

Report Item No: 1

APPLICATION No:	EPF/0412/10
SITE ADDRESS:	4 Monkchester Close Loughton Essex IG10 2SN
PARISH:	Loughton
WARD:	Loughton St Johns
APPLICANT:	Mrs Janice Hogarth
DESCRIPTION OF PROPOSAL:	TPO/EPF/07/91 T8 Oak - Fell
RECOMMENDED DECISION:	Refuse Permission

REASON FOR REFUSAL

- 1 Insufficient reason has been provided to justify the removal of the tree on the site, which is contrary to policy LL09 of the Council's Adopted Local Plan and Alterations..

This application is before committee since all applications to fell preserved trees are outside the scope of delegated powers.

Description of Proposal:

T8. Oak: Fell.

Description of Site:

T8 stands approximately 13 metres tall, at the end of a modest but steeply sloping garden facing a public footpath leading from Goldings Hill. The land beyond the footpath is populated by young self-set mixed native broadleaf species.

The site has been set amongst a wooded grove close to ancient forest land.

Relevant History:

Since the service of TPO/EPF/07/91 records show no permissions for works to this tree.

Historically, the site had been well covered by trees and the planning permission given to build Monkchester Close was only allowed on condition that adequate provision was made for the retention of a good number of existing mature trees.

Policies Applied:

Epping Forest District Local Plan and Alterations:

i) LL09 Felling of preserved trees.

SUMMARY OF REPRESENTATIONS:

Five of the immediate neighbours were notified but no representations were received.

LOUGHTON TOWN COUNCIL –objected to this inappropriate application.

LOUGHTON RESIDENTS ASSOCIATION – objected to the application because the reason regarding light loss into the garden lacked evidence or that any alternative solutions had been considered

Issues and Considerations:

Applicant issues

i) The main reason put forward to fell the oak tree is the following:

- The tree takes too much light from this and the neighbouring garden.

Planning considerations

i) The main planning considerations in respect of the felling of the tree are:

Visual amenity

This Oak has moderate public amenity due to its location overhanging a footpath. It is fleetingly visible from the main road. It forms part of a group of three trees at this point in the footpath and lends a wooded presence to the locality. The slope of the land reduces views of the upper crown of the tree from Monkchester Close but it and its neighbours are still partially visible and set the scene of a glade and well treed area.

Tree condition and life expectancy

The tree has signs of previous branch reduction but has clearly re-established a full crown. Its condition would be described as normal with a foreseeable life expectancy exceeding 40 years into the future.

Suitability of tree in current position

The tree is approximately 15 metres from the rear elevation of the main dwelling with a 6m crown spread into the garden. It was noted that a 3 metre single storey extension has been added to the main building but the drop in ground level down the garden reduces the immediate dominance of the tree and the canopy of the tree does not cover the whole of the remaining garden. The location is as favourable as could be expected in such circumstances and provides privacy and shelter to the garden.

Options are available to manage the size of the tree in the form of selective and sensitive pruning specifications. This would reduce the impact of the spreading crown in terms of shade to the garden and the house.

Conclusion:

Planning policy demands that tree removal is not simply justifiable but necessary. There is insufficient justification to remove this tree on grounds of the shading concerns.

The tree has value due to its boundary position along the lane and complementary role with the other trees present in helping to enclose the Close of modern houses and promote a wooded atmosphere. Unless strong evidence is produced to show harm occurring to the property the tree should remain.

It is recommended to refuse permission to the application to fell T8 Oak on the grounds that the reason given does not justify the need to remove the tree. The proposal therefore runs contrary to Local Plan Landscape Policy LL09.

In the event of members agreeing to allow the felling it is recommended that a condition requiring the replacement of this tree and a condition requiring prior notice of the works to remove it must be attached to the decision notice.



Epping Forest District Council

Area Planning Sub-Committee South



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Agenda Item Number:	1
Application Number:	EPF/0412/10
Site Name:	4 Monkchester Close, Loughton IG10 2SN
Scale of Plot:	1/500

Report Item No: 2

APPLICATION No:	EPF/0003/10
SITE ADDRESS:	The Grange 75 High Road Chigwell Essex IG7 6DL
PARISH:	Chigwell
WARD:	Chigwell Village
APPLICANT:	Mr Stuart Isaacs
DESCRIPTION OF PROPOSAL:	Demolish outbuilding and construct a four bedroom house within curtilage of existing plot.
RECOMMENDED DECISION:	Refuse Permission

REASON FOR REFUSAL

- 1 The proposed dwelling would be an inappropriate development within the Metropolitan Green Belt which is by definition harmful. No very special circumstances exist which are sufficient to outweigh this harm and the development is therefore contrary to National guidelines and to policy GB2A of the Adopted Local Plan and Alterations.
- 2 By reason of the subdivision of the site to create a new planning unit with its associated additional activity and as a consequence of the height and bulk of the proposed house, the development would have an excessive adverse impact upon the openness, rural character and visual amenities of the Green Belt, contrary to policies CP2 and GB7A of the Adopted Local Plan and Alterations.
- 2 Insufficient information has been submitted to enable full consideration of the impact of the proposed development on trees within the application site, contrary to policy LL10 of the Adopted Local Plan and Alterations.

This application is before this Committee since it has been 'called in' by Councillor M Cohen (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 a four bedroom detached dwelling located within the garden of The Grange. The dwelling would have an irregular shaped footprint spanning a maximum width of approximately 15.5 metres and a depth of approximately 12.5 metres. Accommodation would be across two floors, with the first floor being partly contained within the roof space. Projecting gabled sections to the front and rear of the building would contain two full storeys. The dwelling would have dormers to the front and rear and would have a maximum ridge height of approximately 8.7 metres. The dwelling would have an integral double

garage and would retain the existing vehicular access onto the recently constructed road leading into the Grange Farm development. A garden area of approximately 110 metres by 35-40 metres would be provided for the new dwelling, with a larger garden area being retained by The Grange.

Description of Site:

The application site forms part of the garden of The Grange and is occupied by a single storey garage/storage building with a footprint of approximately 13 by 14 metres. There is no record of planning permission having been granted for the erection of this outbuilding. It is possible that it was erected with the benefit of permitted development rights, although whilst the site clearly forms part of the garden, it is less certain whether it may reasonably be included within the curtilage of the property. If the site does not form part of the domestic curtilage, then it would not have the benefit of permitted development rights. However, as can be seen from the planning history of the site, the building has been present since at least 1999 and would, therefore, now be lawful.

The application drawings do not accurately show the road adjacent to the site (which would lead to the vehicle access) following its reconstruction in association with the development at Grange Farm.

Relevant History:

CHI/0189/71: O/L EREC OF 2 DET HSES. Refused 21/07/71

REFUSE permission for the reason that the site comes within the Metropolitan Green Belt, and the proposed development conflicts with the provisions of the County of Essex Development Plan, First Review, relating to the use of such land.

CHI/0190/71: CONSTRUCTION OF NEW ROAD & ERECTION OF 9 DET HOUSES. Refused 21/07/71

REFUSE permission for the reason that the site comes within the Metropolitan Green Belt and the proposed development conflicts with the provisions of the County of Essex Development Plan, First Review, relating to the use of such land. Also inadequate sight lines cannot be provided within the curtilage of the site and the provision of a further road junction at the point would be prejudicial to highway safety.

CHI/0191/71: CONSTRUCTION OF NEW ROAD & ERECT OF 21 DET HOUSES (REVISED APP). Refused 21/07/71

REFUSE permission for the reason that the site comes within the Metropolitan Green Belt and the proposed development conflicts with the provisions of the County of Essex Development Plan, First Review, relating to the use of such land. Also inadequate sight lines cannot be provided within the curtilage of the site and the provision of a further road junction at the point would be prejudicial to highway safety.

EPF/0726/05: Outline application for the conversion of existing workshop and garages to be converted into a single residential unit. Refused 06/06/2005 for the following reason:

The proposals represent the replacement of the existing workshop and garages by the erection of a new dwelling house. In this location the erection of a new dwelling within the Metropolitan Green Belt cannot be justified given there are no very special circumstances and it is therefore contrary to policies GB2, GB8 and GB15 of the adopted Local Plan; and policies C1 and C2 of the adopted Replacement Structure Plan.

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

CP3 – New Developments

DBE1/4 – Design of New Buildings

DBE2/9 – Amenity of Neighbouring Properties

DBE8 – Private Amenity Space

GB2A – Development in the Green Belt

GB7A – Development Conspicuous from the Green Belt

ST4 – Road Safety

ST6 – Vehicle Parking

LL1 – Rural Landscape Character, Appearance and Use

LL10 – Retained Landscaping

LL11 – Landscaping Schemes

Summary of Representations:

Notification of this application was sent to Chigwell Parish Council and to 3 neighbouring properties.

The following representations have been received:

CHIGWELL PARISH COUNCIL: Objection. The Council objects to this application as it is in the Green Belt and there are no special circumstances.

Issues and Considerations:

The main issues in this case are the acceptability of the proposed development within the Metropolitan Green Belt and the impacts of the proposed development on the character and appearance of the area, highway safety and existing trees and landscaping. Due to the location of the proposed development in relation to surrounding properties there would be no material harm to neighbouring amenity.

Green Belt

Policy GB2A of the Local Plan identifies types of development which can be considered as 'appropriate' within the Green Belt. All other types of development within the Green Belt are inappropriate and will, therefore, be unacceptable unless it is found that there are very special circumstances which justify the development. The construction of a new dwelling is inappropriate. The applicant has made a case for very special circumstances based on the following factors:

- *The dwelling will be built on the footprint of existing buildings;*
- *The dwelling will be built on land which has been used as a private garden for more than 20 years and surrounded by land to which there is no public access. The proposed dwelling will not be visible from any surrounding Green Belt land.*
- *The proposed dwelling and all accompanying land will be entirely screened from view by existing trees which will be retained.*
- *The development at Grange Farm sets a precedent.*

- *The dwelling would make use of previously developed land and will contribute towards the Council's requirement for new homes. Accordingly it is not only a special case but also directly within Government plans and aspirations for future urban development. If it becomes necessary (as is most likely) to release Green Belt land in the future for residential development it is exactly this sort of brown field non intrusive uncontroversial and sustainable location the Government are likely to target for development*

It is the view of Officers that the above factors do not provide very special circumstances for permitting an inappropriate development within the Green Belt. The factors outlined above could apply to many sites within the District and cannot, therefore, be described as very special. As the Council is able to demonstrate a supply of land for residential development over the next five years, there is no pressure on this District to accommodate new developments which are otherwise unacceptable. It would, therefore, be premature to release this land from the Green Belt in advance of any plan-led review of the Green Belt boundaries.

The site, as domestic garden, is classified as previously developed land. Accordingly, as identified by the applicant, the development would accord with policy H2A of the Local Plan, which encourages the re-use of previously developed land. However, this does not have sufficient weighting to overcome the issue of the development being inappropriate within the Green Belt. Recently the Government has offered clarification that previously developed land is not necessarily suitable for development. In January this year Government advice in PPS3 was altered, with the Housing and Planning Minister stating "*I am changing the official guidance for planners to make it crystal clear that previously developed or former garden land is not necessarily suitable for development, and that the impact on the surrounding area should be considered.*" The revised paragraph 41 of PPS3 states "*There is no presumption that land that is previously-developed is necessarily suitable for housing development nor that the whole of the curtilage should be developed.*"

The applicant has drawn a comparison with the site at Grange Farm which is currently under development. The residential development of Grange Farm was granted outline planning permission in 1999. At the time, there was a site specific local plan policy which referred to the redevelopment of the site. The local plan policy anticipated a privately financed enabling development of the brown field core area of the site. The package of special circumstances arising from the development included: the increased provision for formal recreation and a sports pavilion, public access, environmental improvement, nature conservation provision, a nature interpretation centre near the Local Nature Reserve, protected scope for a public right of way through the site, and transfer of all the open land to public bodies. Accordingly, the development of Grange Farm was in accordance with policy GB2 (the predecessor of GB2A) as it was in accordance with another local plan policy. The same does not apply to this proposal. Officers do not consider that the sites, scales of development, or cases for very special circumstances are comparable. It is not, therefore, considered that any precedent is set.

It is considered that it is more comparable to consider this proposal in relation to the site north of Grange Farm, as also identified by the applicant, which has recently been the subject of unsuccessful planning applications for developments of 20 and 116 dwellings.

Character and Appearance of the Area

The dwelling would not be viewed within the context of a 'street scene' as such and accordingly there is no need for its design to follow a particular architectural style. The dwelling proposed would be predominantly traditional in design, with the gabled sections to the front and rear introducing a more contemporary element including the use of full height windows with a Juliette balcony to the front. The design is considered to be acceptable in this location.

Design

The character of the site is derived from its openness and the fact that it is part of one larger planning unit. By subdividing the site to create an additional planning unit and by erecting the proposed house, the development would have an urbanising effect as a consequence of the additional activity associated with it and the bulk and height of the new building. That impact would cause excessive harm to the open rural character and visual amenities of the locality and the Green Belt. As such the development is contrary to Local Plan policies CP2 and GB7A.

Highway Safety

The proposed development would utilise the existing vehicle access onto the recently constructed road leading into the Grange Farm Development. This arrangement would be acceptable. The dwelling would include a double width garage and there would be space to the front of the dwelling for the additional parking of several vehicles.

Trees and Landscaping

There are a considerable number of mature trees present within the site, some of which are in very close proximity to the proposed dwelling. Whilst the applicant's Design and Access Statement confirms that the trees within the application site will be unaffected, the application is not supported by a Tree Survey to demonstrate this. The proximity of the dwelling to existing trees is such that it is considered to be possible that there would be harm and accordingly it is considered that the submission of a tree survey is necessary in order that the impact of the development may be fully considered.

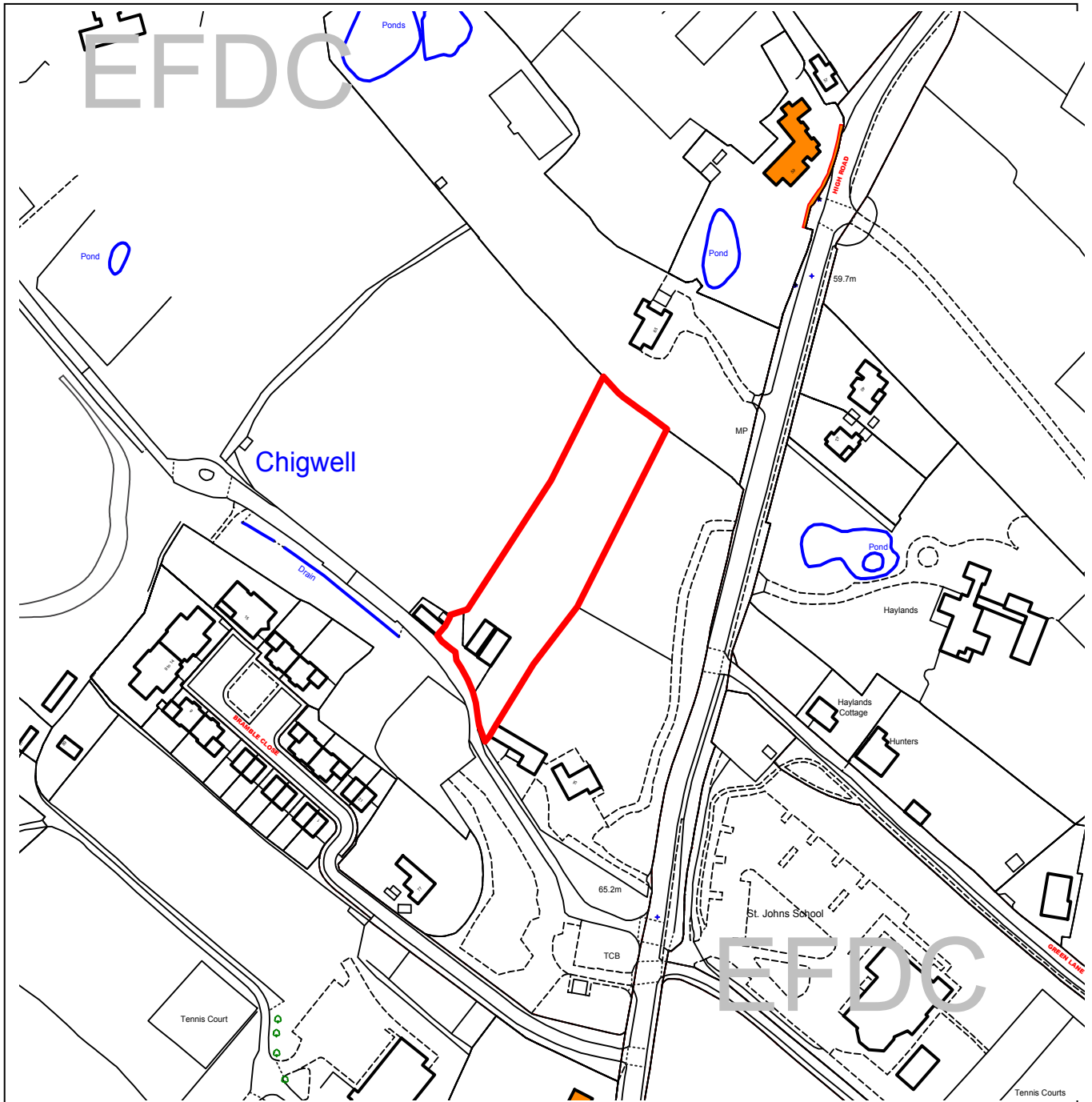
Conclusion:

In light of the above appraisal, it is considered that this development is unacceptable due to it being an inappropriate development within the Metropolitan Green Belt which is by definition harmful, additionally due to its size, position and the creation of a new planning unit that would cause excessive harm to its open character and visual amenities. Despite the case made by the applicant, it is not accepted that there are any special circumstances which justify the acceptance of an inappropriate development within the Green Belt. It is not considered that there is any material change in these circumstances since the refusal of an earlier proposal for a similar development in 2005. Furthermore, the applicant has not demonstrated that there would not be any harm to mature trees within the site. For these reasons, 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/0003/10
Site Name:	The Grange, 75 High Road Chigwell, IG7 6DL
Scale of Plot:	1/1250

Report Item No: 3

APPLICATION No:	EPF/0135/10
SITE ADDRESS:	36 Fairlands Avenue Buckhurst Hill Essex IG9 5TF
PARISH:	Buckhurst Hill
WARD:	Buckhurst Hill West
APPLICANT:	Mr Ferranti Wong
DESCRIPTION OF PROPOSAL:	Rear conservatory.
RECOMMENDED DECISION:	Grant Permission (With Conditions)

CONDITIONS

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

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

Description of Proposal:

This application seeks planning permission for the erection of a rear conservatory. The conservatory would be 'D' shaped, with a maximum depth of approximately 5 metres. The wall abutting 35 Fairlands Avenue would be solid, with remaining walls being mainly glazed with a brick dwarf wall below. The roof of the conservatory would be tiled and would include roof lights.

Planning permission for this structure was sought previously as part of a joint application with the neighbouring property (37 Fairlands Avenue). That application was unsuccessful, with the only reason for refusal relating to the design of the extensions proposed to the neighbouring property.

Description of Site:

The application site comprises a semi-detached dwelling which has an existing flat roofed rear extension (which is replicated on the adjoining semi). The property also has a roof extension which was granted planning permission in 2005.

Relevant History:

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.

36 & 37 Fairlands Avenue

EPF/0963/09. Two storey side extensions, single storey rear extensions and alteration to roofs to include enlarged dormer windows. Refused 06/08/09 (by Area Planning Subcommittee South) for the following reason:

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.

Policies Applied:

East of England Plan

ENV7 Built Environment

Local Plan

CP2 - Protecting the Quality of the Rural and Built Environment

CP3 – New Development

DBE 10 - Design

DBE 2, 9 - Amenity

Summary of Representations:

Notification of this application was sent to Buckhurst Hill Parish Council and to 31 neighbouring properties.

The following representations have been received:

BUCKHURST HILL PARISH COUNCIL. Objection. Scheme too large for size of property.

35 FAIRLANDS AVENUE. Objection. Disagree with the description of the development as a conservatory due to its proposed tiled roof. Due to the location of the development due East of our property and due to the height of the ridge (3930mm from our side) an extensive shadow would be cast across our garden. Depth and height of 'conservatory' would cause a loss of light to our rear reception room. The roof lights in the western side of the roof would look directly into our rear bedroom. The roof, due to its large volume, will be overbearing and an uncompromising design to have to live with.

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 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 conservatory and the presence of the existing extension at no. 35 and the orientation of the property, it is considered on balance that this reduction in amenity would not be excessive as to warrant refusal. It is not considered that there would be any overlooking from the proposed roof lights into first floor bedroom windows of this neighbouring property, as feared by its occupiers. The neighbouring residents have also expressed concern regarding the overbearing design of the conservatory. The design is such that only the first 3 metres of the conservatory would abut the site boundary, with the remaining depth being cropped at an angle of approximately 45°. It is not considered that this design would give rise to a material reduction in outlook from either the neighbouring dwelling or its garden.

Due to the distance which would separate the proposed conservatory from 23 Fairlands Avenue there would not be a loss of amenity to the occupiers of this dwelling.

Character and Appearance

The size and design of the proposed conservatory are such that it is considered that it would have an acceptable appearance. The Parish Council's view that the extension would be a disproportionate addition to the property is noted, but it is not considered that this concern would justify the withholding of planning permission. A rear garden of approximately 11 metres in length would be retained.

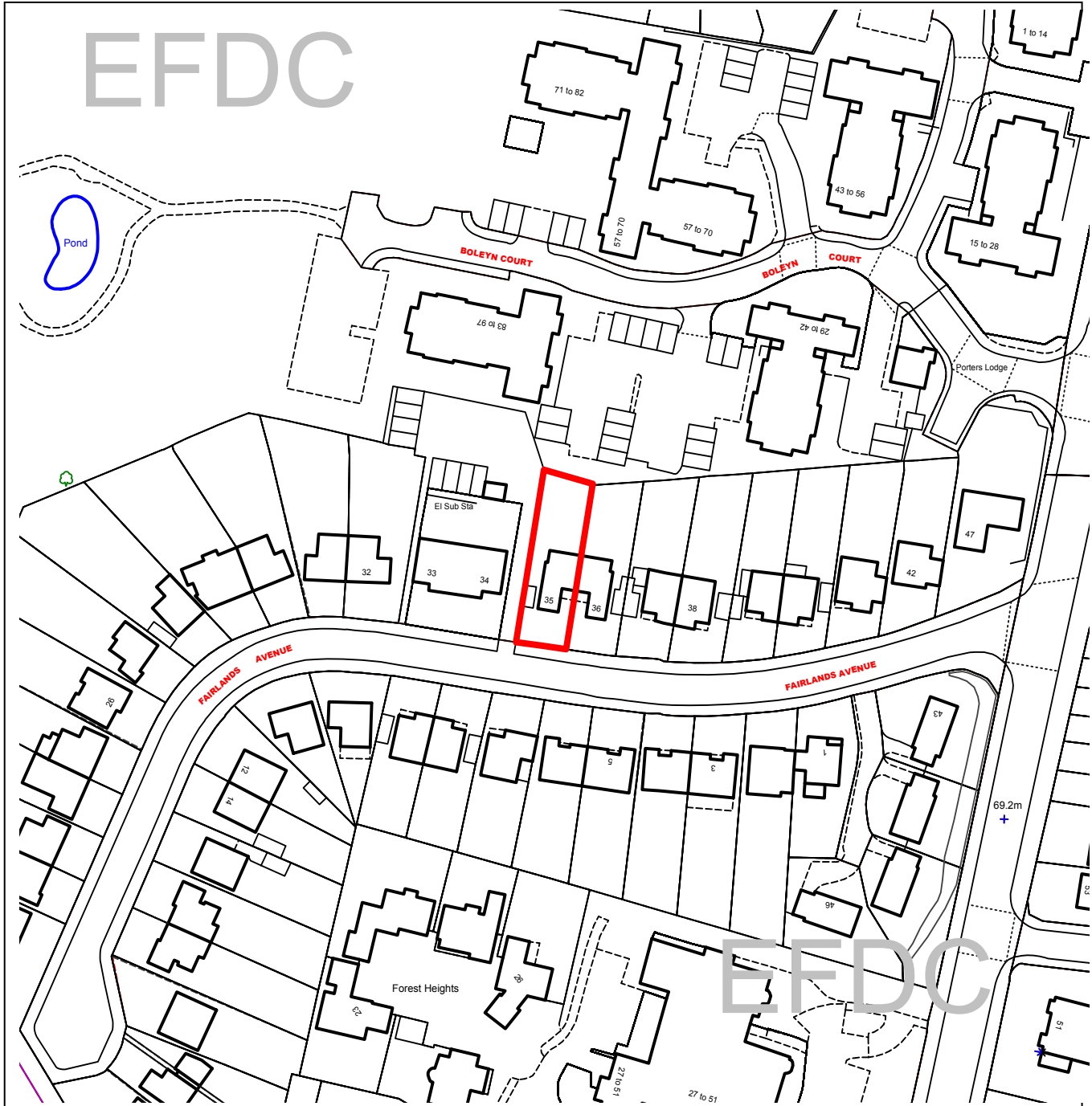
Conclusion:

In light of the above appraisal, it is considered, on balance, that the proposed conservatory would have an acceptable appearance and would not cause a material loss of amenity to the occupiers of neighbouring dwellings. Accordingly, it is recommended that planning permission be granted.



Epping Forest District Council

Area Planning Sub-Committee South



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Agenda Item Number:	3
Application Number:	EPF/0135/10
Site Name:	36 Fairlands Avenue, Buckhurst Hill IG9 5TF
Scale of Plot:	1/1250

Report Item No: 4

APPLICATION No:	EPF/0266/10
SITE ADDRESS:	1/1A Warren Hill Loughton Essex IG10 4RL
PARISH:	Loughton
WARD:	Loughton Forest
APPLICANT:	Mr Andrew Girvan
DESCRIPTION OF PROPOSAL:	Erection of three detached dwellings and all associated works, and removal of Section 52 Agreement.
RECOMMENDED DECISION:	Grant Permission (With Conditions)

CONDITIONS

- 1 The development hereby permitted must be begun not later than the expiration of three years beginning with the date of this notice.
- 2 No 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 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.

- 3 No development shall take place, including site clearance or other preparatory work, until full details of both hard and soft landscape works (including tree planting) have been submitted to an approved in writing by the Local Planning Authority, and these works shall be carried out as approved. These details shall include, as appropriate, and in addition to details of existing features to be retained: proposed finished levels or contours; means of enclosure; car parking layouts; other vehicle artefacts and structures, including signs and lighting and functional services above and below ground. Details of soft landscape works shall include plans for planting or establishment by any means and full written specifications and schedules of plants, including species, plant sizes and proposed numbers / densities where appropriate. If within a period of five years from the date of the planting or establishment of any tree, or shrub or plant, that tree, shrub, or plant or any replacement is removed, uprooted or destroyed or dies or becomes seriously damaged or defective another tree or shrub, or plant 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.
- 4 No development shall take place, including site clearance or other preparatory work, until all details relevant to the implementation of hard and soft landscape works and tree planting, hereafter called the Landscape Method Statement, have been submitted to the LPA, and the development shall not commence until the Landscape Method Statement has been approved by the LPA in writing. All landscape works shall be undertaken in accordance with the approved details, unless the LPA has given its prior written consent to any variation.

The Landscape Method Statement shall include as appropriate, protection of the planting areas, where appropriate by fencing, during construction; preparation of the whole planting environment, particularly to provide adequate drainage; and the provision which is to be made for weed control, plant handling and protection, watering, mulching, and the staking, tying and protection of trees. The Landscape Method Statement shall also normally include provision for maintenance for the period of establishment, including weeding, watering and formative pruning, and the removal of stakes and ties. Provision shall be made for replacement of any plant, including replacements, that are removed, are uprooted, or which die or fail to thrive, for a period of five years from their planting, in the first available season and at the same place, with an equivalent plant, unless the LPA has given its prior written consent to any variation.

All hard and soft landscape works shall be completed prior to the occupation or use of any part of the development, unless the LPA has given its prior written consent to a programme of implementation. The hard and soft landscape works, including tree planting, shall be carried out strictly in accordance with any approved timetable.

The Landscape Method Statement shall state the provision which is to be made for supervision of the full programme of works, including site preparation, planting, subsequent management and replacement of failed plants.

- 5 No development shall take place until a schedule of landscape maintenance for a minimum period of five years has been submitted to and approved in writing by the Local Planning Authority. The schedule shall include details of the arrangements for its implementation. Development shall be carried out in accordance with the approved schedule.
- 6 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.
- 7 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.
- 8 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.
- 9 All construction/demolition works and ancillary operations (which includes deliveries and other commercial vehicles to and from the site) which are audible at the boundary of noise sensitive premises, shall only take place between the hours of 07.30 to 18.30 Monday to Friday and 08.00 to 13.00 hours on Saturday, and at no time during Sundays and Public/Bank Holidays unless otherwise agreed in writing by the Local Planning Authority.
- 10 Prior to commencement of development, details of levels shall be submitted to and approved in writing 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.
- 11 Prior to occupancy of the site details indicating the provision of drainage shall be submitted to and approved in writing by the Local Planning Authority and these drainage details shall be implemented in accordance with these details and retained thereafter.
- 12 Prior to the commencement of the development details of the proposed surface materials for the vehicle access shall be submitted to and approved in writing by the Local Planning Authority. The agreed surface treatment shall be completed prior to the first occupation of the development.
- 13 No gate shall be erected at the entrance to the development hereby approved without the written approval by the Local Planning Authority.

- 14 Prior to development taking place mitigation of the site shall be undertaken as proposed in the supporting documentation.
- 15 Prior to the occupation of any of the proposed dwellings, the proposed private drive shall be constructed to a width of 5.5 metres for at least the first 6 metres within the site, tapering one-sided over the next 6 metres to any lesser width and provided with an appropriate dropped kerb crossing of the footway.
- 16 Prior to occupation of the development, the access at its centre line shall be provided with a visibility splay with dimensions of 2.4 metres by 43 metres to the north west and 2.4 metres by 43 metres to the south east as measured from and along the nearside edge of the carriageway as far as the site boundary permits. The area within each splay shall be kept clear of any obstruction exceeding 600mm in height at all times.
- 17 Prior to commencement of the development details shall be approved in writing by the Local Planning Authority showing the means to prevent the discharge of surface water from the development onto the highway. The approved scheme shall be carried out in its entirety before the access is first used and shall be retained at all times.
- 18 No unbound material shall be used in the surface finish of the driveway within 6 metres of the highway boundary of the site.

This application is before this Committee since it is an application that is considered by the Director of Planning and Economic Development as appropriate to be presented for a Committee decision (Pursuant to Section P4, Schedule A (k) of the Council's Delegated Functions).

It is recommended that the section 52 agreement relating to the bungalow on this site needs to be revoked by formal deed that will enable the entry to be removed from the Local Land Charge Register.

Description of Proposal:

This application is to erect three new, five-bedroom dwellings with an associated private road leading through the site and the removal of several protected trees and associated works.

This proposal also involves the revocation of a section 52 agreement relating to the future use of a bungalow which has now been removed from the site.

Description of Site:

The application site comprises a 0.49 hectare area of land, a former care home site, on the northern side of Warren Hill. The site is bordered by residential developments to the north and west, playing fields to the east, and Epping Forest to the south. The plot of land is located on the edge of the built up area of Loughton and contains several TPO trees and a survey has revealed Great Crested Newts and Grass Snakes.

The site is currently vacant and overgrown.

Relevant History:

EPF/426/78 – Use of building as an aged persons home and erection of single storey dwelling – allowed/conditions 13/08/80

EPF/1494/79 – Use as old peoples home and two storey extension – allowed/conditions 04/02/80

EPF/668/98 – Outline application for the erection of a detached house and garage – refused 12/01/99

EPF/2424/06 – Demolition of existing buildings and erection of six detached dwellings and associated works. Removal of section 52 agreement – refused 05/02/07 and appeal dismissed 27/07/07 (This related to a larger plot than now under consideration)

EPF/2510/07 - Demolition of existing buildings and erection of five detached dwellings and all associated works. Removal of section 52 agreement. (Revised application) – approved/ conditions (This related to a larger plot than now under consideration)

Policies Applied:

East of England Plan

ENV3 – Biodiversity and earth heritage

ENV7 – Quality of the built environment

Adopted Local Plan and Alterations

DBE1 – Design of New Buildings

DBE2 – Effect of New Buildings on surroundings

DBE8 – Provision of Private Amenity Space

DBE9 – Amenity Considerations

H2A – Residential Development on Previously Developed Land

H3A – Housing Density

H6A – Affordable Housing

ST1 – Location of Development

ST2 – Accessibility of Development

ST4 – Vehicle Parking

CP2 – Protecting Quality of Rural and Built Environment

CP7 – Urban Form and Quality

CF02 – Retention of Community Facilities

NC4 – Protecting Established Habitats of Local Interest

LL10 – Protecting Landscape Features

LL11 – Adequate Landscaping

Summary of Representations:

16 neighbouring properties were consulted and a site notice was posted – no responses were received.

TOWN COUNCIL – The Committee expressed concern about the design aspect of the proposed dwellings and thought the design could be improved and made more ecologically friendly. It also requested the District Council should ensure that any tree removed during construction be replaced elsewhere with an equivalent specimen. Furthermore, the Committee sought a suitably amended form to the Section 106 Agreement from the previous planning application EPF/2510/07, requiring the provision off-site of affordable housing units. The Committee had NO OBJECTION to the removal of the Section 52 agreement.

Issues and Considerations:

This is a revised application to that for 5 dwellings approved in 2008 as the applicants have been unable to secure the purchase of part of the original application site. This has removed from the site the rearmost element (garden area of no 2 Albion Hill) which was to contain 2 houses, hence the reduction to just 3, otherwise the application is very similar to that consent.

The application is before Committee as it includes the removal of a Section 52 Agreement which related to the bungalow that previously occupied part of the site but has now been demolished. This legal agreement required the bungalow to revert to care home use following the departure of the then residents of the property. The agreement is clearly no longer relevant as neither the bungalow nor the care home exist, but formal Council approval to lift the agreement is required and is not something that is delegated to approve.

The main issues with regards to this proposal are the appropriateness of the housing development at this location, its effect on the surrounding residential properties and on highways, the effect on the local wildlife and with regards to the protected trees, and the overall design and layout of the development.

Location

Although the application site is on the edge of the Loughton urban area it is within walking distance of Loughton Town Centre and Loughton Underground Station. There are regular bus routes serving the High Road (located 8.7m from the site) and given the proximity to Epping Forest and the adjoining playing fields it is close to public open space. The site is currently vacant and devoid of any buildings.

Adjoining the application site is Warren Heights, a development of four detached houses approved in 1999 at Plans Sub-Committee. This is a similar gated development accessed off of Warren Hill, however it is of a smaller scale.

The application site is within a sustainable location and is acceptable for redevelopment.

Density

PPS3 suggests a density of 30 dwellings per hectare in areas such as this, which is enforced through policy H3A of the Local Plan. The proposed three detached dwellings equate to less than 10 dwellings per hectare, which is considerably below that recommended. However H3A allows for lower densities depending on "the size and shape of the site, including any significant heritage, landscape or wildlife features". Due to the narrow shape of the site, the amount of protected trees to be retained, and the constraints due to the protected wildlife species in this location, it is felt that a higher density would be difficult to achieve on this area of previously developed land.

Design

The design of the proposed three dwelling houses is modern in many respects, with large plate glass windows and other architectural features. They would be very large, two and a half storey, five bed houses with integral double garages and basements.

The comments received from the parish council have been taken into consideration. It is assessed that the design principle of the three dwellings are relatively unchanged from the previous application, which was approved.

The character of properties in Warren Hill is generally large detached dwellings of a variety of styles and designs and house no.1 fronting Warren Hill would be in keeping with this character.

Amenity

In terms of size of amenity space, all three dwellings will have adequate private amenity space to serve their needs.

The dwellings are sited so as to minimise impact on the adjacent properties and will not result in unacceptable overlooking or loss of amenity.

Affordable Housing

The previous approval sought an affordable housing contribution secured through a Section 106 agreement. This revised proposal is only for 3 new dwellings and the site area is reduced, it is therefore not reasonable under the terms of our policy to request affordable housing contribution.

The highways authority has not requested a highway contribution as a result of the number of dwellings proposed.

Landscaping

Several protected trees will be removed as part of this application. Numerous pre-application negotiations were entered into between the agents and the Council's Arboriculturist, and the protected trees that are proposed to be removed will be replaced with new trees located elsewhere on site (mainly at the front to screen the development from Warren Hill).

There would be no significant detrimental impact to trees to be retained on site that could not be covered by a tree protection scheme; the landscaping scheme is acceptable with conditions.

Nature Conservation

As previously mentioned both Great Crested Newts and Grass Snakes have been found on site. Mitigation measures have been outlined as to how these species will be handled, which English Nature are satisfied with. Also a condition will be required in terms of nesting bird habitats when trees are removed.

Highways

The access to the proposed development would be off Warren Hill, slightly to the east of the existing vehicle crossover (which will be removed). The site would be gated, which is similar to Warren Heights, and the gates would be set back 13.5m from the edge of the highway. Although this development would result in more cars using the site as they do currently (as the site is vacant), its previous use as a care facility would have produced more vehicle movements. Due to this there would be no detrimental impact on highway safety.

Each of the 3 dwellings has integrated double garages and space in front for off street parking and meet the current adopted parking standard.

Conclusion:

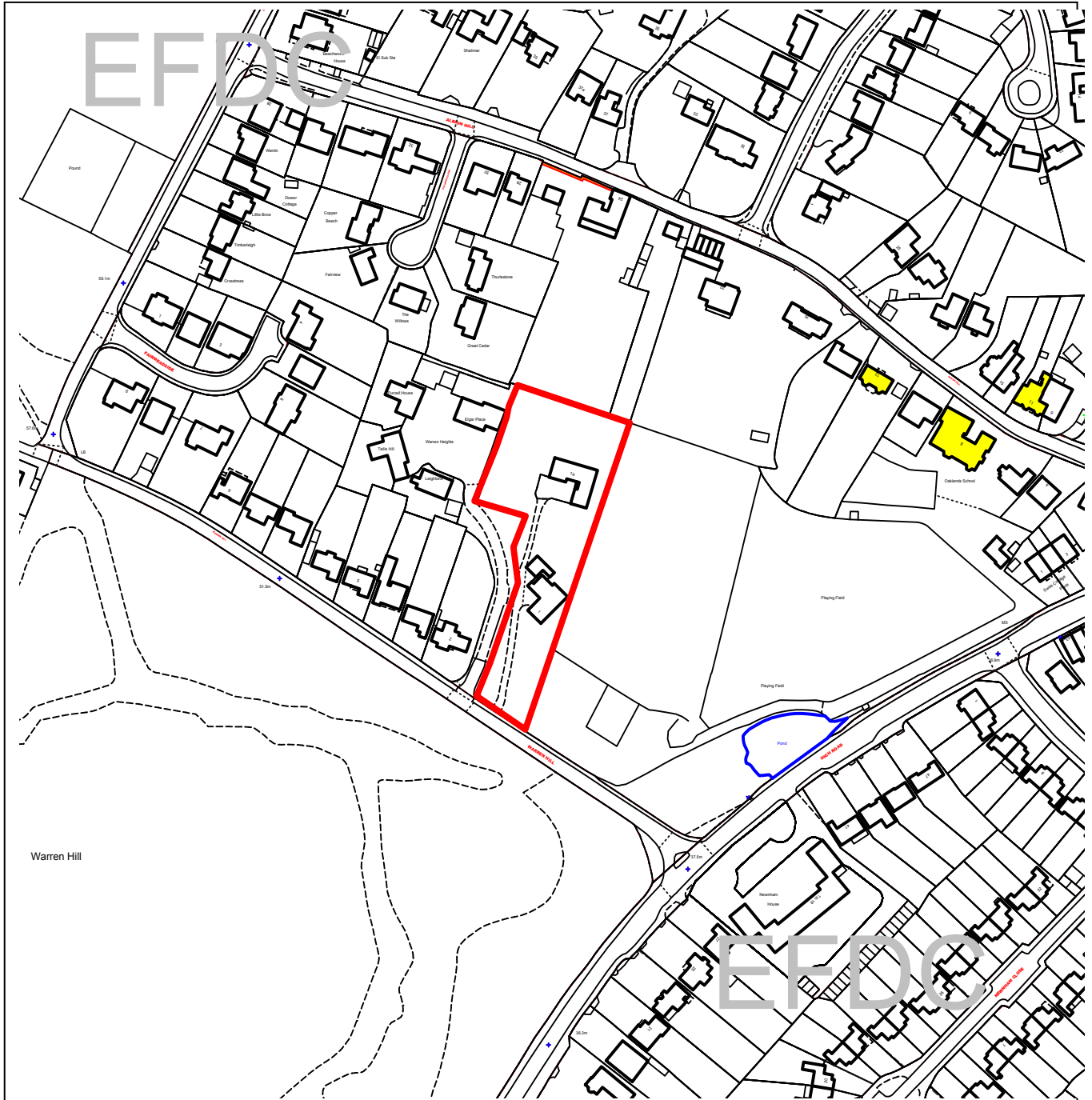
Due to the above, the proposed redevelopment of this site to provide three, five bed houses and associated works, would comply with all relevant Local Plan policies and is therefore recommended for approval.

The granting of the planning permission requires the revocation of the existing Section 52 Agreement, which has been demonstrated, is no longer necessary, and therefore its revocation is also recommended.



Epping Forest District Council

Area Planning Sub-Committee South



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Agenda Item Number:	4
Application Number:	EPF/0266/10
Site Name:	1/1A Warren Hill, Loughton IG10 4RL
Scale of Plot:	1/2500

Report Item No: 5

APPLICATION No:	EPF/0294/10
SITE ADDRESS:	13 Eleven Acre Rise Loughton Essex IG10 1AN
PARISH:	Loughton
WARD:	Loughton St Marys
APPLICANT:	Mr Pankaj Agarwala
DESCRIPTION OF PROPOSAL:	Erection of a four storey, six bedroom house. (Amended application to EPF/1615/09 with increased basement area, additional window in flank wall at basement level and revised internal layout at ground floor level)
RECOMMENDED DECISION:	Grant Permission (With Conditions)

CONDITIONS

- 1 The development hereby permitted must be begun not later than the expiration of three years beginning with the date of this notice.
- 2 The development shall be carried out in accordance with the amended plans received on 8 April 2010 unless otherwise agreed in writing with the Local Planning Authority.
- 3 The development hereby permitted shall be carried out in accordance with detailed plans and particulars which shall have previously been submitted to and approved by the Local Planning Authority, showing the layout and design of the side boundary walls, pergola and planting details of soft landscaping adjacent to No 14 Eleven Acre Rise
- 4 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.
- 5 Prior to the commencement of development details of screen walls, fences or such similar structures shall be submitted to and agreed in writing by the Local Planning Authority, and the agreed scheme shall be erected before the occupation of the dwellings hereby approved and maintained thereafter in the agreed positions.
- 6 Prior to first occupation of the building hereby approved the proposed window openings in the north and south flank elevations 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.

- 7 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.
- 8 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 2, Classes A - C shall be undertaken without the prior written permission of the Local Planning Authority.
- 9 No development shall take place until details of earthworks have been submitted to and approved in writing by the Local Planning Authority. These details shall include the proposed grading and mounding of land areas including the levels and contours to be formed, showing the relationship of the proposed mounding to existing vegetation and surrounding landform. Development shall be carried out in accordance with the approved details.
- 10 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.
- 11 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.
- 12 The development, including site clearance, must not commence until a scheme of landscaping and a statement of the methods of its implementation have been submitted to the Local Planning Authority and approved in writing. The approved scheme shall be implemented within the first planting season following the completion of the development hereby approved.

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

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

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

- 13 All construction/demolition works and ancillary operations (which includes deliveries and other commercial vehicles to and from the site) which are audible at the boundary of noise sensitive premises, shall only take place between the hours of 07.30 to 18.30 Monday to Friday and 08.00 to 13.00 hours on Saturday, and at no time during Sundays and Public/Bank Holidays unless otherwise agreed in writing by the Local Planning Authority.

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:

Demolition of existing detached house and erection of replacement detached four storey, six bedroom dwelling house. (Amended application to EPF/0912/06 with increased basement area, additional window in flank wall at basement level and revised internal layout at ground floor level)

Description of Site:

A vacant plot, presently a construction site as the detached building has been demolished. The site is a triangular plan shape and situated at the end of a cul-de-sac, positioned at the eastern end of the road. The site is positioned near the crest of the hill.

The surrounding area consists of large detached dwellings.

Relevant History:

EPF/0912/06	Replacement detached house	Approved
EPF/1038/09	Replacement detached house	Withdrawn
EPF/1615/09	Erection of a four storey, six bedroom house. (Revised application)	Approved
EPF/2518/09	Non material amendment on EPF/1615/09 (Erection of a four storey, six bedroom house -Revised application)	Refused

Policies Applied:

East of England Plan

ENV7 – Protecting the quality of the built environment

Adopted Local Plan and Alteration

DBE 1 New buildings
DBE 2 New buildings amenity
DBE8 Amenity space
DBE 9 Neighbour Amenity
CP1 Sustainable development
CP2 Protecting the Quality of the Rural and Built Environment
CP3 New development
CP7 Urban Form and Quality
ST4 Road Safety
ST6 Parking
H2A Previously developed land

Summary of Representations

18 properties were notified and the following responses were received:

TOWN COUNCIL – The Committee had NO OBJECTION to this application but noted that some of the conditions imposed on an earlier permission had not been complied with and sought restatement of conditions on hours of work and wheel washing.

LOUGHTON RESIDENTS ASSOCIATION – PLANS GROUP – Work commenced has been unsatisfactory to date. If approved, condition should be imposed on working times, wheel washing equipment should be installed, and dwelling should be used as a single family dwelling house.

12A ELEVEN ACRE RISE – object, maintain original objection that dwelling is large and out of keeping. Underground excavation and extent of pile foundation will affect adjacent buildings pile foundations. Height must not exceed the height of building approved previously. Solar panel will be unsightly. Any windows facing onto their boundary must be obscured to maintain privacy. Railings and gate will be unsightly. Verges are damaged by heavy lorries used during construction

14 ELEVEN ACRE RISE – object, significant engineering operation requires special consideration during planning, under building control. Potential issues from displaced ground water. No assessment of the geology or hydrology as location is steeply inclined. Excavation works have already led to flooding. Basement would be 10m – 30ft lower than ground level of adjacent property this could undermine foundations. If planning is approved, a condition should be attached for a hydrology and geology assessment to be carried out first.

15 CARROLL HILL – object, ground water movement and overall depth of basement which would impact on neighbouring properties.

Issues and Considerations:

The main issues in this application are whether this is an appropriate development for this site, its effect on the street scene, and residential amenity. The scheme has been amended from a previous application which approved by the Area South Committee.

Building in Context and Design

This is a residential area and there are a number of different styles of detached houses in the immediate area. To the south are two detached houses, built on a single plot, (No 12A and No 12) and to the west a large detached house (No 14). The original dwelling within the site has been demolished and the site is presently vacant.

The site is a maximum of 35m wide and 55m deep, and the previous scheme which was approved was for a detached 6 bedroom dwelling on the site, with a partially excavated basement level and rooms in the roof space.

This scheme will increase the basement such that the basement (lower ground floor) such that it will match the area and footprint covered by the upper ground floor level above. Due to the levels on the site, the basement would be cut into the side of the hill onto Eleven Acre Rise. Therefore, the only part of the basement that would be visible with this amended scheme would be the garage entrance, the same as was previously approved.

All other aspects that relate to the appearance and design of the new building have previously been approved. This amended scheme will still result in a 6 bedroomed house as the proposed basement level will be used for a home cinema, gymnasium and pool.

Neighbours Amenity

The impact the proposal will have to neighbouring occupiers was considered with the previous approval. It was appraised that the proposal will not result in loss of light, outlook or loss or privacy to adjacent neighbours.

Some neighbours have objected on grounds that the engineering works and area of earth works proposed on site will result in harm to their property during and possibly after construction. This has been considered and though the construction methods are covered under separate building control regulations, their concerns have not been discounted. It has been considered that the proposed new dwelling will maintain the minimum gap of 2.7m to the boundary with 12A, and a minimum gap of 2.3m to the boundary with no 14 such that there should not be a direct impact on neighbouring structures. In addition, a condition will ensure site levels are taken into account prior to the commencement of any engineering works on site.

It is considered that there will be no significant loss of light, sunlight, overlooking or overbearing impact on the amenities of neighbouring occupiers with the internal alteration proposed to accommodate the stairs and the introduction of a new window on the ground floor. There will also be a condition to ensure that suitable boundary screening is implemented.

It is considered that, whilst the engineering works and ground excavation are extensive and will cover a large area, the position of the new dwelling maintains adequate setback from neighbouring properties and with appropriate conditions, there will be no harm to surrounding neighbours amenity.

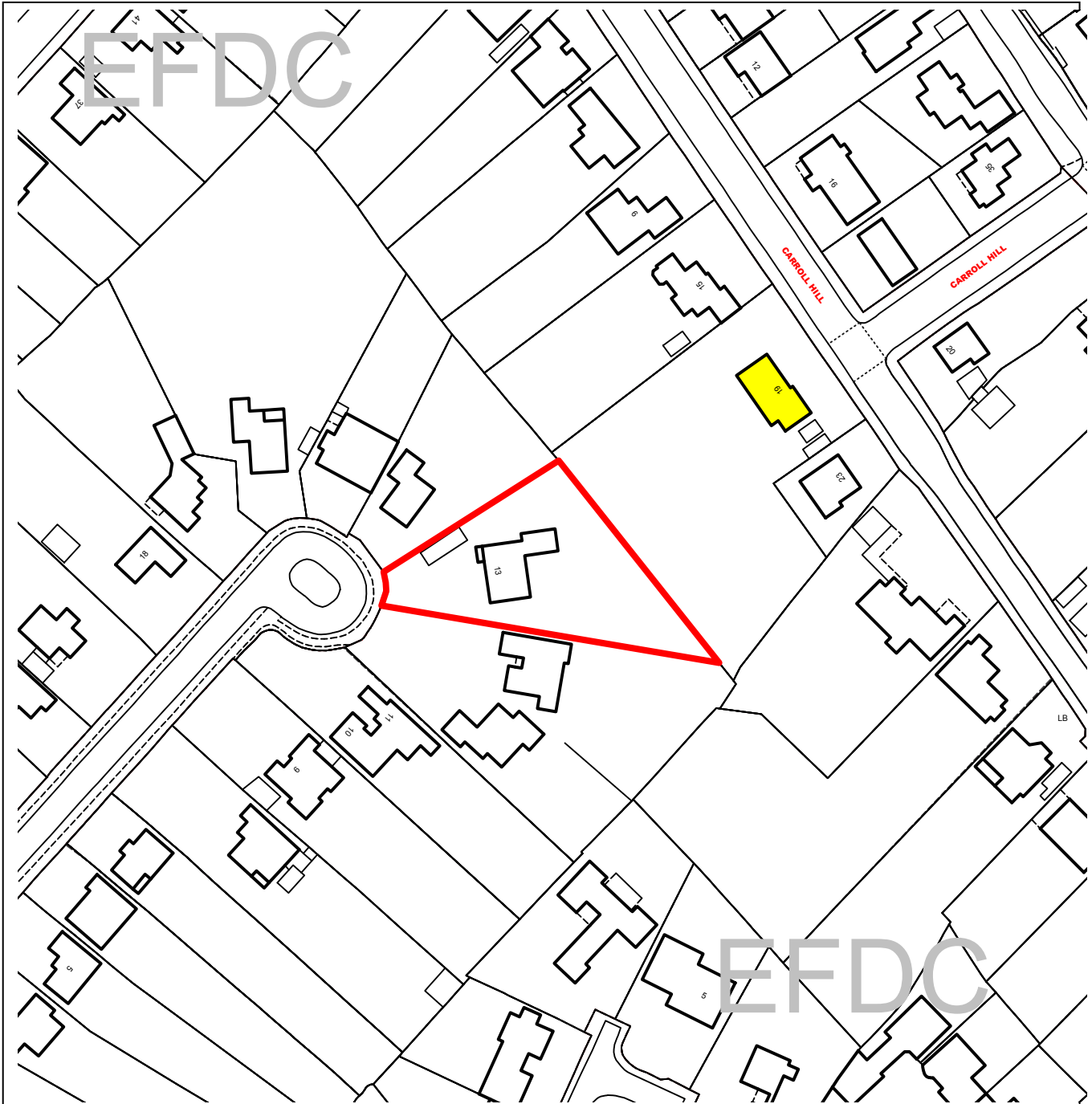
Conclusion

The greater part of this amended scheme is below ground level with minor internal alteration and a new side window. The design approach remains the same as previously approved, and the impact to neighbours will be minimal. From the appraisal, it is therefore recommended that this scheme is approved with conditions.



Epping Forest District Council

Area Planning Sub-Committee South



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Agenda Item Number:	5
Application Number:	EPF/0294/10
Site Name:	13 Eleven Acre Rise, Loughton IG10 1AN
Scale of Plot:	1/1250

Report Item No: 6

APPLICATION No:	EPF/0325/10
SITE ADDRESS:	18 Alderton Hill Loughton Essex IG10 3JB
PARISH:	Loughton
WARD:	Loughton St Marys
APPLICANT:	Mr & Mrs S Sharif
DESCRIPTION OF PROPOSAL:	External remodelling to include front, sides and rear two storey extensions, extensions to existing roof. (Revised application)
RECOMMENDED DECISION:	Grant Permission (With Conditions)

CONDITIONS

- 1 The development hereby permitted must be begun not later than the expiration of three years beginning with the date of this notice.
- 2 Details of the types and colours of the external finishes shall be submitted for approval by the Local Planning Authority in writing prior to the commencement of the development, and the development shall be implemented in accordance with such approved details.
- 3 Prior to first occupation of the building hereby approved the proposed window openings in the first and second floor flank elevations shall be fitted with obscured glass and have fixed frames to a height of 1.7metres above the floor of the room in which the window is installed and shall be permanently retained in that condition.
- 4 Prior to the commencement of development details of a solid screen or other means to prevent views from the rear balcony areas of No18 Alderton Hill into No16 and No20, shall be submitted to and approved in writing by the Local Planning Authority. The approved means of preventing views of No16 and No20 from the balcony areas shall be provided within one month of the substantial completion of the balcony areas and thereafter be permanently retained.

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 a revised application (following the withdrawal of an earlier larger scheme) to extend and effectively remodel the dwelling. This would add significant bulk to the front, side and rear elevations with balconies on the front and rear at first floor level. The existing footprint of the

building would be significantly increased bringing the building closer to both boundaries. The roof would also be extended with the addition of two front dormer windows.

Description of Site:

The existing building is an attractive period dwelling situated on a road of generally much larger properties which vary in style. The plot on the north east boundary is currently vacant; however it benefits from planning permission for a similar sized dwelling to the proposal (EPF/1371/09). The property on the south west boundary (No16) is also a larger dwelling, filling almost the full width of the plot. This property is set approximately 1.5m lower than the proposal site. The rear boundaries have relatively good screening from existing vegetation.

Relevant History

EPF/1059/84 - Erection of car-port. Grant Permission - 21/09/1984.

EPF/2174/09 - External remodelling to include front, sides and rear two storey extensions, extensions to existing roof, front and rear tower features and erection of a pool building. Withdrawn decision - 05/01/2010.

Policies Applied:

Policy CP2 – Protecting the Quality of the Rural and Built Environment

Policy DBE9 – Loss of Amenity

Policy DBE10 – Design of Residential Extension

SUMMARY OF REPRESENTATIONS:

8 neighbouring properties were notified and the following responses were received:

PARISH COUNCIL: OBJECTION. The development would be overbearing with a detrimental impact on the streetscene. The committee regretted the loss of a tree and suggested its replacement elsewhere in the garden. Overall the proposed remodelling removes a pleasant period property and constitutes the loss of a heritage feature of the town.

16 ALDERTON HILL: Objection. Loss of privacy to No16, reduce light and cause overshadowing. Impact on trees and concern about noise. Design is out of keeping in terms of style, size and impact on streetscene. Proposal is out of scale and a gross overdevelopment of the site.

Issues and Considerations:

The main issues to consider are the design of the proposal and any potential issues of loss of amenity.

Impact on Appearance of Area

The proposal fills the majority of the width of the site; however it retains a gap of 1.0m on either side which is acceptable. The majority of dwellings on Alderton Hill are of a similar size and scale so the proposal would not appear bulky or out of scale. Aesthetically the existing building would be totally altered, resulting in the removal of a pleasant period property. However the immediate area has been significantly redeveloped and whilst this is lamentable this would not be considered a strong enough reason to refuse the application as the proposed design is acceptable. This application has removed tower features evident on the previous application which renders this proposal less dominant and more in keeping with other dwelling houses along the road. There would be a step down in elevation heights from the proposal to the south west neighbour (No16);

however this would follow the natural fall in ground level and indeed the dwellings all step down along Alderton Hill. The proposed height of the building would only be slightly more than the existing dwelling, approximately 30cm, and of a similar scale to the approved dwelling at the north east plot (No20). The front dormers are modest in size and a characteristic evident along Alderton Hill. A front entrance porch and deep balcony would offer some character without any detrimental impact on the streetscene.

Impact on Neighbours Amenity

The proposed building would not extend beyond the approved property at No20 at first floor level and therefore would not appear over dominant when viewed from this site. The proposal does extend towards and along the boundary with No16 from what currently exists. This scheme has been reduced in depth at first floor level from the previous application. As a result there would be no loss of light to windows close to the boundary. The first floor element does extend approximately 5.0m beyond the rear elevation of No16. However it is set 3.0m off the boundary which reduces impact. This property also enjoys the benefit of a large spacious garden and this would also materially reduce any potential overbearing impact. Two balconies are proposed on the rear elevation of the dwelling. Although they are not particularly deep there is still the potential to overlook the neighbouring gardens on either side. However an appropriate condition requiring an opaque screen on the side of each balcony facing the neighbouring dwelling would address this. A rear dormer would be removed and not replaced which would reduce overlooking from second floor level. There are a number of window openings at first floor and roof level on either side elevation; however these can reasonably be conditioned as obscure glazed which would address concerns about overlooking.

Other Matters

The town council has shown concern about the loss of a tree on the side boundary with No16. Although this is regrettable it would not significantly alter the pleasant supply of vegetation at the rear of the site and indeed the trees section of the council have raised no objection to the loss of this tree which is not preserved.

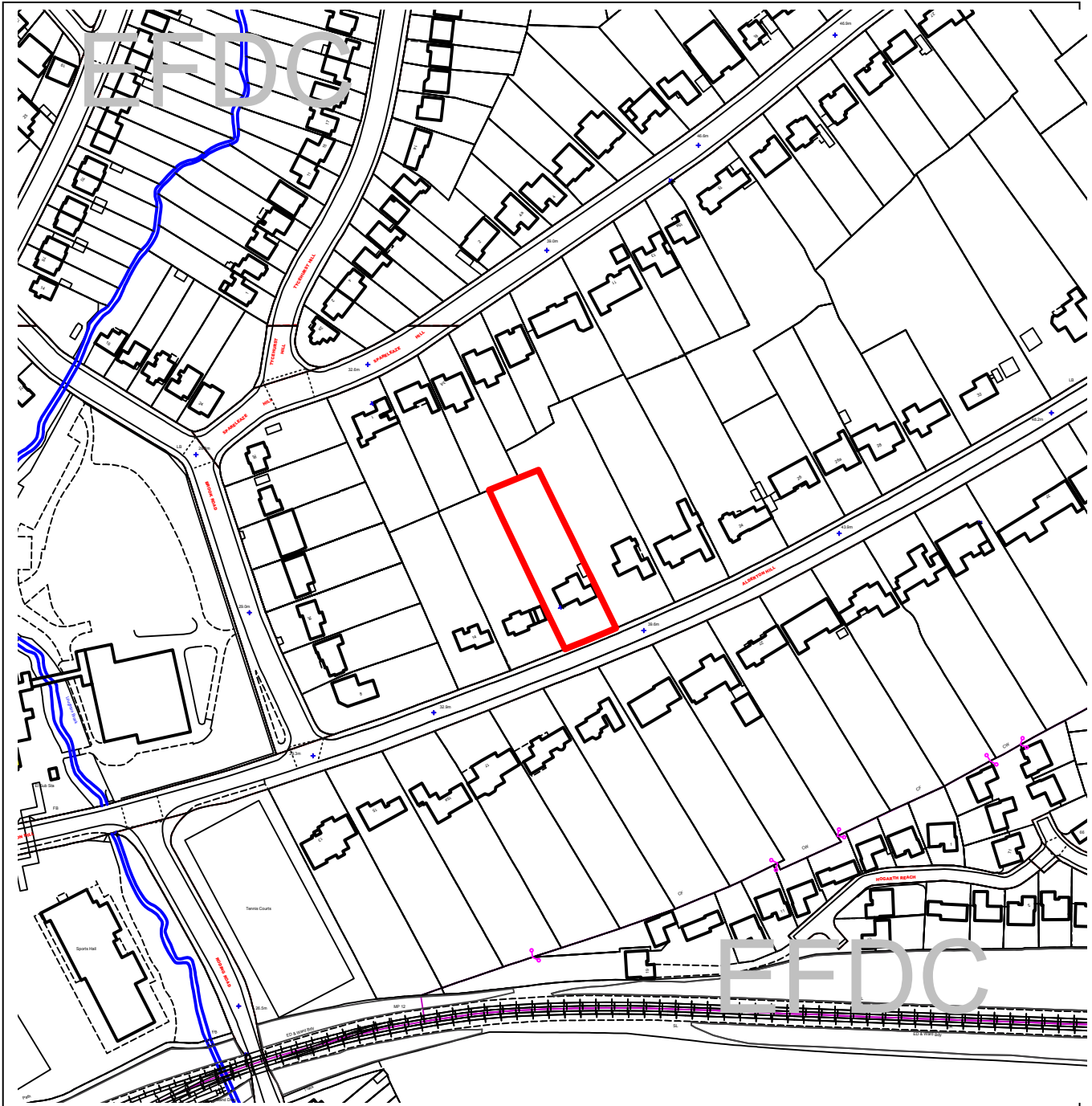
Conclusion:

The immediate area around the proposal site is characterised by large detached properties which are diverse in style and it is considered that the proposed remodelled house will sit well within the street and that it is in accordance with the adopted policies of the Local Plan and Alterations. It is therefore recommended for approval.



Epping Forest District Council

Area Planning Sub-Committee South



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Agenda Item Number:	6
Application Number:	EPF/0325/10
Site Name:	18 Alderton Hill, Loughton, IG10 3JB
Scale of Plot:	1/2500

Report Item No: 7

APPLICATION No:	EPF/0417/10
SITE ADDRESS:	Monkhams Inn Buckhurst Way Buckhurst Hill Essex IG9 6HY
PARISH:	Buckhurst Hill
WARD:	Buckhurst Hill East
APPLICANT:	Mr Steve Butcher
DESCRIPTION OF PROPOSAL:	Erection of single storey kitchen extension and external cold store and associated mechanical ventilation. Erection of smoking shelter. Change of finish of two gable walls to render. Erection of fixed garden umbrella.
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 and hard surfacing, 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 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.
- 4 All construction/demolition works and ancillary operations (which includes deliveries and other commercial vehicles to and from the site) which are audible at the boundary of noise sensitive premises, shall only take place between the hours of 07.30 to 18.30 Monday to Friday and 08.00 to 13.00 hours on Saturday, and at no time during Sundays and Public/Bank Holidays unless otherwise agreed in writing by the Local Planning Authority.
- 5 The development shall be carried out in accordance with the amended plans received on 17 March 2010 unless otherwise agreed in writing with the Local Planning Authority.

- 6 Prior to the commencement of development, full details of the proposed means of kitchen extraction, including details of the flue and filters, shall be submitted to and agreed in writing by the Local Planning Authority. This extraction system shall be installed and maintained in accordance with the agreed details unless otherwise approved in writing.

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

Description of proposal

The proposal is to erect a single storey kitchen extension and external cold store with associated mechanical ventilation. Formation of covered canopy shelter for use as a smoking shelter and erection of a fixed garden jumbrella. New disabled access, parking layout together with associated alterations to the building.

The proposed extension will be positioned on the west facing flank elevation. It measures 6.0 metres deep by 8.7 metres wide by 3.4 metres high. The design is a single storey flat roof structure with a parapet wall. External material used will be facing brickwork to match the main building and concrete coping. On the flat roof area it is proposed to install new ventilation equipment, this will be partially hidden behind the parapet wall.

The proposed shelter will be sited on the north elevation of the building facing the car park area. It will be 3.4 metres wide by 3.2 metres deep and 3.4 metres high built from timber post with a clear corrugated PVC roof. It will be positioned on an external wall that serves WCs and part of this proposal is to brick off the existing window to this elevation.

The new disabled access will be positioned to the north elevation facing the car park. A new disabled parking bay will be formed with a ramped access which will allow ease of access into the building. Installation of new timber railings and a new timber canopied entrance.

Minor works to the building involve bricking up existing windows and doorway to the south, east and west elevations and the removal of external steps and railing to the east elevation. Change the finish of two gable walls to a render finish.

Works to the external areas involve a new paved area and a new jumbrella positioned towards the southern aspect of the building this will measure 4.0 metres by 4.0 metres by 3.2 metres high. Five parking spaces will also be removed.

Description of site

The subject site is situated at the southern end of Buckhurst Hill at the junction of Buckhurst Way and Station Way. Buckhurst Way is a classified road and is one of two roads which connect Buckhurst Hill and Woodford. This road is to the east of the Epping Branch of the Central Line Underground line and the other road is to the west of it. Station Way runs westwards from Buckhurst Way and connects this road with Forest Edge.

The subject site itself is a public house which has a dormer accommodation in the roof. There is a car park between it and the adjoining residential block to the north, access is off Buckhurst Way. The rest of the site apart from the main building and parking areas is taken up by landscaping and an outdoor drinking and children's play area.

Relevant History

EPF/0041/91 – Front lobby extension, rear WC extension and alterations to public house. – Approved

EPF/0774 /80 – Extensions and alterations including the formation of a restaurant at first floor level – Withdrawn

EPF/0967/83 – Alterations and single storey extension. Approved

EPF/1164/95 – Single storey extension to family room and play area. – Refused. Appeal/ Allowed with conditions.

Policies Applied

East of England Plan

ENV7 – Quality of the built environment

Adopted Local Plan and Alterations

DBE1 and DBE2 – New development

DBE9 – Loss of amenity

ST6 - Parking

Representations Received

44 neighbouring properties were notified and the following responses were received:

BUCKHURST HILL TOWN COUNCIL: No objection

22 STATION WAY Objects – Smoking shelter will result in noise and pollution.

16 HONEYSUCKLE COURT Objects – There is already noise where the smoking shelter exists. This proposal will result in excessive noise from patrons using the pub, proposed vents and more vehicles using the site. There will also be direct cooking smells.

Issues and Considerations

The main issues to be considered in this case are the impact of the proposal on the area and impact on the amenity of surrounding area.

Design and appearance

The proposed extension will be positioned on the west facing flank wall facing into the garden area and car park. The design and use of the extension for a new kitchen with associated cold store room is acceptable to serve the main pub. The extension and cold room will not face on to any immediate neighbours.

The new paved area, jumbrella and outdoor seating areas are also appropriate and acceptable for the existing use for this site. The proposed works involving the extension and shelter will be visible only in the context of the rear aspect of the property.

All external works to the building are minor and acceptable in design and appearance.

Neighbours amenity

The proposed location of the smoking shelter will be positioned to the northern aspect of the building directly facing onto the car park area. Within the immediate proximity is a bus shelter and the immediate property to the north is a residential block of flats, Honeysuckle Court, which is positioned some 27.0 metres from the proposed location of the shelter.

Letters expressing concern to the siting of the shelter has been received from two neighbouring occupiers.

In terms of impact on amenity, although the smoking shelter may encourage more people to drink outside which may cause additional noise, there is no new external seating and it is not felt that this proposal will add excessively to any disturbance.

The position, siting of the shelter and use will not result in excessive noise, disturbance or pollution to neighbouring occupiers. It will not worsen the present situation or change any of the uses associated with a Public House.

It is considered that the position of the shelter within the envelope of the site is acceptable.

Parking

The proposal will retain 35 car parking spaces. The site is in an urban area with on street parking spaces, close to a train station and with a bus stop positioned along the eastern boundary of the site, the site is served by a frequent bus route.

It is considered that in this sustainable location, the amount of parking retained, which will include a new disabled parking bay, is appropriate.

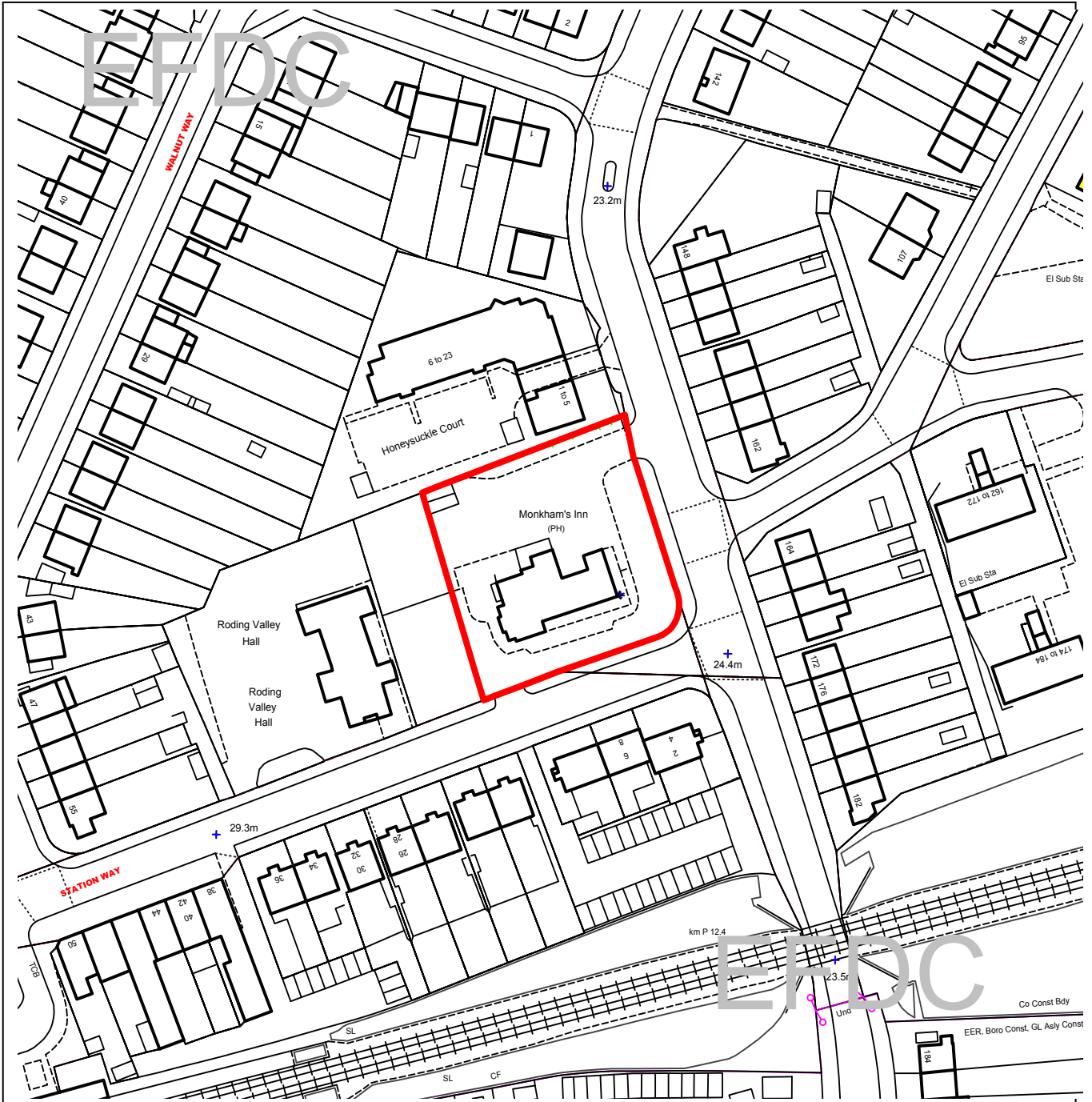
Conclusion

From the appraisal, the proposals will not detract from the character of the area or the main building. The smoking shelter and outdoor seating area are also unlikely to have any undue impact on the neighbouring occupiers in terms of excessive increase in noise, pollution and disturbance, therefore approval is recommended.



Epping Forest District Council

Area Planning Sub-Committee South



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Agenda Item Number:	7
Application Number:	EPF/0417/10
Site Name:	Monkhams Inn, Buckhurst Way Buckhurst Hill, IG9 6HY
Scale of Plot:	1/1250