

PLANNING APPLICATIONS ALLOWED ON APPEAL BETWEEN 01/04/08 AND 31/03/09

Application site address	Reasons for refusal	Decision within time?	Decision type	Comm reversal	Type of appeal	Reasons allowed	Summary - Allowed due to no harm to:
24 Russel Road, Buckhurst Hill - Ground and first floor extensions and new roof.	1. Overbearing and visually dominant to the detriment of the visual amenities of neighbouring properties. 2. Overly dominant feature within the street scene and would result in a terracing effect. 3. Removal of an important green screening area and would provide inadequate replacement landscaping	Yes (but on last day)	Delegated	NA	Written Reps	Poorly design and unattractive existing building. Proposal still lower in height than neighbouring property. Small loss of light to neighbour but not significant. Removes existing overlooking issue. Considered dev. Can go ahead whilst providing adequate landscaping.	Appearance Amenity
1 Albert Road, Buckhurst Hill - Variation of planning approval EPF/1757/05 to increase roof height of front apartment block to contain 6	1. Intrusive to, and detract from the character of the area	No (10 weeks and 6 days)	Committee	Yes	Written Reps	Only a 1m change to the ridge height, eaves height remains the same and therefore not materially greater impact than the previously approved	Appearance
107-111 Epping New Road, Buckhurst Hill - Demolition of existing building and erection of a block of 8 flats. (Renewal of planning approval EPF/435/02)	1. Perception of overlooking. 2. Overly dominant and overbearing. 3. Number of windows creates a cluttered appearance. 4. Insufficient turning space	Yes (but on last day)	Delegated	NA	Written Reps	Not considered windows would create a cluttered appearance. No material increase in overlooking from previously approved. Turning space can be addressed by condition. Only a small increase in depth since previous approval therefore not considered overbearing	Appearance Highway Amenity
41 & 43 Epping New Road, Buckhurst Hill - First floor side and two storey side and rear extensions to both properties. (Revised application)	1. Overbearing and bulky to both neighbouring properties	No (9 weeks and 3 days)	Committee	Yes	Written Reps	Only a marginal loss of light to No. 39. No excessive impact although it will be visible not overbearing	Amenity
5 Birch Close, Buckhurst Hill - Loft conversion with rear dormer window.	1. Dormer window would dominate and be incongruous to the roofslope	Yes (but on last day)	Delegated	NA	Written Reps	Be wrong to refuse in light of the new PD were the only aspect of it requiring permission would be the Juliet balcony	Appearance

31 Amberley Road, Buckhurst Hill - Roof extension to form a two bedroom end of terrace bungalow.	1. Intrusive to, and out of character with the area	Yes (5 weeks and 2 days)	Committee	Yes	Written Reps	A single instance of three terraces not out of character and keeping as a bungalow.	Appearance
392 Fencepiece Road, Chigwell - Proposed extension and alterations.	1. Loss of amenity to neighbours smells and odours from kitchen. 2. Reduce parking on site to below standards	No (12 weeks and 5 days)	Committee	Yes	Written Reps	Kitchen will be fitted with modern ventilation and noise levels are not considered to increase much beyond what exists. Provision of parking is within standards	Parking Amenity
Rear of 16 New Forest Lane, Chigwell - Erection of a detached house	1. Out of keeping to area and set a precedent. Also impact on amenity	Yes (but on last day)	Delegated	NA	Informal Hearing	Site falls within definition of previously developed land. Set back far enough not to be intrusive in the streetscene. Each app. decided on own merits and therefore not considered to set a precedent. Sufficient distance between neighbours to avoid significant loss of amenity	Appearance Amenity
Land to rear of 165 Manor Road, Chigwell - Outline application for the erection of three domestic garages.	1. Site not large enough to accommodate three garages plus sufficient room to manoeuvre cars - highway safety.	Yes (7 weeks)	Delegated	NA	Written Reps	Cars would only obstruct the footpath briefly on entering/exiting and not considered a sufficient highway issue.	Highways
154 High Road, Chigwell - Demolition of existing bungalow and construction of three apartments and underground parking.	1. Overbearing impact and out of character. 2. No visitor parking provision	Yes (but on last day)	Committee	Yes	Informal Hearing	Better appearance than the extant permission. Good existing landscaping between properties avoids significant loss of amenity. Lack of visitor parking could be dealt with by condition.	Design Amenity Parking
27 Hycliffe Gardens, Chigwell - Single storey rear/side extension. (Amended application)	1. Loss of light and outlook to neighbouring properties	Yes (6 weeks and 3 days)	Committee	Yes	Written Reps	No excessive loss of light or outlook to number 25. Due to distances between also no harm to No. 29	Amenity
Eppingdene, Ivy Chimneys - Single storey rear extension.	1. Impact on MGB due to cumulative extensions	Yes (5 weeks and 2 days)	Delegated	NA	Written Reps	Site lies within a pocket of dev. Close to the M25 and extension within % allowance.	Green Belt

Bar 195 (former Half Moon), 26 High Street, Epping - Retention of elevational changes including removal of doors and windows, change of position of doors on front porch, change of window style, rendering and painting, construction of decking and amendments to conservatory.	1. Intrusive additions, out of character with the streetscene and wider area	No (11 weeks)	Committee	Yes	Written Reps	Although a big change to the building, not out of keeping with surrounding area given proximity to the commercial side of the high street other buildings in high street similar and not detrimental to historic town centre due to distance.	Appearance
11 Sunnyside Road, Epping - Erection of replacement dwelling and residential development to rear to create a total of 4 no. dwellings. (Revised application)	1. Due to scale and massing, an overbearing visual impact	No (11 weeks)	Committee	Yes	Written Reps	Due to distances between properties it is not considered to be overbearing	Amenity
42-52 Coopersale Common, Coopersale - Amendment to dwelling approved (EPF/744/03) with the addition of two front dormers and three rear velux windows and a loft conversion.	1. Overdevelopment of site and insufficient amenity space	Yes (4 weeks)	Delegated	NA	Written Reps	Garden considered big enough and overlooking can be controlled by obscure glazing conditions	Amenity Density
Land adjacent to Broadbents, South of No. 4 Buttercross Lane, Epping - Erection of one, two storey house.	Intrusive addition to, and out of character with streetscene failing to enhance conservation area	Yes (7 weeks and 3 days)	Committee	Yes	Written Reps	Considered a modern, contemporary design, but a design that is sympathetic to the surrounding area. Although within the Conservation Area, it is at the very edge.	Design
adj, 24 Bower Vale, Epping - Outline application for a two bedroom detached house. (Revised application)	1. Harmful to the appearance of the streetscene. 2. No off-street parking provided.	No (8 weeks and 1 day)	Committee	Yes	Written Reps	House, will be almost hidden from view in the streetscene - so not considered harmful. Site s located in an urban area with access to public transport - off-street parking not necessary.	Appearance Parking
89 High Road, Loughton - Demolition of existing house and erection of a block of eight, one bedroom flats. (Revised application)	1. Due to height and bulk adverse impact on streetscene	No (10 wks and 1 day)	Committee	Yes	Written Reps	Same height as existing house and not quite as wide. Screened by existing trees and bushes at site boundary	Appearance

25 Albion Hill, Loughton - Basement excavation and remodelling of upper level and internal works.	1. Overdominant and overbearing and therefore out of character with the streetscene. 2. Overbearing on neighbouring amenity	Yes (7 weeks and 6 days)	Delegated	NA	Written Reps	No reason to reject contemporary. Increase in height not material against neighbouring properties therefore not out of character. Appeal site to NW of No. 23 so no loss of light. Mature planting screens proposal with No. 1 Albion Park.	Design Appearance Amenity
67 Roundmead Avenue, Loughton - First floor rear and side extension.	1. Create terracing effect detrimental to the streetscene	Yes (5 weeks and 2 days)	Delegated	NA	Written Reps	Proposed extension 0.8m from side boundary and neighbouring property a further 0.8m away so almost in line with 1m gap policy. And set back from main front wall.	Appearance
2 Queen's Road, Loughton - Retention of replacement garage and addition of tiled roof and erection of tool shed. (Revised application)	1. Planning permission granted	Yes (7 weeks and 3 days)	Delegated	NA	Written Reps	Conditions 3 and 4 varied to allow a longer period of time	Appeal against conditions
Land to rear of 33-35 Spring Grove, Loughton - Erection of a detached house fronting Summerfield Road. (Amended application)	1. Dormer in rear roof slope would result in material overlooking	Yes (7 weeks and 3 days)	Delegated	NA	Written Reps	No greater overlooking than that already exists from neighbouring first floor window	Amenity
1 Connaught Avenue, Loughton - Two storey side extension for office use.	1. Overbearing visual impact on streetscene. 2. Oppressive addition detrimental to neighbouring residential amenity.	No (11 wks and 2 days)	Committee	Yes	Public Inquiry	Retains separation from neighbouring property. Even when building enlarged it would still be comparable to other buildings in the vicinity. Only the driveway of the neighbouring property is considered enclosed (oppressive) and therefore this feeling will only be felt when passing through driveway and not continuous. Applicants loss of daylight/sunlight estimates considered accurate.	Appearance Amenity

1 Connaught Avenue, Loughton - Two storey side extension and single storey rear extension for office use.	1. Overbearing visual impact on streetscene. 2. Oppressive addition detrimental to neighbouring residential amenity.	No (8 weeks and 3 days)	Committee	Yes	Public Inquiry	Retains separation from neighbouring property. Even when building enlarged it would still be comparable to other buildings in the vicinity. Only the driveway of the neighbouring property is considered enclosed (oppressive) and therefore this feeling will only be felt when passing through driveway and not continuous. Applicants loss of daylight/sunlight estimates considered accurate.	Appearance Amenity
Rear of unit 1 and unit 2, 258 High Road, Loughton - To change the use of the office space to the rear of the ground floor of unit 1 258 High Road Loughton, to a class A3 restaurant with an ancillary takeaway element, to be used in conjunction with the adjacent existing restaurant (unit 2).	1. Would result in the sub-division of unit 1 into an inadequately sized A1 retail floorspace, which is likely to be non-viable for future use for A1 retail purposes. Harm to town centre vitality	Yes (6 weeks and 3 days)	Committee	Yes	Written Reps	A3 use would be beneficial to the vitality and viability of the shopping centre. There also appears to have been confusion at the Committee meeting over the size of the retail unit - with the committee forming the idea that the shop was much smaller than actual size.	Town Centre
60 Sedley Rise, Loughton - Loft conversion with rear dormer and hip to gable extension.	1. Bulky and incongruous addition	Yes (6 weeks)	Delegated	NA	Written Reps	Identical to neighbouring dormer and not visible from a public view point	Appearance
88 The Lindens, Loughton - Removal of existing roof and replacement with new roof with rooms in roof space with front and rear dormer windows.	1. Due to excessive height and bulk, out of character with the area.	Yes (5 weeks and 5 days)	Delegated	NA	Written Reps	Part allowed - Although the proposal reflects examples in the Local Plan and Essex Design Guide it is not considered to meet the objectives of DBE10 as it would appear bulky at roof level. The porch/bay window additions are considered acceptable because they are modest in size.	Part Allowed. Appearance
8 Sparelease Hill, Loughton - Erection of new front wall	1. The pillars represent an incongruous addition harmful to the street scene.	Yes (7 weeks and 1 day)	Delegated	NA	Written Reps	Given the context of the variety of frontage treatments in the street, the development is not out of keeping. Scale of the wall is commensurate with the scale and character of the dwelling beyond them.	Appearance

1 Connaught Avenue, Loughton - Single storey side and rear extension	1. Loss of amenity to neighbours. 2. Insufficient parking provision. 3. Detrimental to the appearance of the building and street scene.	No (9 weeks and 1 day)	Committee	Yes	Public Inquiry	Extension would convincingly mimic the kind of service wing often found in a Victorian residence. Would be subordinate and in character with original building. No direct line of site to neighbours and no detrimental impact due to increased commercial activity. Sustainable location and submission of a Travel Plan would satisfy the inability to provide additional off-street parking.	Considered alongside EPF/1625/07 and EPF/1783/07. Appearance Amenity Parking
Malting Barn, Matching Green, Matching - Separation of the Malting Barn to be used as a separate dwelling (revised application)	1. Inappropriate development in the Green Belt. 2. Detrimental to neighbours amenities.	No (10 weeks and 1 day)	Committee	Yes	Written Reps	Re-use of existing building as dwelling is acceptable in the Green Belt; use of building as small two bed house would not be detrimental to neighbours amenities.	Green Belt Amenity
32a Pecks Hill, Nazeing - Proposed garage conversion and erection of a single storey garage	1. Dominant and visually intrusive feature in the street scene.	Yes (7 weeks and 5 days)	Delegated	NA	Written Reps	Precedent set by other garage buildings located in front of building line results in development not appearing visually intrusive or dominant.	Appearance
Orchard Leigh House, Nursery Road, Nazeing - Security fence	1. Inappropriate development in the Green Belt. 2. Incongruous feature.	Yes (6 weeks and 5 days)	Delegated	NA	Written Reps	Fence is ancillary to existing horticultural use, and therefore is appropriate development in the Green Belt; fence is not unduly intrusive in the area.	Green Belt Appearance
Mushroom Farm, Laundry Lane, Nazeing - Change of use of former mushroom growing and composting shed to B1, B8 and use as a depot for fork lift trucks	1. Detrimental to character and amenities of the Green Belt. 2. Contrary to highway safety and the freeflow of traffic.	Yes (7 weeks and 4 days)	Delegated	NA	Public Inquiry	Buildings in keeping with surroundings, would improve the visual appearance of the site and inappropriate matters could be controlled by condition; the increase in traffic would not be sufficient to have any significant adverse impact.	Green Belt Highways
Land rear of 63/65 North Street, Nazeing - Erection of detached bungalow and garages	1. Overdevelopment and backland development. 2. Insufficient info relating to proposed garages. 3. Conspicuous to adjacent Green Belt	Yes (but on last day)	Delegated	NA	Written Reps	Existing pattern of backland development in area; no overlooking or loss of amenity; design of garages could be controlled by conditions	Appearance Density

Kingshead Garage, High Road, North Weald - Retention of change of use of land from garage to hand car wash business. Stationing of portakabin and storage container on land	1. Detrimental to neighbouring amenities.	No (8 weeks and 6 days)	Delegated	NA	Informal hearing	No unacceptable impact on the overall living conditions of neighbours.	Amenity
The Rosaries, Harlow Common - New detached double garage block and space for an Eco Friendly Biomass boiler	1. Green Belt (size and bulk)	No (9 weeks and 6 days)	Committee	Yes	Written Reps	Acceptable design; not excessive in size; location of building not harm openness of Green Belt	Green Belt Design
23 High Road, North Weald - Part two storey, part first floor at side and rear and single storey rear extension and front entrance porch canopy	1. Overbearing impact and loss of outlook to neighbour	Yes	Delegated	NA	Written Reps	The distance between the extension and the neighbour and the overall height are sufficient to not cause harm	Amenity
Brickfield House, High Road, Thornwood - Extension to existing building to create two additional B1 (business) units, together with new car park and soft landscaping	1. Inappropriate development and increased parking detrimental to Green Belt. 2. Insufficient info on protection of bats	Yes	Delegated	NA	Written Reps	Unit A is lower and less intrusive than previously approved scheme. Unit B was dismissed due to the impact on Green Belt and adjoining SSSI	Part allowed. Green Belt SSSI
Last Compound, Woodside Trading Estate, Woodside, Thornwood - Security fencing over 2 metres high for security of parking cars, vans and lorries and storage container with temporary roof	Green Belt (inappropriate development) for storage container; fencing dominant feature detrimental to visual amenity	No (28 weeks and 3 days)	Committee	Yes	Written Reps	Container does not materially affect character of existing industrial estate; fence similar height and appearance to adjoining fence	Green Belt Appearance
3 Willow Place, Hastingwood - Change of use from residential to residential and pre-school (8 part time places)	1. Highway safety. 2. Lack of parking. 3. Adverse effect on neighbours	Yes	Delegated	NA	Written Reps	Current provision for 6 children does not harm highways, additional 2 not considered detrimental to highway safety; no detrimental impact on neighbours; drop off and pick up would not result in 'additional parking'	Highways Parking Amenity

162-164 High Street, Ongar - Conversion of outbuilding into two storey residential dwelling	1. Setting of listed building. 2. Detrimental to neighbouring properties	No (18 weeks and 1 day)	Committee	Yes	Written Reps	Screening of balcony removes overlooking and noise issues would be controlled by other legislation; development in keeping with listed building	Considered as one appeal with below. Listed Building Amenity
162-164 High Street, Ongar - Balcony to rear flat roof and erection of entrance gates, removal of cellar flaps to basement	1. Overlooking	No (18 weeks and 1 day)	Committee	Yes	Written Reps	Screening of balcony removes overlooking and noise issues would be controlled by other legislation; development in keeping with listed building	Considered as one appeal with above.
22 Hansells Mead, Roydon - Rear conservatory	1. Over dominant and out of keeping with main property	No (8 weeks and 2 days)	Delegated	NA	Written Reps	Conservatory would cause no visual harm to street scene or neighbouring properties, and sufficient garden would remain.	Appearance Density
Brook House, 135 Sheering Road, Sheering - Loft conversion with alterations to roof	1. Incongruous addition	Yes	Delegated	NA	Written Reps	Flat roof would not be visible from ground level and addition would complement rather than harm the appearance of the property	Appearance
Mitchell Hall, Toot Hall Road, Greensted - Single storey rear conservatory	1. Green Belt (inappropriate development). 2. Does not complement or enhance character and appearance of dwelling	Yes	Delegated	NA	Written Reps	Not inappropriate as replacement house (despite being larger) is 'original' and therefore conservatory falls under GB14A; modest addition not out of character with original house.	Green Belt Appearance
64 Morgan Crescent, Theydon Bois - Two storey side extension and detached garage	1. Garage is an intrusive addition out of keeping with streetscene and detrimental to visual amenity	No (8 weeks and 3 days)	Committee	Yes	Written Reps	Side extension subordinate, not intrusive in the street scene and has no impact on neighbouring residents. Garage would be disproportionate and out of keeping with house and neighbouring properties.	Part allowed. Appearance
Land to rear of 'The Trail', Poplar Row Theydon Bois - New residential unit adjoining existing barn (revised application)	1. Cramped overdevelopment of the site, detrimental to street scene and setting of listed building 2. Overlooking of neighbouring properties	No (13 weeks and 6 days)	Committee	Yes	Written Reps	Would not detract from historic and architectural character and appearance of listed building; sufficient room for the new dwelling in the curtilage; no windows in flank wall, only overlooking from dormer window, which would be an oblique view.	Listed Building Density Amenity

12 The Weind, Theydon Bois - First floor side and rear extensions	1. Loss of light, outlook and overbearing impact on neighbour.	Yes (7 weeks and 6 days)	Delegated	NA	Written Reps	Given distance and relatively low roof pitch there would not be a significant loss of light, outlook or overbearing impact to warrant refusal.	Amenity
Land to rear of 6 Red Oaks Mead, Theydon Bois - Erection of dwelling in part of rear garden	1. Position, appearance and size of curtilage out of keeping with character and appearance of surrounding development.	Yes (7 weeks and 1 day)	Delegated	NA	Written Reps	The change in the pattern and density of development in the area would not result in any material harm. Significant amenity space and would not be dominant feature. No impact on neighbouring properties.	Density
7 Green View, The Green, Theydon Bois - Two storey side and rear extension and loft conversion with front dormer window	1. Intrusive and unneighbourly addition detrimental to neighbours amenities. 2. Out of character with street scene and detrimental to visual amenity.	No (8 weeks and 6 days)	Committee	Yes	Informal Hearing	Subordinate extension and compatible with character and appearance of street scene; extension would have limited effect on views from neighbour, not visually intrusive or overbearing.	Appearance Amenity
Skillet Hill Farm, Honey Lane, Waltham Abbey - Change of use of land to Lorry Park for 25 lorries, change of use of existing house to drivers' facilities and offices and alteration to existing access (revised application)	1. Impact on safe freeflow of traffic on Honey Lane. 2. Harmful to openness and visual amenities of Green Belt.	No (41 weeks and 1 day)	Committee	Yes	Public Inquiry	Site well screened and very special circumstances exist due to need for lorry parking facilities and highway and neighbouring amenity benefits of such. ECC Highways withdrew objection on first reason for refusal.	Green Belt Highways
Parima, Sewardstone Road, Waltham Abbey - New entrance gates	1. Visually intrusive in the street scene and Green Belt.	Yes (7 weeks and 2 days)	Delegated	NA	Written Reps	Gates reasonably unobtrusive in the street scene; transparency of gates and precedent set by surrounding properties result in them not being harmful to the Green Belt.	Appearance Green Belt
26 Woodgreen Road, Waltham Abbey - Single storey rear extension to replace existing conservatory	1. Not limited extension in the Green Belt.	Yes (5 weeks and 2 days)	Delegated	NA	Written Reps	Existing extensions and limited extension proposed would not amount to disproportionate additions over and above the size of the original dwelling.	Green Belt

<p>Hannah Nursery, Sewardstone Road, Waltham Abbey - Erection of agricultural tied dwelling</p>	<p>1. Not been adequately demonstrated that dwelling is essential.</p>	<p>Yes (last day)</p>	<p>Delegated</p>	<p>NA</p>	<p>Informal Hearing</p>	<p>Whilst the permanent presence of an on-site manager may not be essential it would assist the operational efficiency and security of the business. Area in question is hemmed in by residential development and would not impact on the openness of the Green Belt.</p>	<p>Green Belt</p>
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