemed acceptable to the trees T1 and T2.

Both trees will tolerate a crown management reduction without undue harm to their size, appearance or health. T1 Holm oak has a full crown and stands approximately 15 metres tall, which is a dominant presence adjacent to apartment 5. Careful pruning would reduce this overbearing presence by foreshortening outer branches to suitable branch forks and unions by up to 2 metres in branch length. T2 is less prominent and located behind the garages but would benefit from some sensitive shaping to prevent contact with the fabric of the building. A reduction by up to a third by volume would not detract from either tree's overall shape because this does not equate to a third off the height but rather a volume reduction over the whole of each tree.

Conclusion

The young elm tree within W1 is an insignificant specimen in landscape terms and grows within an area of much larger and visually important preserved trees. It is likely to prove problematic as it continues to grow close to the building and is highly susceptible to the deadly fungal infection that is Dutch Elm Disease.

The proposal seeks to retain the important trees at a contained size and remove only the less viable individual to address the primary concern of ongoing structural damage. It is recommended to grant this application permission on the grounds that the Elm is inappropriately located, of low amenity value and of short life expectancy. The proposal therefore accords with Local Plan Landscape Policy LL9.

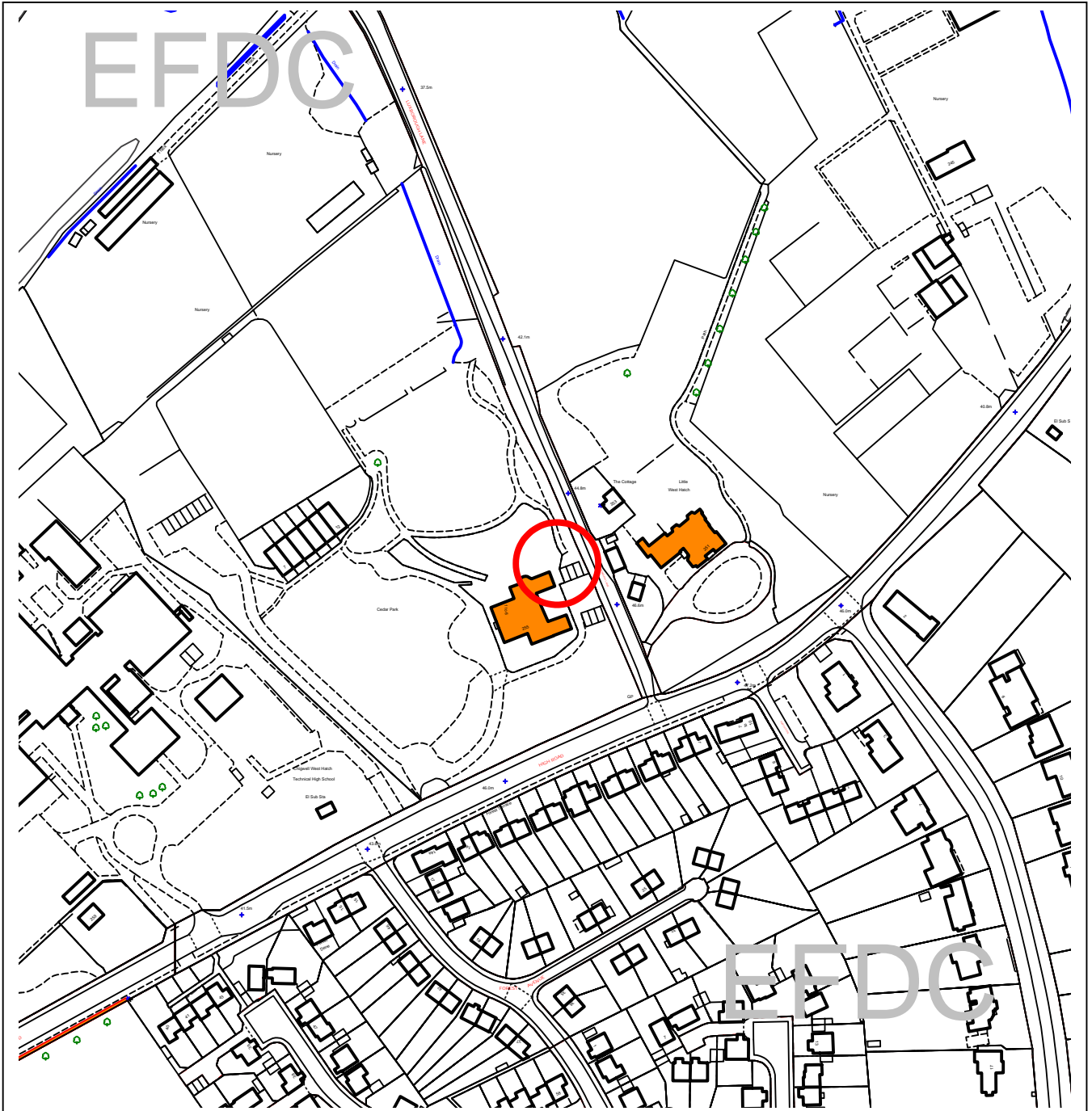
It is recommended that, in the event of members granting permission to fell this elm, the need for a condition requiring a replacement should be waived for the reasons given above.

It is recommended that, in the event of members granting permission to reduce both T1 Holm oak and T2 Yew by 30% that conditions are attached to the decision notice requiring: supervision of the works by a council tree officer, pruning to be carried out in a manner consistent with British Standard 3998: Recommendations for Tree Work and that the work must be completed within 3 years of the decision date.



Epping Forest District Council

Area Planning Sub-Committee South



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Agenda Item Number:	1
Application Number:	EPF/1155/09
Site Name:	5 Cedar Park, Cedar Place, Chigwell, IG7 5AR
Scale of Plot:	1/2500

Report Item No: 2

APPLICATION No:	EPF/1071/09
SITE ADDRESS:	Garden Centre 212, Manor Road Chigwell Essex IG7 4JX
PARISH:	Chigwell
WARD:	Grange Hill
APPLICANT:	Mr John Capper
DESCRIPTION OF PROPOSAL:	Redevelopment of land formerly in use as a garden centre to provide 21 flats, 80% of which will be affordable housing. (Revised application)
RECOMMENDED DECISION:	Refuse Permission

REASON FOR REFUSAL

- 1 The applicant has failed to demonstrate very special circumstances for allowing the proposed development. Accordingly, the development would be inappropriate within the Metropolitan Green Belt, contrary to policies SS7 of the East of England Plan and GB2A of the Adopted Local Plan and Alterations.
- 2 The proposed development, by virtue of its density and design, would have a bulky and dominant appearance which would be exacerbated by the proposed linking sections between the blocks which would be detrimental to the semi-rural setting of the site and to the surrounding Green Belt land contrary to policies ENV7 of the East of England Plan and DBE1, H3A and GB7A of the Adopted Local Plan and Alterations.
- 3 The proposed buildings, due to their detailed design, in particular the varying roof heights, the use of cat slide roofs along the site frontages and the lack of detailing on the elevations fronting Manor Road, would fail to respect their setting in terms of orientation, roof-line and detailing, contrary to policies ENV7 of the East of England Plan and DBE1 of the Adopted Local Plan and Alterations.
- 4 The applicant has failed to demonstrate that the loss of the site for employment purposes is justified in relation to the criteria set out in policy E4A of the Adopted Local Plan and Alterations.

- 5 The proposed bin storage area is inadequate to accommodate the waste and recycling which would be generated by the proposed development, resulting in the potential for additional open storage which would be harmful to the character and appearance of the area, contrary to policy DBE1 of the Adopted Local Plan and Alterations.
- 6 The applicant has failed to demonstrate that the proposed development would incorporate principles of energy conservation and would utilise renewable energy resources, contrary to policies CP4 and CP5 of the Adopted Local Plan and Alterations.

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

Description of Proposal:

This application seeks full planning permission for the erection of a residential development comprising 21 flats (15 x 2 bed and 6 x 1 bed). The blocks to the front of the site would be two storeys in height and the rear blocks would be higher, with second floor accommodation partly contained within the roof space. The development would comprise four distinct blocks, with most of the car parking for the site contained in an underground car park below the blocks on the side of the site closest to Froghall Lane.

Description of Site:

The application site presently forms part of Jennikings Garden Centre. It is hard surfaced with a number of buildings occupying the site and an area of car parking at the front. There is an electricity sub station to the rear of the site. The front of the site is fairly open onto Manor Road, to the east is Froghall Lane and to the west is the railway line. The site has an area of approximately 0.23 hectare.

The area of land to the south of the site falls within the administrative area of London Borough of Redbridge, and the row of cottages opposite (195-209 Manor Road) are Grade II listed.

Relevant History:

CHI/0187/57. Layout of new roads & erection of 72 houses - see PF 1231 compensation. Refused 21/08/57.

CHI/0132/73. Use of land for residential purposes. Refused 23/05/73.

CHI/0279/73. Proposed residential development. Refused 23/05/73.

CHI/0577/73. Use of land for residential purposes. Refused 30/01/74.

EPF/1964/07. Outline application for proposed development of 22 no. 2 bed flats, 2 no. 1 bed flats and 1 no. 3 bed flats plus car parking. Withdrawn.

EPF/2405/07. Outline application for proposed development of 20 no. 2 bed flats, 4 no.3 bed flats and car parking. Refused 14/02/08.

EPF/0400/09. Redevelopment of land formerly in use as a garden centre to provide 25 flats 80% of which will be affordable housing. Refused 21/04/09.

Policies Applied:

East of England Plan

SS7 – Green Belt
H1 – Regional Housing Provision 2001-2021
H2 – Affordable Housing
T14 - Parking
ENV7 – Quality in the Built Environment
LA1 – London Arc

Adopted Local Plan and Alterations

HC12 – Development Affecting the Setting of a Listed Building
GB2A – Development in the Green Belt
GB7A – Conspicuous Development
GB16 – Affordable Housing
H2A – Previously Developed Land
H3A – Housing Density
H4A – Dwelling Mix
H5A – Provision for Affordable Housing
H6A – Site Thresholds for Affordable Housing
H7A – Levels of Affordable Housing
CP1 – Achieving Sustainable Development Objectives
CP2 – Protecting the Quality of the Rural and Built Environment
CP3 – New Development
CP4 – Energy Conservation
CP5 – Sustainable Building
DBE1 – Design of New Buildings
DBE2 – Impact of New Buildings
DBE8 – Amenity Space Provision
ST4 – Highways Considerations
ST6 – Car Parking Standards
LL11 – Landscaping Schemes
E4A – Protection of Employment Sites

Public Consultation:

34 properties and the adjacent authority, London Borough of Redbridge were consulted

The application has also been advertised by the display of a site notice and by the publication of an advertisement in The Guardian local newspaper as a Major Application of wider concern.

The following representations have been received:

Objections from the following residential properties have been received: 193, 199 Manor Road; 1a, 42 Long Green; 21, 31, 71, 84 Grange Crescent, 25 Warren Court

The objections have been submitted on the following grounds:

Character and Appearance

This type of development is totally out of character with the area. This is a semi rural village and a building of this size is out of character in this setting. Such a development would set a precedent and encourage future proposals on the site and beyond. Such a development would not only be out of keeping and out of scale with the overall character of the surrounding properties and Grange Hill as a whole, but it would also contribute to the continual creep of in-filling in the area.

Neighbouring Amenity

Development will block light and overlook the front bedrooms of 193 Manor Road. Would ruin view from Long Green and make area feel claustrophobic.

Green Belt

If the proposal is accepted it would set a precedent for Green Belt developments and would encourage development proposals on adjacent land.

Parking and Traffic

This part of Chigwell will not be able to cope with the extra traffic onto an already busy road. Existing illegal parking in the area has caused incidents where vehicles (including an ambulance on an emergency call) have found their progress blocked by cars.

Nearby Listed Buildings

The construction may affect nearby listed buildings. The development would dominate the row of listed cottages opposite.

Drainage and Flooding

For many years local residents have had problems with sewerage and surface water. The drains have only recently been widened to alleviate the problem. The proposed development could potentially cause these problems to return.

Other Matters

Developing more housing stock and more vehicle parking will increase the risk of crime. Problems for school/health services. Loss of employment when the garden centre closes. Empty flats in Long Green complex and already approved plan for more flat further up road, so why build more on Green Belt Land. Disturbance to privacy of visitors to cemetery next to proposed development. Inadequate public transport.

The following representations have also been made:

CHIGWELL PARISH COUNCIL. Support. The Council SUPPORTS this application and it would like to see priority for the affordable housing to be given to people with a connection to Chigwell.

LAKEHOUSE CONTRACTS LTD. Objection. Have an interest in the adjacent site. The site boundary infringes on land where we have a legal interest. If the west boundary were reduced to its correct position the distance between the facing blocks would be just 13 metres and not the required minimum 18m. The density of the development is over 100 dwellings to the hectare, unacceptably above that of this neighbourhood and quite out of keeping. The development provides for dwellings within 3 metres of the boundary with habitable rooms overlooking the adjoining land. This blights the adjoining land and endangers the aspect from rooms within the

scheme. The provision of amenity space is poor and inadequate given the likely number of children occupying the development. Our affordable housing partner advises that there is no pressing need for flatted developments on land that may better provide a high percentage of family houses, in keeping with the area and for which there is a demonstrable need in Epping Forest. No environmental or ecological survey has been presented in relation to the land along the Froghall Lane boundary. Details of noise and vibration attenuation should be included with the application. The main highway junction with Manor Road is as unsatisfactory as previous designs as is the turning head within the development which is clearly unsuitable for refuse, emergency or trade vehicles. The positioning of the junction is also dangerous.

MRS L MILES (Co-owner of the adjacent site). Objection. We already have an access from Manor Road. Another road so close would be madness and would cause all sorts of traffic problems. The site would block out natural light to our land, being so close.

SALLY STURRIDGE (Co-owner of the adjacent site). Objection. The land is not technically part of the garden centre. Over dense. Not enough green space. Road not large enough and in wrong position.

ESSEX AREA RAMBLERS. Objection. This is an entirely improper use of land in Green Belt surroundings.

ESSEX COUNTY COUNCIL SCHOOLS, CHILDREN & FAMILIES DIRECTORATE. No objection. Seek education/childcare contribution.

LONDON BOROUGH OF REDBRIDGE. Objection. The London Borough of Redbridge considers the details provided are not sufficient for it to fully visualise the scheme, particularly with respect to the impact of the proposal on the nearby listed buildings. Notwithstanding the lack of submitted information, Redbridge Council has significant concerns about design, bulk and scale and impact on the listed buildings. Manor Road has a variable character, but existing buildings face and address the road, even when set back, as in the case of the listed buildings. Conversely, buildings on the application site all face sideways, including those that front the road. They could be double fronted. The development does not appear to attempt to address Manor Road. From a conservation perspective, Redbridge Council does not see any justification for the proposal rising to three storeys to the rear of this site and consider that the additional bulk is potentially harmful and unmitigated, harming the visual amenities of the area and the setting of the listed terrace. The proposed buildings would also present a relatively massive wall of development adjacent to the rural aspects of this site. The design of the buildings does not appear to draw from the rural character and the informal domestic, rural/suburban character of this specific location. The site itself, being low lying and single storey, currently relates more closely to the agricultural/rural character of the adjoining field, yet no reference is made to that character and setting. The London Borough of Redbridge therefore considers that based on the material submitted with the application, that the applicant has failed to demonstrate that residential development can be accommodated on this site and both preserve the setting of the listed buildings and protect the open character of this greenbelt site.

Issues and Considerations:

The main issues in this case are:

- The acceptability of the proposed development within the green belt;
- The impact of the proposed development on the amenities of the occupiers of neighbouring dwellings;
- The design of the development;
- The impact of the development on the character and appearance of the area;
- Impacts on nearby listed buildings;

The proposed highways and parking arrangements;
The proposed provision of affordable housing;
The level of amenity of the proposed dwellings; and
The sustainability of the proposed development.

Acceptability of the Development within the Green Belt

The site is located within the Metropolitan Green Belt, where new residential development is considered to be inappropriate. In this instance, the applicant has put forward a case explaining why they consider that there are very special circumstances which justify this development within the Green Belt. It is proposed that 80% of the proposed 21 units on the site would be provided as affordable housing. The Design and Access Statement contends that '*redevelopment as proposed would make more efficient use of this strategically positioned site and provide a high proportion of quality low cost housing in a sustainable location without any obvious amenity drawbacks*'.

The application site is located on the edge of the urban area. The site is well served by transport infrastructure, not least by Grange Hill Underground Station. Notwithstanding this, the site is located within the Metropolitan Green Belt and as a result residential development would be inappropriate. There have, however, been other cases within the District where it has been accepted that the provision of affordable housing may justify very special circumstances for allowing a development within the Green Belt. However, in this case there appears to be very little justification put forward in support of this argument. There is no explanation within the planning document as to how the figure of 80% has been reached, for example there is no financial appraisal detailing the costings of the development. In the absence of this information, it is considered that the applicant has failed to demonstrate their case for very special circumstances.

Furthermore, policy GB7A of the Local Plan states that the Council will refuse planning permission for development conspicuous from within or beyond the green belt which would have an excessive adverse impact upon the openness, rural character or visual amenities of the green belt. It is considered that the proposed development, by virtue of its density would be detrimental to the open character of the green belt, contrary to this policy.

Neighbouring Amenity

Due to the distance that would separate the proposed development from the nearest residential properties (it is in excess of 25 metres from the site to the dwellings on the opposite side of Manor Road adjacent to the Underground station) it is not considered that there would be a material loss of amenity. The row of listed cottages in Manor Road have their main areas of amenity space located to the front. However, the development would be located approximately 22 metres from these gardens and due to this relationship and the length of the gardens it is not considered that there would be a material loss of privacy.

Design

The proposed development would be two storeys in height along the part of the site fronting onto Manor Road, rising to three storeys (with second floor accommodation being partly within the roof space) at the rear of the site. The development would comprise 4 blocks with an access road running between. Ramp access would be provided to an underground car park. Whilst it is considered that buildings not exceeding two storeys along the Manor Road frontage may be appropriate, the buildings proposed have considerably steeper roof pitches than the blocks to the rear of the site and as a result there would only be one metre difference in the height of the blocks. It is considered that the design of the development would be enhanced by the use of the same roof pitch throughout. Furthermore, it is considered that there is scope to reduce the height of the development at the front of the site.

The design of the development has incorporated varying heights and building projections to add interest to the key elevations. It is considered that the design of this scheme is significantly improved in relation to the scheme which was refused planning permission earlier this year. Notwithstanding this, it is considered that there are elements of the design which could be improved further still. In particular, the use of cat slide roofs on the elevations facing Manor Road and Froghall Lane does not appear to integrate well with the remainder of the elevations, the lift tower which also serves to link the blocks could be more subservient in relation to the main blocks, thereby reducing the bulk and impact of the development, the elevations fronting onto Manor Road could contain more windows to better integrate the development into the street scene, the covered walkway extending along Block 1 on the elevation fronting the courtyard could be removed or better designed so that it would have a less functional appearance and the pitches of the main roofs of the development could be more uniform as discussed above. Furthermore, the pitch of the projecting section on the elevation of Block 1 facing towards the cemetery should match that of the main roof.

Impact on the Character and Appearance of the area

Further to issues relating to the detailed design of the proposed development, it is considered that the development proposed would be an overdevelopment of the site. The density is only accommodated by the site because the car parking would all be below ground level and the proposed level of amenity space is at the minimum level that might be considered as acceptable. Having regard to Government advice, it is considered that such a dense development might be acceptable in another context. However, in this instance, bearing in mind the Green Belt location of the site and the semi-rural character of the surroundings of the site, it is considered that the density is excessive. A development of lower density would provide a softer edge to the surrounding countryside and would be more in keeping with the character of surrounding development. It is considered that the proposed development would be at odds with the character and appearance of the surrounding area, which, in the immediate vicinity of the site, is characterised by fairly low density development and views across open space.

Within the Design and Access Statement submitted with the planning application, the applicant states that this proposed development would help the Council to meet its housing and affordable housing targets. Government advice clearly directs a need to meet these targets and strong emphasis is placed upon the need for the efficient and effective use of land to achieve this. PPS3 states *'more intensive development is not always appropriate. However, when well designed and built in the right location, it can enhance the character and quality of an area. Successful intensification need not mean high rise development or low quality accommodation with inappropriate space. Similarly, in Conservation Areas and other local areas of special character where, if proper attention is paid to achieving good design, new development opportunities can be taken without adverse impacts on their character and appearance'*. It is considered that if a case were submitted upon which the development of this site could be considered to be justified as an exception to normal Green Belt policies of restraint, a much higher standard of design should be required in accordance with the above advice.

Impact on Nearby Listed Buildings

The row of listed cottages are located on the opposite site of Manor Road and are set back from the public highway. Their location on the other side of the street visually divorces them from the site and as a result it is not considered that the proposed development would be detrimental to their setting. Notwithstanding this, comments have been received from London Borough of Redbridge stating that they have significant concerns about design, bulk and scale and impact on the listed buildings, they consider that the three storey element at the rear of the site is potentially harmful and unmitigated, harming the visual amenities of the area and the setting of the listed terrace.

Highways and Parking

Essex County Council Highways have advised that the proposed access arrangements are satisfactory, subject to the imposition of planning conditions. The County Council would seek a contribution of £11,000 towards improvements and upgrades to the bus stops (to include raised kerbs, posts, timetables etc) and the lighting (5 new lanterns) in the vicinity of the site.

The application proposes 28 car parking spaces (25 in an underground car park and 3 surface spaces for use by visitors). The level of car parking proposed is in accordance with the Council's present standards. However, it is considered that the scheme would benefit from some additional cycle parking.

Affordable Housing

The Council seeks affordable housing provision of 40% on residential developments comprising 15 or more dwellings. This application proposes to provide 80% affordable housing (all social-rented), to justify allowing this development to take place within the Metropolitan Green Belt. However, the application is not accompanied by a Financial Appraisal and there does not appear to be any justification contained within the submitted documents to explain how the figure of 80% has been reached. This gives rise to two concerns with the development. Firstly, if the development can be justified by the provision of affordable housing, could a higher number of the units be provided as affordable housing without making the scheme unviable? If a higher number of the units could be made affordable, this should be the case. Conversely, and bearing in mind the current economic climate and costly elements of the design such as the creation of an underground car park, is the scheme actually viable at present? If not, there is a risk that the affordable housing may be later found to be undeliverable.

Policy GB16 of the Local Plan deals specifically with affordable housing on green belt sites. This policy states that planning permission may be granted for small scale affordable housing schemes within the smaller settlements as an exception to the normal policy of restraint. However, this policy is subject to a number of criteria. At criterion (i) it is stated that it is expected that an application would be supported by a proper appraisal of need. At criterion (ii) it is stated that there should be no significant grounds for objection on highways, infrastructure or other planning grounds. Whilst it is not considered that the location of the site is within a smaller settlement, it is considered that the principles of the policy are still relevant.

There has been no appraisal of need submitted with the planning application, contrary to the expectations of policy GB16. Furthermore, it is considered that there are planning grounds for objection to this planning application. Particularly relating to its design, its density and the lack of space within the site.

Amenity of Proposed Dwellings

Private amenity space would be provided in several locations around the site, although most would be contained within two areas located to the front of Block 1. In addition to the strips of land (approximately 2 metres in width) around the buildings, a total area of approximately 446 square metres is proposed to be provided as amenity space. Policy DBE8 of the Local Plan suggests that private amenity space should usually be provided at the rear of dwellings; directly adjacent to and accessible from the buildings; of a size and shape which enables reasonable use; and of an aspect that would receive sunlight throughout the year. Most of the amenity space is not located to the rear of dwellings. However, as this is a flatted development and the amenity space would be communal, it is not considered that this would be harmful. The proposed amenity space is directly adjacent to and accessible from the buildings, is generally of a size and space that would enable reasonable use and whilst it would receive limited sunlight in the morning, it would receive sunlight throughout late morning, afternoon and early evening. Accordingly, it is considered that

this application generally complies with the criteria set out in policy DBE8. Furthermore, the supporting text to policy DBE8 suggests that a minimum of 25 square metres of private amenity space could be provided per flat. This would result in a minimum requirement of 525 square metres in this case. Accordingly, there would be a shortfall in provision of approximately 4 square metres per flat below the recommended minimum. However, the Local Plan states that this standard may be relaxed in certain circumstances, including where the housing is affordable and the amount of land available is likely to be at a premium. Furthermore, policy DBE8 is contained in the 1998 Local Plan and due to the age of this policy, more weighting may be applied to Government advice contained within PPS3 as a material planning consideration. PPS3 places considerable emphasis on making efficient and effective use of land. Accordingly, it is considered that the proposed level of amenity space would be satisfactory.

Sustainability

Policies within the 'Core Policies' chapter of the Local Plan seek to achieve sustainable development. Policy CP2 (ii) seeks to protect the quality of the rural and built environment by enhancing and managing land in the Metropolitan Green Belt and urban fringe. It is considered that accepting inappropriate development within the green belt would be contrary to this policy. Policies CP4 and CP5 seek development designed to conserve energy and to incorporate renewable energy schemes. The submitted plans and the Design and Access Statement make very limited and vague references to how this will be incorporated into the scheme. Furthermore, in order for the affordable homes to be taken on by a Registered Social Landlord they would need to meet the funding requirements of the Homes and Communities Agency. In particular they would need to achieve Level Three of the Government Code for Sustainable Homes. No information has been provided to confirm that these standards have been met. If they have not, then aside from the issues arising in respect of the lack of compliance with the Council's sustainability policies, it may be the case that the proposed affordable housing is undeliverable.

The location of the proposed development in such close proximity to an Underground station would be in accordance with policy CP3, although it is considered that the amount of cycle storage (less than the area of one car parking space) is insufficient for 25 flats and would, therefore be contrary to policy CP5 (i).

Other Matters

Landscaping

This planning application is not supported by a landscaping scheme, although some indicative landscaping is shown on the submitted plans. It is unclear whether the indicative landscaping suggests the planting of trees or shrubs. There are constraints on the site (for example the close proximity of buildings to site boundaries and the provision of the underground car park which would have a shallow soil depth above) which may mean that there are limitations to the amount and type of landscaping which may be provided. Notwithstanding this, some site landscaping may be secured by planning condition, if permission is granted.

Waste and Recycling

The Council's Waste Management Service advise that this development would generate a requirement for 4 refuse bins, 4 recycling bins and 1 glass bin. The storage of these bins would require an area of at least 7 x 4 metres. The application proposes three bin stores at ground level (2.7 x 2.3m, 2.6 x 2.3 m and 2.6 x 1.6m) and one recycling store (3.6 x 2.5) in the underground car park. This does not provide sufficient area for the storage requirements. Furthermore, the storage of the recyclable waste in the underground car park is impractical as waste collection contractors would not retrieve it from below ground level. It is also impractical to expect the contractors to collect the refuse from three different locations. It is considered that a single bin store providing

adequate space for the storage requirements of the site should be provided. In addition, there does not appear to be sufficient space within the site to enable a refuse collection vehicle to turn around in order to egress in forward gear.

Loss of Employment Site

Policy E4A of the Local Plan safeguards employment sites from redevelopment to other uses, unless a number of criteria are satisfied. The applicant considers that there would be no loss of employment, as the application site relates to the garden centre car park and the garden centre itself would remain. However, the site does include land currently used as garden centre and additionally this does not address any other criteria listed in policy E4A and it is considered that if the site is no longer required for its existing employment use then its use for other employment generating uses should be considered prior to it being used for residential development.

Fire Brigade Access

The site layout appears to fail to comply with the Fire Brigade's access requirements as set out in the Building Regulations (Approved Document B; Section 11) as the distance between the closest access point for the Fire Brigade (20 metres from the Highway without a turning area being available) would not be within 45 metres of the whole of the building. However, planning case law suggests that because there is other legislation available to control this matter (i.e. The Building Regulations) this is not considered to be a material planning consideration. This does, however, further suggest that the scheme in its proposed form is undeliverable.

Education

ECC have advised that if planning permission is granted they would seek a contribution of £9,246 towards Early Years and Childcare provision in the locality and £35,072 towards secondary education provision. Due to a surplus of primary school places in the locality they would not seek a contribution towards primary education.

Land Ownership

Despite the reduction in the size of the site following the previous application, the owners of the adjacent site have advised they have an ownership interest in part of the site. It is not for the Council, as local planning authority, to become involved with this ownership dispute. However, the applicants have been advised that if they need to enter into a legal agreement as a result of any planning permission which may be granted on the site, they will be required to prove ownership at that time.

Protected Species

An objector to the scheme has suggested that slowworms might be present on the site. Accordingly, if planning permission is granted a planning condition may be necessary to ensure that if this protected species is present on the site, they are removed prior to the commencement of the development.

Conclusion

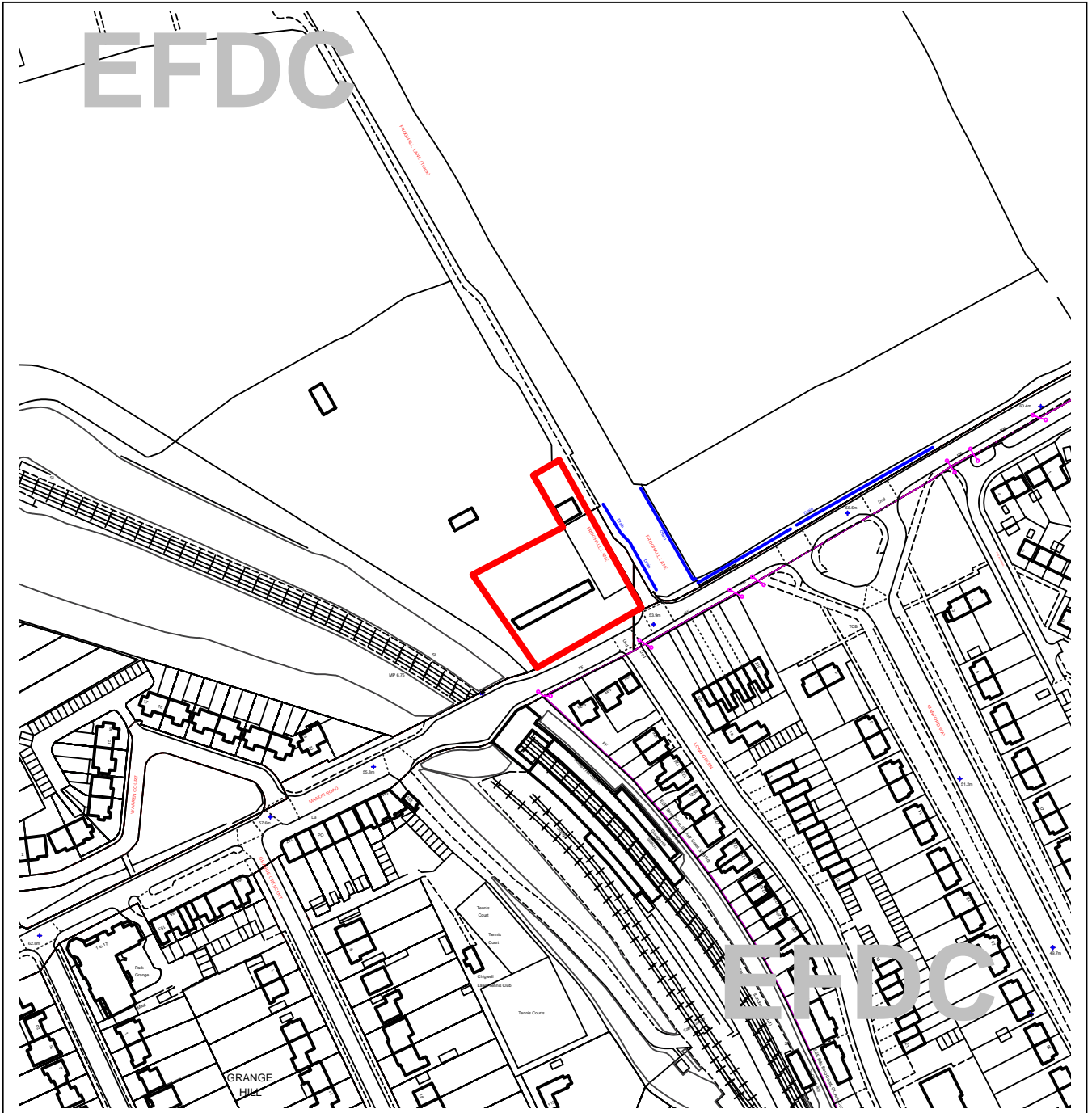
In light of the above appraisal and after full consideration of all material planning conditions, it is considered that the proposed development would be unacceptable. In particular, the design and density of the scheme are considered to be unsatisfactory, no justification has been provided for the affordable housing provision, the development would result in the loss of an existing employment site, the provision of storage for refuse is considered to be unsatisfactory and the development does not comply with the Council's sustainability policies. Fundamentally, the

application site is located within the Metropolitan Green Belt, where the development is considered to be inappropriate and it is considered that the applicant has failed to demonstrate a case for very special circumstances to justify the proposed development. Accordingly, it is recommended that planning permission be refused.



Epping Forest District Council

Area Planning Sub-Committee South



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Agenda Item Number:	2
Application Number:	EPF/1071/09
Site Name:	Garden Centre, 212, Manor Road Chigwell, IG7 4JX
Scale of Plot:	1/2500

Report Item No: 3

APPLICATION No:	EPF/0762/09
SITE ADDRESS:	36 Sparelease Hill Loughton Essex IG10 1BT
PARISH:	Loughton
WARD:	Loughton St Marys
APPLICANT:	Mr James Taylor
DESCRIPTION OF PROPOSAL:	Erection of a replacement dwelling. (Revised application EPF/2370/08)
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 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 The development shall be carried out in accordance with the amended plans received on 14 July 2009 unless otherwise agreed in writing with the Local Planning Authority.
- 4 Wheel washing or other cleaning facilities for vehicles leaving the site during construction works shall be installed in accordance with details which shall be submitted to and agreed in writing by the Local Planning Authority and these facilities installed prior to the commencement of any building works on site, and shall be used to clean vehicles leaving the site.
- 5 Prior to the commencement of 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.
- 6 Notwithstanding the provisions of the Town and Country Planning General Permitted Development Order 1995 as amended (or any other order revoking, further amending or re-enacting that order) no development generally permitted by virtue of Part 1, Class A shall be undertaken without the prior written permission of the Local Planning Authority.

- 7 Prior to the commencement of the development details of the proposed hard and soft surface materials for the front garden, including means of how surface water will discharge into porous or permeable areas within the curtilage of the proposed house, shall be submitted to and approved in writing by the Local Planning Authority. The agreed surface treatment and soft landscaping shall be completed prior to the first occupation of the development and retained thereafter.
- 8 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.
- 9 All material excavated from the below ground works hereby approved shall be removed from the site unless otherwise agreed in writing by the Local Planning Authority.

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

Permission is sought to demolish the detached building and replace it with a two and a half storey building with accommodation provided in the roof.

With regard to the physical development of the site, the proposed building would measure 13.55metres deep to the south western boundary and 10.7metres deep to the north eastern boundary and is 15.25 metres wide. From the front of the building when viewed from the street, the eaves height measures 5m high and the building will be 8.5m high. From the rear aspect, the eaves height is 7.0metres and the overall height of the building is 9.5m high. There is proposed a lower garage area under the proposed building at the front that will continue through at the same level to the back part of the house as a gym, served by rear windows and door, which opens onto a basement terrace area, before steps return back up to the garden and new steps to a proposed terrace on the back of the rest of the house.

Description of Site

The subject site is a rectangular plan shaped plot of land situated to the north western side of Sparelease Hill, in the built up area of Loughton. The street scene is made up of a mix of dwelling styles one and a half storey and two storey dwellings, some provide second floor accommodation in the roof, which contributes to a varied street scene. The ground level of the street rises in a north eastern direction, as such the adjacent property No. 40 is at a higher level and No. 34 is at a lower level.

Relevant History

CHI/0208/54 Erection of detached house/ garage. Approved

EPF/0790/89 Two storey side extension and hipped roof to existing dormer window. Approved

EPF/0133/97 Detached double garage. Refused.

Reason for refusal: The garage by reason of its position and bulk will be a prominent and intrusive feature within the street scene, out of character with its surroundings and of detriment to visual amenity.

An appeal followed which was Dismissed.

EPF/0213/99 Two storey side and single storey rear extension, alterations to front dormer and canopy over front entrance. Approved

EPF/2370/08 Erection of a replacement dwelling. Withdrawn.

SUMMARY OF REPRESENTATIONS:

LOUGHTON TOWN COUNCIL: The Committee had NO OBJECTION to this application but expressed concern about the effect of the overall size of the development on the surrounding street scene.

8 Neighbours were consulted and the following responses were received:

37 SPARELEAZE HILL Objects: Proposal will appear bulky; out of scale with neighbouring properties and the roof line seem to be above existing already high buildings.

40 SPARELEAZE HILL Objects: Increased number of vehicle movements with basement parking. The proposed ramp into the garage is not properly identified with respect to gradient, dimensions, safety railings, door and method of operation. Misleading references to No. 38 and No. 40 Spareleaze Hill in relation to the proposed building. No section through the building to provide height of basement, terrace, balcony or rear extent relative to ground levels, existing or proposed.

LOUGHTON RESIDENTS ASSOCIATION Objects: The design provides for a large (2storey) building across the whole of a large plot. It is out of character with the houses either side of it – the drawings underestimate the effect because it is drawn “face-on” and a pedestrian – or a resident on the ground floor of a house across the road would be looking up at the upper storeys.

There has been re-consultation on amended plans, that have lowered the height of the roof, and any further comments will be orally reported at the meeting.

Policies Applied:

Adopted Local Plan and Alterations

CP3, CP4 and CP5 – Sustainable building
DBE1- Design of new buildings
DBE2 – Detrimental effect on existing and surrounding properties
DBE8 – Amenity space
DBE9 – Neighbouring occupiers amenity
LL10 – Landscaping
ST4 and ST6 – Parking and highway safety

Issues and Considerations:

The main issues and considerations are the impact of the development on the character and appearance of the area, design of the new building, amenity of neighbouring occupiers, parking considerations and landscaping.

Principle of development

The existing building is one and a half storey sited within a plot of land which, by comparison is quite generous in size. The replacement of the present building is acceptable in principle, subject to an acceptable design that has duly considered the bulk, mass, proportion, roofline, orientation, height and detail in relation to the context and neighbouring buildings on the street.

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

Sparelease Hill is a road of slightly sinuous layout and the character of the housing development in the area is large, single family dwellings of wide variety, date, style and size.

While taking into account the eclectic mix of dwelling styles, the replacement building will also need to be generally well proportioned with complementary architectural detail.

Ground level changes:

Page 3, paragraph 7, of the Design and Access Statement states that the replacement building will have 'level pedestrian access to the double front doors of the proposal...'. While it is taken into account that the height of the building has been revised during the course of this application from the original plans submitted, this only shows that the building will be reduced at the front however, the rear elevation remains the same which raises concern as to how the overall form of development may be achieved even taking into account the sloping nature of the site towards the rear. The agent confirms that the proposed building will be lowered into the ground, thereby reducing its bulk and impact on the street scene. Should planning permission be granted, it will be necessary to include a condition in respect of site levels to safeguard against loss of visual or residential amenity.

Amenity

The immediate neighbours to the site are No. 38 and No. 34. Adjacent plot No. 38 accommodates a detached two storey dwelling and the building is sited at a higher level and is approximately 9.0m from the common boundary with the site. The proposed building will be sited 1.4m from the boundary and there are no windows proposed on the flank wall, as such there will be no harm to the neighbouring occupier's amenity.

The plot at No. 34 accommodates a detached building and there is a one and a half storey side extension with a garage and en-suite bath/WC above. The southwest facing flank wall for the proposed new dwelling will be 1.3m from the boundary, this set back is adequate and will not result in any harm to the amenities of immediate occupiers.

The depth of the building will be considerably increased however; it will match the depth of the building at No. 34. The building at No. 40 is considerably set apart from the proposal building, as such the impact to this neighbour will be reduced.

There is a raised patio/ terraced area proposed at the rear that will extend approximately 1.7m and 2.4m beyond the rear building line. The rear garden area for the plot at No, 34 is at a lower level and this property also has a patio built to a similar depth. There are additional high trees and shrubs which will act as a screen between the two plots, as such on balance the proposal will not result in loss of privacy to this neighbour.

The rear garden area for the plot at No.40 is higher and the building is sufficiently set back and there should be no harm to this neighbouring occupier's amenity.

There will be no loss of privacy, outlook or overshadowing to neighbouring occupiers as a result of this proposal.

Design and Impact on character and appearance

Due to the slightly sinuous nature of the road layout, there is no rigid building line and as stated, the dwellings exhibit no dominant architectural form. Notwithstanding, most dwellings are situated with their most forward parts around 9.0m from the back edge of the footway and the character of the area is made up predominantly of hipped roof profile with single gable projections that act as a visual break to the façade of buildings.

The plans have been revised during the course of this planning application and indeed at the request of planning officers. The further reduction of the height by 1 metre (2 metres lower than the previously withdrawn planning application) and a more accurate portrayal of the street scene relative to both adjacent houses and no.32 beyond. There is a natural slope in the road running east to west, and given the proposal's now reduced height, it will now step down in respect of the other houses on this road, as well as slope back down from the road level, again commensurate with this side of the road.

At the rear, the house will have a 3 storey appearance, but the lower ground floor/basement is partially concealed by the rest of the rear garden and would not harm the long views from properties at the rear or the character of the area.

This will be a deep house across its depth on the north-east facing flank, which is exposed by the gap between this proposal and the house at no.40, that is located on the far side of its own plot. The full flank wall of 15m depth will be exposed to the street as it is viewed downhill, looking west. Officers consider this to be a balanced case and Members need to give consideration to other similar examples in the area, albeit perhaps not quite so exposed, where surrounding houses are of a similar bulk.

Other considerations

Representation received

Neighbours have expressed concern to the basement level extent of the proposal. The existing slope of the land will not change on the boundary to either property and with a dividing fence, there will be no loss of amenity caused by this part of the development.

Neighbours objections concerning the bulk and scale of the replacement building, the Parish Council's concern about the overall size of the development within the street scene and the views expressed by Loughton Residents Association, have been partly dealt with by the reduced height and the corrected street scene.

Parking & Highway safety:

The proposed new dwelling will provide a possible six bedrooms, with three parking spaces provided which is adequate. There are no highway safety concerns from the development; as such this scheme meets with parking standard requirements and highway safety.

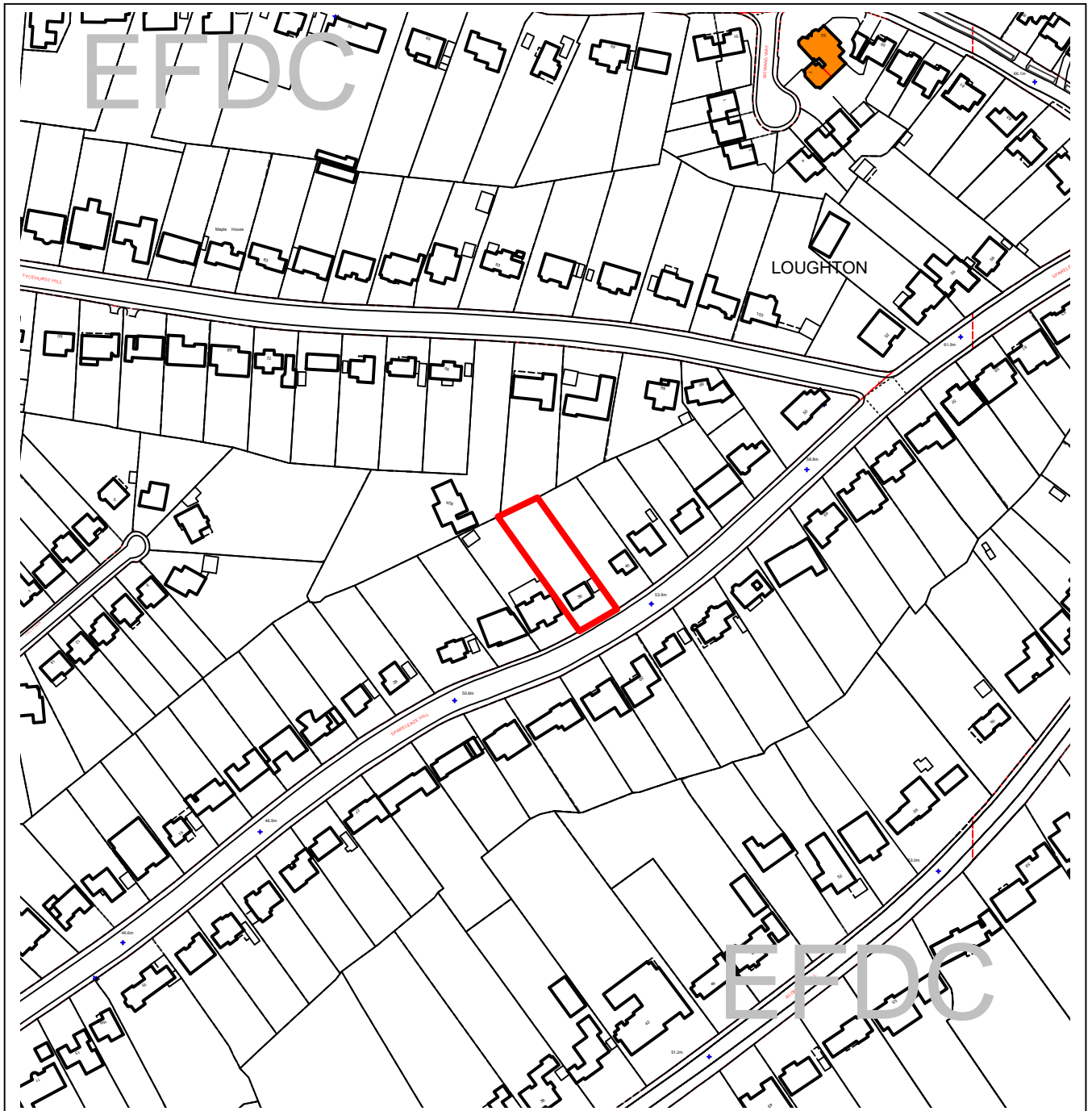
Conclusion

In light of the above appraisal, it is considered that the amended plans have overcome the concerns raised and that the resultant building will be in keeping with the street scene without causing undue loss of amenity to adjacent neighbours. On balance, it is recommended for approval.



Epping Forest District Council

Area Planning Sub-Committee South



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Agenda Item Number:	3
Application Number:	EPF/0762/09
Site Name:	36 Spareleaze Hill, Loughton IG10 1BT
Scale of Plot:	1/2500

Report Item No: 4

APPLICATION No:	EPF/1045/09
SITE ADDRESS:	7 Albion Hill Loughton Essex IG10 4RA
PARISH:	Loughton
WARD:	Loughton Forest
APPLICANT:	Mr Mark Bowman
DESCRIPTION OF PROPOSAL:	Erection of two storey rear extensions.
RECOMMENDED DECISION:	Grant Permission (With Conditions)

CONDITIONS

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

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

The Arboricultural Method Statement shall include all other relevant details, such as changes of level, methods of demolition and construction, the materials, design and levels of roads, footpaths, parking areas and of foundations, walls and fences. It shall also include the control of potentially harmful operations, such as burning, the storage, handling and mixing of materials, and the movement of people or machinery across the site, where these are within 10m of any designated Protection Zone. The statement must include details of construction, and in particular foundation design to ensure that the root system of adjacent trees/hedgerows are not harmed.

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

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

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

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

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

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

Description of proposal:

Two-storey side extensions to an existing residential home for the elderly, on the east flank. The first extension measures 1m deep by 5m wide by 8m high with a flat roof. The second measures 1m x 4.8m by 8.4m with a gable end pitched roof integrating with an existing hip roof.

Description of Site:

An existing residential care home on the northern side of Albion Hill. The land slopes down to the southeast. There is a conifer and lime tree screen of mature trees along the southwestern boundary, which screen the site from No 5 and No 5A Albion Hill. The tree line is some 8 – 10m high along its length. The rest of the street consists of residential dwellings of various types and styles.

Relevant History:

EPF/0457/85	Change of use to residential care home for the elderly	approved
EPF/989/97	Single storey rear extension	approved
EPF/1596/88	Two storey extensions	approved
EPF/533/05	Two storey extension	refused
Refusal Appealed 2005		appeal dismissed
EPF/0347/06	Two storey side extension	refused
EPF/1484/06	Two storey side extension	withdrawn
EPF/2465/06	Two storey side extension	approved

Policies Applied:

DBE 9 Amenity
DBE 10 Street Scene
LL10 Landscaping

Summary of Representations Received

TOWN COUNCIL – No objection

7 properties were consulted and the following responses were received:

5 ALBION HILL – object, enlargement of bedrooms 15 and 17 will almost adjoin the boundary and will reduce the distance to the bedroom windows at No 5 Albion Hill to less than 13m. No details are given to suggest that the trees will survive the works. The extension will be visually overpowering and over dominant, and will increase overlooking.

5A ALBION HILL – object, overdevelopment

2A ALBION HILL – object, my view is of a car park. This site has been extended as far as it should.

Issues and Considerations:

The main issues in this application are the effects on the amenities of the neighbouring properties, the street scene and landscaping.

A significant issue with a previous scheme on this site was the retention of an existing tree screen on the north eastern boundary, which was subject to a Section 106 Agreement on the 2006 grant of permission to ensure the retention of this screen.

This Section 106 Agreement deposited £4000 with the Council as a bond to enable the immediate replacement of any mature tree in the screen with another mature tree for a period of two years after the development is completed, in the event of the original tree dying or being seriously damaged. This agreement has been supervised by the Council's Landscape Section.

Street Scene and Design

- The scheme would see a minor enlargement of existing bedrooms to allow the installation of ensuite WC facilities in six bedrooms in the rear projection of the home. There is no increase in the provision of bedrooms or number of residents.
- The scheme is on the east flank of the building, and a gap of 5m to the boundary from the closest part of the extension, and is screened from the street by the front of the building.

- The design of the extensions are in keeping with the existing properties, and there is no harm caused to the character and appearance of the street scene by this scheme.

Neighbours

- The only neighbour which has the potential for overlooking is No 5A Albion Hill to the east. In spite of the objections from No 5, there is in fact no potential for overlooking to occur to their dwelling.
- The site is screened by a mature and high tree line, which was the subject of a Section 106 agreement in 2006, in which the applicant supplied a £4000 bond to secure the replacement of any dead or damaged tree by a mature tree for a period of two years after the start of the original works. This tree line is still in situ and appears in good health, and provides more than adequate screening to No 5A.
- Due to this screening there is no adverse overlooking or overbearing impact on No 5A.

Landscaping

- An important matter is the retention of the tree line on the eastern boundary. The Councils Landscape Officer has commented that the scheme can be implemented successfully without harm being caused to the tree scheme with the application of the relevant conditions.
- Therefore the tree line can be maintained without it being harmed.

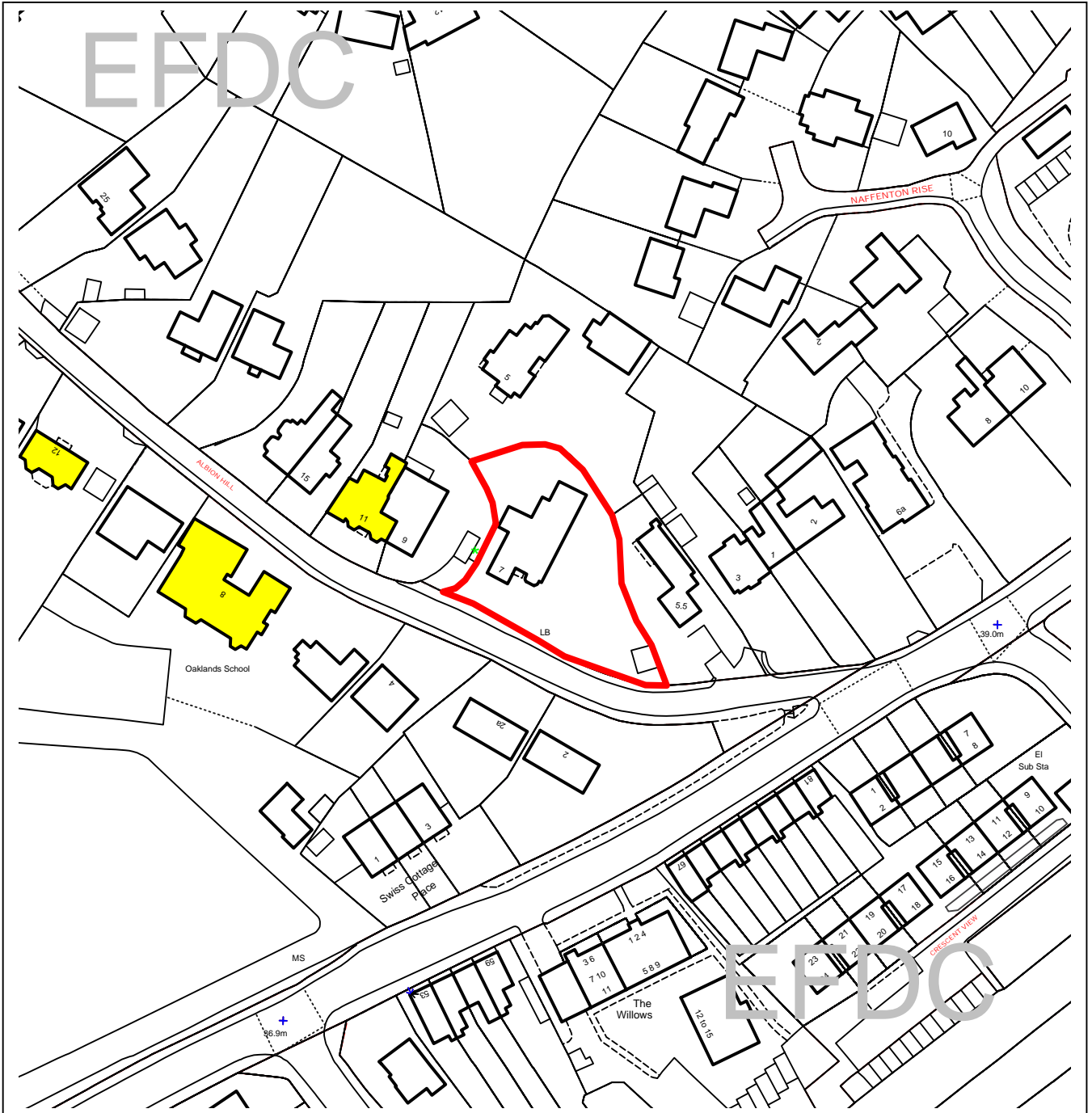
Conclusion

This is a relatively minor scheme which causes no harm to the amenities of neighbours or the street scene. The tree screen can be maintained with the appropriate conditions, which is very important on this site. 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/1045/09
Site Name:	7 Albion Hill, Loughton, IG10 4RA
Scale of Plot:	1/1250

Report Item No: 5

APPLICATION No:	EPF/1097/09
SITE ADDRESS:	6 Albion Hill Loughton Essex IG10 4RA
PARISH:	Loughton
WARD:	Loughton Forest
APPLICANT:	Oaklands School
DESCRIPTION OF PROPOSAL:	Change of use from a house to classrooms and ancillary areas and caretaker's maisonette.
RECOMMENDED DECISION:	Grant Permission (Subject to S106)

CONDITIONS

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

and subject to a new Section 106 Legal Agreement, revoking the Section 52 Agreement dated 24 January 1985, to restrict that the maximum number of pupils taught at Oaklands School (nos. 6 and 8 Albion Hill) shall not exceed 243. The new Agreement to be signed within 1 year of the date of this resolution.

This application is before this Committee since it is an application for a 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:

Change of use of a house to classrooms, ancillary areas and caretaker's maisonette.

Description of Site:

A detached two storey 1980s house to the east side of Oaklands School. It is within the school site as shown on the land registry document. Albion Hill is a mainly residential street with houses of various styles and types. There is a care home opposite at No 7 Albion Hill. The road slopes steeply up to the west. Oakland School is on the site of No 8 Albion Hill, which is about 1.5m higher than No 6. The land at the rear of the school slopes steeply down to the south.

Relevant History:

EPF/2066/06 Change of use to education use as part of school refused
Appeal dismissed

Policies Applied

DBE 9 Residential Amenity
CF5 Educational buildings
STC 4 Road Safety
STC 6 Parking

Summary of Representations Received

TOWN COUNCIL – No objection to this application but only provided that the District Council imposed a legal agreement on the school not to increase the number of pupils on the school roll at 01 July 09, which would in turn limit any potential increase in vehicle movements on an already congested road, on which point the Committee had objected to in its response to EPF/2066/06 – Min No. PL81.

36 properties were consulted, a site notice erected, and the following responses were received:

LOUGHTON RESIDENTS ASSOCIATION (Plans Group) – Object as would facilitate increase in the number of pupils at the school, which already causes considerable problems for local residents. We would withdraw our objections if the Council is fully satisfied the 1985 (S52) agreement is enforceable. The house is not separately occupiable because of its closeness to the school grounds – this is a problem the applicant has created for himself.

LRA (Plans Group) – Second letter - We are very concerned to note from the 2006 ISI report on Oaklands School that the number of children on the register (247) exceeded the maximum number allowed under the agreement with the school (243). This throws doubt on the adequacy of monitoring of the agreement, and upon the willingness of the owner to comply with his responsibilities and the undertakings given. What action is being taken to verify that the agreement is being adhered to, please? The applicant should of course be given a chance to correct any error in the ISI report. However, we feel that this breach should be drawn to the attention of the officer dealing with this application, and to Plans South should the application go to Committee.

All objectors listed below have commented that the scheme will result in more traffic at the site and that the current situation regarding the drop off and collection of pupils leads to significant and unacceptable traffic congestion in this narrow street which is a highway hazard and severe nuisance to local residents. Many fear that this scheme will allow a further expansion of the school numbers in the future.

Hunters Lodge, Albion Hill
2A Albion Hill
3 Albion Hill
5A Albion Hill
9 Albion Hill
11 Albion Hill
12 Albion Hill
15 Albion Hill
16 Albion Hill
19 Albion Hill
22 Albion Hill
28 Albion Hill
33 Albion Hill
35 Albion Hill
37 Albion Hill
3 Albion Park

7 Albion Park
8 Albion Park
12 Albion Park
15 Albion Park
17 Albion Park
21 Albion Park
22 Albion Park
27 Albion Park
28 Albion Park
16 Newnham Close
26 Newnham Close
30 Newnham Close
15 Spring Grove
50 Spring Grove
68 Spring Grove
79 Spring Grove

Issues and Considerations:

The main issues in this application are:

1. Change of use of the dwelling
2. Effects on neighbours
3. Traffic and parking

There was a S52 Legal Agreement covering the site dating from 1985 limiting the number of pupils at the school to 243. (This agreement would nowadays be a S106 agreement). This is no longer valid and will therefore need to be revoked by a new Section 106 Legal Agreement to restrict that the maximum number of pupils taught at Oaklands School (nos. 6 and 8 Albion Hill) shall not exceed 243. The new Agreement to be signed within 1 year of the date of this resolution.

There was an appeal in 2006 against the schools previous attempt to increase the size of the school, but this was to also increase pupil nos. This was dismissed by the Planning Inspector. The Inspector considered that the main issue was highway safety. The scheme would have seen an increase in pupils of 20% and the increase in vehicle movements that this increase would have generated would have worsened highway safety outside the school to an unacceptable level.

Change of use of the dwelling

- The scheme will see a 5 bedroomed dwelling, which already contains 3 offices, an admin room and a meeting room converted to a 2 bedroomed caretaker's flat on the first floor with office and support rooms, and the caretaker's living room, 2 nursery rooms (for pupils aged 2½ to 3 years old) and a resources room at the ground floor.
- An existing toilet used by pupils on the external wall at the ground floor remains.
- It should be noted that the previous policy H13 (change of use of residential properties) has been removed by the 2006 Local Plan Alterations and not replaced.
- In the 2006 application officers noted the office and meeting room uses stated above had been in use for over 10 years, and these uses were accepted as lawful by the Council.
- It is also the case that the school building is in very close proximity to the house and to provide a separate amenity space would result in the loss of play areas of the school itself. It is the case that fencing could not easily provide practical screening to the school areas due to the steep fall of land across the site to the south, and the noise and general disturbance could not be easily reduced for a residential neighbour as the school is established and a lawful use.
- In this case the applicant has stated that the increase in useable space for school purposes will not result in an increase in the numbers using the school, and a site visit has shown that

some present facilities are cramped and small and this facility will allow what appears to be a genuine need for extra floor space to be provided in this existing building.

- As there is no proposed increase in the numbers of pupils to be accommodated at the site this time, it is considered that this scheme allows for a more flexible use of the existing buildings to be provided, whilst retaining a residential element in the provision of caretaker's facilities.
- Therefore there are no objections to this element of the scheme.

Effects on Neighbours and Highway Issues

- The scheme will have no adverse effect in terms of overlooking or overshadowing to any neighbour.
- As is clear from the mass of the objectors' comments, the main issue is that of the highway matters resulting from the use of the school.
- The applicant has stated that there will be no increase in numbers of pupils or teachers and thus there will be no adverse impact on the current highway situation. Further parking will be provided on the front drive of the site, which can accommodate up to 5 vehicles. It is proposed that this parking will accommodate teachers' vehicles which are currently parked in Albion Hill and surrounding streets.
- It is clear from the objectors that the highway use/parking causes considerable congestion and bad feeling on the part of some neighbours. This congestion and adverse impact on highway safety was the main reason that the previous scheme to expand the school numbers was dismissed by the Inspector.
- However, it is clear here that there is no increase in the allowed numbers of pupils and consequently there would be no increase in vehicle movements as a result of this scheme.
- Officers fully understand the concerns of the residents. However, any application for an increase in the number of pupils would require a separate application and a new S106 agreement. It is considered that any such application would be likely to be refused on the current road and travel arrangements. However, this application must be assessed on the scheme before the Committee, and future schemes will be considered on their own merits.

Other Matters

- Several objectors have requested EFDC to draw to Fire and Safety Authorities attention the possibility of overcrowding at the school premises. Officers have spoken to the ECC Schools Department who stated that as an Independent school it is outside the Ofsted Inspection regime for children aged over 4, but is inspected by the Independent Schools Inspectorate, whose last inspection was October 2006. This inspection commented that "The school meets the regulatory requirements for the welfare, health and safety of pupils".
- In addition the school have confirmed that they are annually inspected by the Fire Brigade for fire and other safety issues. This is therefore not a planning matter.
- The LRA have commented that there are 4 more pupils on the rolls than allowed under the S52 agreement. The applicant has stated that this was a mistake in 2006 caused by an inexperienced admissions officer, which was remedied within a term and since then the rolls have not exceeded the laid down number. At the end of this academic year there were 241 pupils enrolled at the school.

Existing Section 52 Agreement

- The S.52 agreement restricts pupil nos. to a maximum of 243. However, this agreement controls only the existing school and its grounds and not the site in respect of this planning application. The red line is around the whole site (nos. 6 and 8) and therefore should planning permission be granted, it will require a Section 106 Legal Agreement to be signed to ensure the maximum pupil no. of 243 is for both buildings and the overall site.

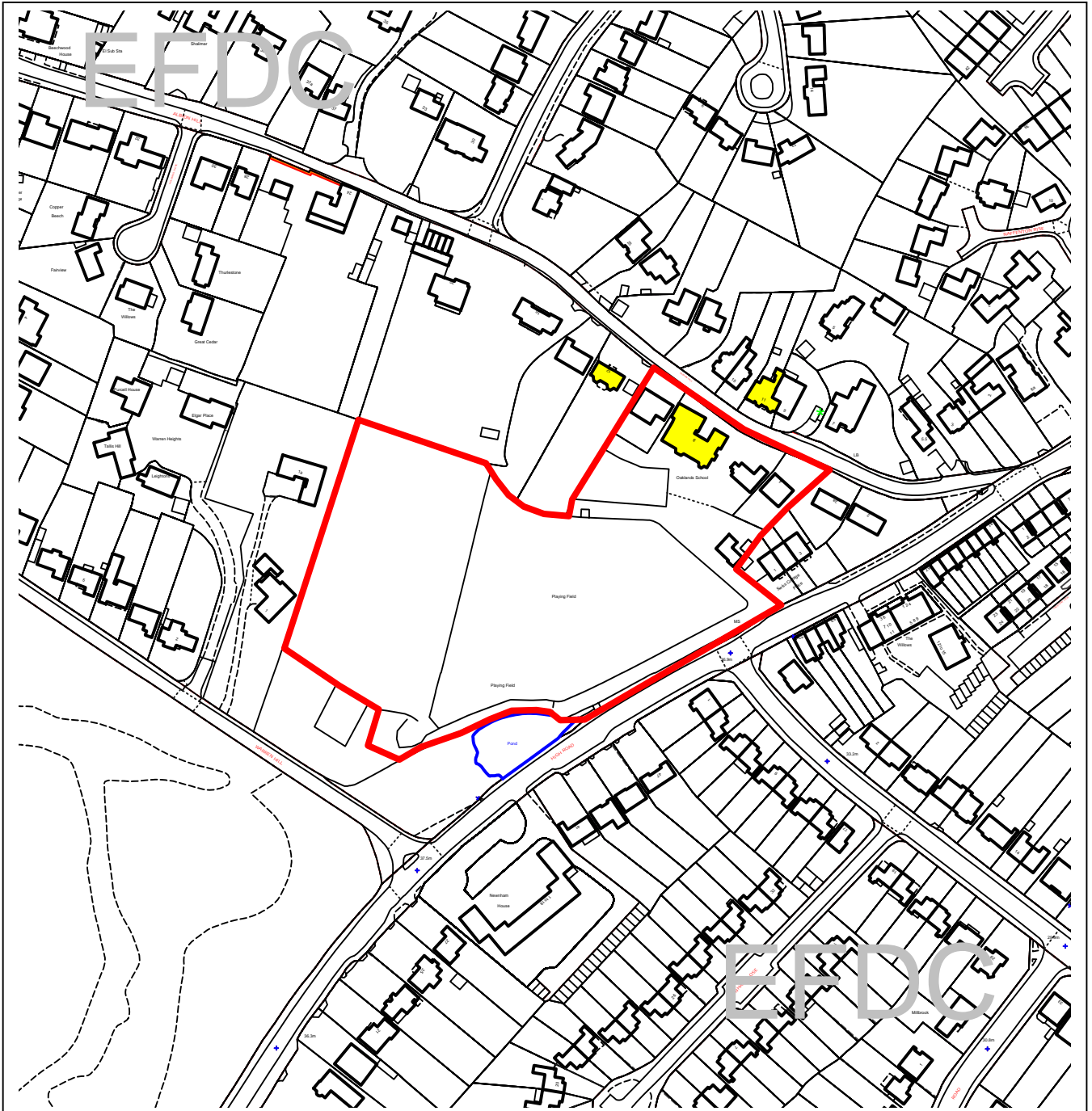
Conclusion

This is a minor change of use that can be accommodated on the site and will provide more up to date internal schools facilities. Whilst local residents concerns are acknowledged regarding the highway issues this scheme will not impact on their amenities or in respect of the highway problems, subject to the applicant entering into the s.106 Agreement. The recommendation is therefore for approval.



Epping Forest District Council

Area Planning Sub-Committee South



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Agenda Item Number:	5
Application Number:	EPF/1097/09
Site Name:	6 Albion Hill, Loughton, IG10 4RA
Scale of Plot:	1/2500

Report Item No: 6

APPLICATION No:	EPF/1121/09
SITE ADDRESS:	30 The Drive Loughton Essex IG10 1HB
PARISH:	Loughton
WARD:	Loughton St Marys
APPLICANT:	Mr S J Pratt
DESCRIPTION OF PROPOSAL:	Two storey side, single storey rear extension and loft conversion with side and rear dormer windows. (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 The proposed window openings in the side elevation dormer and at first floor level on the side elevation shall be entirely fitted with obscured glass and have fixed frames to a height of 1.7metres above the floor of the room in which the window is installed and shall be permanently retained in that condition.
- 3 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 an extension to the side of the property over two storeys with a single storey to the rear. The side extension would measure 1.4m deep from the existing side wall and the rear element would project 3.0m from the existing rear wall and 4.0m from the rear of the two storey extension. The application also includes a loft conversion with front and side dormer windows.

Description of Site:

The property is one of a pair of semi detached dwellings bordered on the other side by a detached property. Rear gardens in the area are fairly substantial and the area is characterised by a mix of

dwellings, mostly semi detached. The proposal includes dormer windows to the side and rear and there are some examples in the area.

Relevant History:

EPF/0716/09 - Proposed two storey side, single storey rear extension and loft conversion with side and rear dormer window. Refuse Permission - 11/06/2009.

Policies Applied:

Policy DBE9 – Loss of Amenity
Policy DBE10 – Design of Residential Extension

SUMMARY OF REPRESENTATIONS:

TOWN COUNCIL: Objection. Rear dormer would lead to overlooking of neighbours at No32.

7 properties were consulted and no replies were received.

Issues and Considerations

Impact on Appearance of Area

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

The side extension has to fill a narrow space to the side of the property but it retains a gap of 1.0m to the boundary, fairly modest in size and would not result in an adverse impact on the appearance of the area.

The rear dormer would have no real impact and in terms of its size, it is typical of other examples on the road, indeed the same style as the adjacent neighbour No26. Due to its rear position on the roof slope it would be barely visible from the street. In design terms, it has a predominance of glazing, but it is well sited, set in from all the edges of the roof, and makes for a pleasing addition to the appearance of the house.

In relation to the side dormer, the hipped style roof would form part of a newly created roof. In comparison with the proposed rear dormer, it would have a more traditional shape and is of a more modest scale. This dormer on the previous submission had carried on the main roof ridge and the proposal was refused on this element of the scheme alone. This application has set the side dormer down from the main ridge and it now presents a much more traditional format, which is now a proportionate and subservient element of the existing roof.

Impact on Neighbours Amenity

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

The Town Council has objected that the dormer would lead to overlooking. However there is some screening at the boundary and the properties are served by large gardens. The window would not lead to much greater overlooking than from the existing windows and it should be noted that this element of the scheme could be carried out under the new permitted development allowances for householder applications. Isolating this dormer when so many others have been built in Loughton would be very unreasonable if it was to be refused on this ground. It may be the amount of window

that has given the Town Council such a concern on overlooking, but this is no different to the windows being smaller.

In relation to the side addition this would result in some loss of light to small circular windows on the neighbouring building. However such small windows would not be the only source of light to habitable rooms and therefore would not result in a significant loss of amenity.

Conclusion:

As the proposal has revised a previous reason for refusal and now generally accords with local policy it is recommended it should be approved (with conditions).



Epping Forest District Council

Area Planning Sub-Committee South



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Agenda Item Number:	6
Application Number:	EPF/1121/09
Site Name:	30 The Drive, Loughton, IG10 1HB
Scale of Plot:	1/1250

Report Item No: 7

APPLICATION No:	EPF/1122/09
SITE ADDRESS:	11 Chandler Road Loughton Essex IG10 2LQ
PARISH:	Loughton
WARD:	Loughton Fairmead
APPLICANT:	Mrs S J Javed
DESCRIPTION OF PROPOSAL:	Single storey 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.
- 3 Notwithstanding the provision of the Town and Country Planning General Permitted Development Order 1995 (or of any equivalent provisions of any Statutory Instrument revoking or re-enacting that Order) no enclosure or balcony shall be formed at any time on any part of the roof of the development hereby approved without the prior written approval of the Local Planning Authority.

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

Description of Proposal:

This application seeks planning permission for the erection of a rear extension to the ground floor of the property. The extension would have a flat roof with a parapet wall and roof lantern. The extension would span the full width of the application property and would be staggered in depth. The part of the extension located closest to the adjoining neighbour would have a depth of approximately 3 metres and the remainder of the extension would extend to a depth of four metres. The extension would have a depth of approximately 2.9 metres rising to a height of 3.1 metres to the top of the parapet.

This extension requires planning permission because its depth exceeds 3 metres and its height within 2 metres of the site boundary slightly exceeds 3 metres.

Description of Site:

The application site comprises an end-terraced dwelling located in Chandler Road, a small street connecting Chester Road to Grosvenor Drive. The dwelling is set at a considerably lower level to the pavement, although the fall in levels in the rear garden is only slight.

Relevant History:

None.

Policies Applied:

East of England Plan

ENV7 – Quality in the Built Environment

Adopted Local Plan and Alterations

DBE9 – Neighbouring Amenity
DBE10 – Residential Extensions

Summary of Representations:

LOUGHTON TOWN COUNCIL. The Committee OBJECTED to this application due to the excessive depth of the proposed extension on the rear of a terraced house in a narrow plot giving rise to a substantial loss of light and amenity to the neighbouring property at no. 9 contrary to policies DBE 9 (i), (ii) and (iii) of Epping Forest District Council's adopted Local Plan and Alterations.

Issues and Considerations:

The main issues in this case are the impacts of the proposed extension on the amenities of the occupiers of neighbouring dwellings and on the character and appearance of the area.

Neighbouring Amenity

The extension would not have an adverse impact on the occupiers of 13 Chandler Road, as this neighbouring dwelling is separated from the application dwelling by a distance of approximately 3.5 metres and is set further back in the site. The greatest impact would, therefore, be on the occupiers of 9 Chandler Road, particularly as the development would be located to the south of this property.

Due to the position and size of the extension and the orientation of the plot, there would be a reduction in light to the occupiers of no.9. However, the kitchen window to the neighbouring dwelling is located almost centrally within the rear elevation. As a result, application of the Government approved test has indicated that the reduction in light would not be material. It is also considered that there would be some reduction in outlook to this neighbouring property and some overshadowing of the rear garden immediately adjacent to the proposed extension.

With regard to the issue of outlook, it is considered that the reduction from the dwelling itself would not be material. There would be a greater impact on the garden area immediately to the side of the extension, but having regard to the size of the garden, it is not considered that this would be material. For the same reasons, it is not considered that the overshadowing arising from the proposed development would be material.

Character and Appearance

Turning to the impact of the proposed extension on the character and appearance on the area, a flat roof is proposed, which is not generally encouraged. However, in this instance, it is considered that it does not harm the appearance of the dwelling, which has a simple rectangular footprint and pitched roof, and serves to minimise the bulk of the proposed development in relation to neighbouring property.

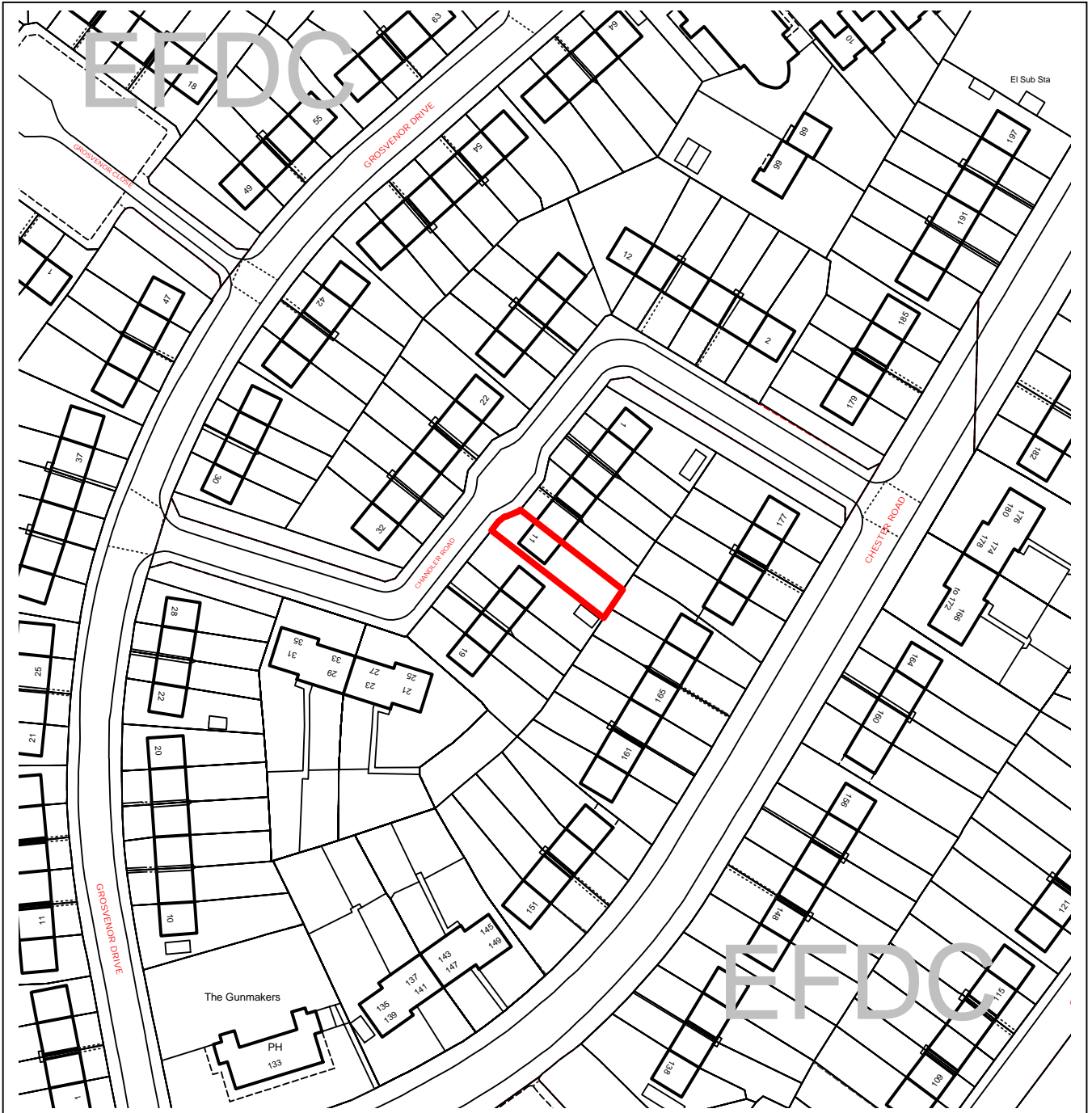
Conclusion

In light of the above appraisal it is considered, on balance, that the proposed rear extension would not have a detrimental impact upon the amenities of the occupiers of neighbouring dwellings and would have a satisfactory appearance. 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:	7
Application Number:	EPF/1122/09
Site Name:	11 Chandler Road, Loughton IG10 2LQ
Scale of Plot:	1/1250

Report Item No: 8

APPLICATION No:	EPF/1135/09
SITE ADDRESS:	9 Harwater Drive Loughton Essex IG10 1LP
PARISH:	Loughton
WARD:	Loughton St Johns
APPLICANT:	Mr & Mrs I Dodds
DESCRIPTION OF PROPOSAL:	Part single storey/part two storey side/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.
- 3 The proposed new window opening created in the side elevation at first floor level shall be entirely fitted with obscured glass and have fixed frames to a height of 1.7metres above the floor of the room in which the window is installed and shall be permanently retained in that condition.

This application is before this Committee since 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 to extend the property over one storey in the space between the side elevation of the house and the plot boundary and 3.0m deeper than the existing rear wall. A two storey element would be adjacent to the single storey section and would extend from the existing rear wall to a depth of 3.0m. This would be 3.2m wide and would replace an existing single storey extension.

Description of Site:

The proposal property, which is one of a pair of semi detached dwellings, is set on the lower part of Harwater Drive which rises steeply further along the road. The general feel of the area is of properties set spaciouly on good size plots. The dwelling has a small single storey addition on the rear elevation. No9 is set approximately 0.5m above the neighbour on the extension side (No 7). The garage at No7 is set just off the rear elevation of the property on the common boundary.

Relevant History:

EPF/0682/09 - Certificate of lawfulness for a proposed part single storey part two storey side and rear extensions. Not Lawful - 08/06/2009.

Policies Applied:

Policy DBE9 – Loss of Amenity
Policy DBE10 – Design of Residential Extension

SUMMARY OF REPRESENTATIONS:

TOWN COUNCIL: Objection. Single storey element is built up to the boundary.

5 properties were consulted and the following response was received:

11 HARWATER DRIVE: Objection. Second storey would block out light to the kitchen.

Issues and Considerations

Impact on Appearance of Area

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

The design of the extension would be acceptable with a hipped roof similar to the existing structure and matching material would ensure it retained the character of the property and the road. The proposal is set back from the front elevation by 1.5m which nurtures the feel of a subservient addition. A number of properties in the area have single storey side additions and the proposal would not look out of place. The two storey element would project 3.0m from the rear elevation. This is not considered to be an issue as there is no constant building line at the rear of Harwater Drive. The previous application for a Certificate of Lawful Development was deemed not lawful, However, it should be noted that this was not in relation to this element of the scheme.

Impact on Neighbours Amenity

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

The Town Council have objected that the single storey element is built up to the boundary. However this is not in direct conflict with council policy that restricts extensions at upper floor level from the boundary. It is not considered that there would be any adverse impact on the occupants of No7. This property is set forward from the proposal which results in the extension starting almost halfway down their side elevation. The single storey element which projects from the side/rear to a depth of 3.0m would be obscured by the garage at this property. It should also be noted that it is only this element, which does not project from the side or rear wall, which was

deemed to require express consent. A newly created window in the side elevation can reasonably be conditioned as obscure glazed.

The occupants of No11 have objected on grounds that there would be a loss of light to their kitchen. The proposal extends halfway across the rear elevation of the property and it is considered that the gap left, 3.0m approx, would be sufficient to allow an adequate influx of light to windows in this property.

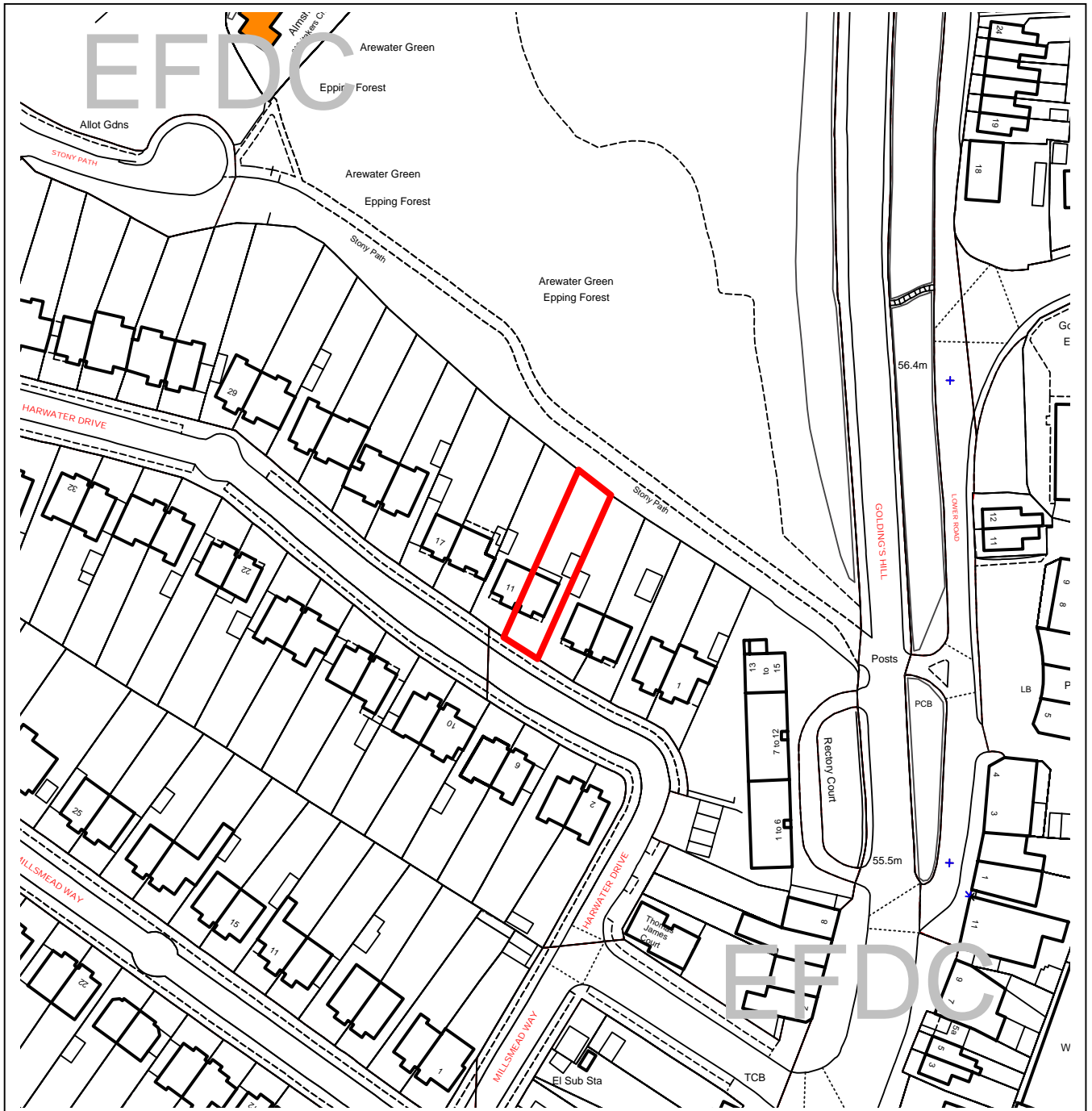
Conclusion:

As the proposal would have no adverse impact on the appearance of the area, and would not result in a detrimental loss of amenity to neighbours it is recommended that it should be approved (with conditions).



Epping Forest District Council

Area Planning Sub-Committee South



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Agenda Item Number:	8
Application Number:	EPF/1135/09
Site Name:	9 Harwater Drive, Loughton, IG10 1LP
Scale of Plot:	1/1250

Report Item No: 9

APPLICATION No:	EPF/0963/09
SITE ADDRESS:	36 and 37 Fairlands Avenue Buckhurst Hill Essex IG9 5TF
PARISH:	Buckhurst Hill
WARD:	Buckhurst Hill West
APPLICANT:	Mr Bassi & Mr Wong
DESCRIPTION OF PROPOSAL:	Two storey side extensions, single storey rear extensions and alteration to roofs to include enlarged dormer windows.
RECOMMENDED DECISION:	Refuse Permission

REASON FOR REFUSAL

- 1 The proposed development, by virtue of the proximity of the first floor element of the side extension to the site boundary and the bulk of the proposed roof, would result in the dwellings having a cramped appearance within the street scene which would be out of keeping with the pattern of surrounding development and detrimental to the character and appearance of the area, contrary to policies ENV7 of the East of England Plan and policies CP2 and DBE10 of the adopted Local Plan and Alterations.

This application is before this Committee since it has been 'called in' by Councillor Mrs Haigh (Pursuant to Section P4, Schedule A (h) of the Council's Delegated Functions).

Description of Proposal:

This application seeks planning permission for the erection of two storey extensions to the sides of the dwelling, single storey extensions to the rear of the dwellings and alterations to the roofs. The proposed side extensions would be set approximately one metre from the site boundaries, resulting in a total gap between the buildings of approximately 2.1 metres (increasing towards the rear of the site). The first floor would overhang, resulting in a distance of approximately 1.2 metres between the buildings at first floor level. Both dwellings presently have four bedrooms each. Following the proposed development no. 36 would be increased to a 7 bed dwelling and no. 37 would be increased to a 5 bed dwelling (including first and second floor rooms marked on plan as studies and playrooms).

Description of Site:

The application site comprises two semi-detached dwellings (not part of the same pair) and their domestic curtilages.

Relevant History:

36 Fairlands Avenue:

EPF/2202/04. Loft conversion with rear dormer window. Refused 07/01/05.

EPF/0315/05. Loft conversion with hip to gable roof and rear dormer window. (Revised application). Approved 27/04/05.

Policies Applied:

East of England Plan

ENV7 – Quality in the Built Environment

Adopted Local Plan and Alterations

CP2 - Protecting the quality of the Rural and Built Environment

DBE9 – Neighbouring Amenity

DBE10 – Residential Extensions

Summary of Representations:

BUCKHURST HILL PARISH COUNCIL. No objection.

34 properties were consulted and the following response was received:

35 FAIRLANDS AVENUE. Objection. The rear extension would cause overshadowing, loss of light and be visually overbearing. The proposals will have an adverse effect on the visual balance of the semi-detached houses and the dormer extension will become an overbearing and prime feature of the roof.

Issues and Considerations:

The main issues in this case are the impacts of the proposed development on the amenities of the occupiers of neighbouring dwellings and on the character and appearance of the area.

Neighbouring Amenity

The proposed extensions would not result in a material loss of amenity to the occupiers of either application dwelling. The proposed rear extension to no. 37 would not result in a material loss of amenity to the occupiers of the adjoining dwelling, no. 38. However, the proposed conservatory would be located in close proximity to the site boundary. It would be 5 metres in depth and would be attached to the existing rear extension, resulting in a total projection from the original rear elevation of the dwelling by approximately 7 metres. The conservatory would have a height to eaves of approximately 2.4 metres and a maximum height of approximately 3.8 metres. The neighbouring dwelling has a set of patio doors at ground floor level in the rear of an existing rear extension (as shown on the submitted plans). There would be a reduction in natural light and outlook to the ground floor and garden of this neighbouring property. However, having regard to the height of the proposed extension and the presence of the existing extension at no. 35, it is considered on balance that this reduction in amenity would not be material.

Design and Appearance

Fairlands Avenue is characterised by detached and semi-detached dwellings. It is considered that the proximity of the first floor of the proposed extensions would close the gap between the properties, resulting in a cramped development which would be out of keeping with the character of surrounding development. It is considered that to address this, the first floors of the side extensions should be reduced back so that they are level with the existing ground floors. To further reduce the impact of this relationship, it is considered that a greater proportion of the gable be hipped. This, in turn, would require the reduction of the proposed dormer windows. However, substantial space could still be retained within the reduced dormers. The reduction of the dormers would also result in an improved relationship between the dormer at no. 36 and the rear projecting section of the side extension, which at present overlaps and appears quite untidy as a result. These revisions have been suggested to the applicants, however they wish to proceed with the planning application in its original form.

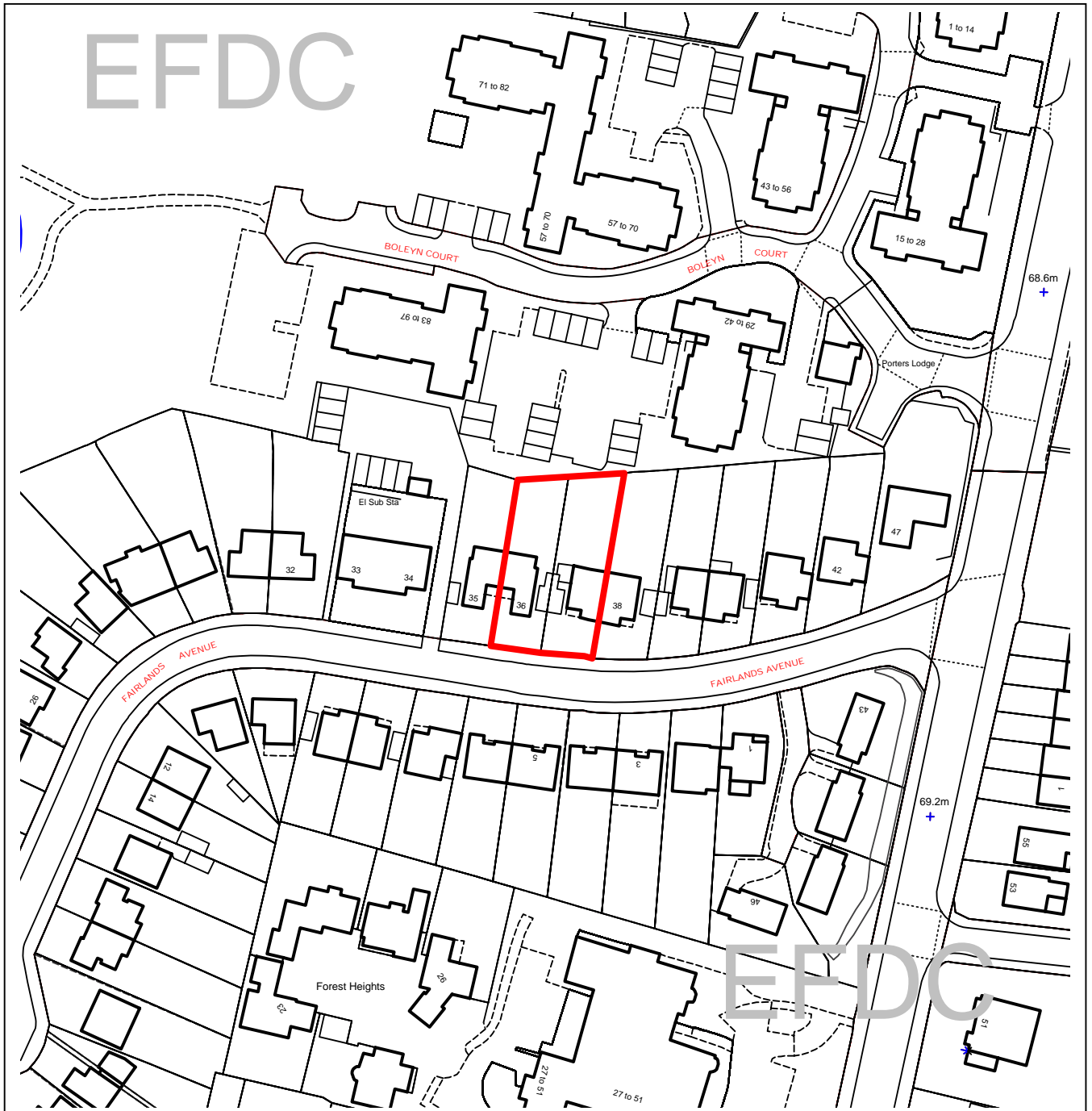
Conclusion

In light of the above appraisal, it is considered, on balance, that the proposed development would not give rise to a detrimental loss of amenity to the occupiers of neighbouring dwellings. It is, however, considered that the projection of the first floor of the side extension and the roof above would result in the extension having a cramped appearance within the street scene which would be detrimental to the character and appearance of the area. For this reason, it is recommended that planning permission be refused.



Epping Forest District Council

Area Planning Sub-Committee South



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Agenda Item Number:	9
Application Number:	EPF/0963/09
Site Name:	36 and 37 Fairlands Avenue, Buckhurst Hill, IG9 5TF
Scale of Plot:	1/1250