

AREA PLANS SUB-COMMITTEE

Report Item No: 1

APPLICATION No:	EPF/0828/10
SITE ADDRESS:	3 Aragon Close Loughton Essex IG10 3NP
PARISH:	Loughton
WARD:	Loughton Roding
APPLICANT:	Mrs Kay Taylor
DESCRIPTION OF PROPOSAL:	TPO/EPF/02/93 - A1 (T1) Oak - Remove (T2) Oak x 2 stems - Remove
RECOMMENDED DECISION:	Grant Permission (With Conditions)

CONDITIONS

- 1 The work authorised by this consent shall be carried out under the direct supervision of the Local Planning Authority, who shall receive in writing, 5 working days notice of such works.
- 2 The felling authorised by this consent shall be carried out only after the Local Planning Authority has received, in writing, 5 working days prior notice of such works.
- 3 A replacement tree or trees, of a number, species, size and in a position as agreed in writing by the Local Planning Authority, shall be planted within one month of the implementation of the felling hereby agreed, unless varied with the written agreement of the Local Planning Authority. If within a period of five years from the date of planting any replacement tree is removed, uprooted or destroyed, dies or becomes seriously damaged or defective another tree of the same species and size as that originally planted shall be planted at the same place, unless the Local Planning Authority gives its written consent to any variation.

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

Description of Proposal:

T1.Oak. Fell and replace.

T2. Oak. Fell and replace.

Description of Site:

Both trees stand on a ditch side bank within a mature hedgerow, beside Great Eastern Path, a well used public footpath. A fence separates Roding Gardens from this strip of land. The subject property is a detached house, which faces this boundary screen of trees and shrubs. The area between the front of the house and the boundary fence is laid to hardstanding. The low spreading boughs of the 9 metre tall oaks over sail this space. The hedgerow screen generally encloses this part of the development and provides privacy.

Relevant History:

A pre-application site meeting was held on 26th June 2009 with an arboricultural representative from the applicant's insurance company and an undertaking to provide good technical data was agreed upon verbally.

London Quadrant Housing Trust has responsibility for these trees and the hedgerow comprising Area1 (A1) and not Epping Forest District Council.

No records exist for works to these trees under the order TPO/EPF/02/93.

Policies Applied:

Epping Forest District Local Plan and Alterations:

LL09 Felling of preserved trees.

SUMMARY OF REPRESENTATIONS:

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

LOUGHTON TOWN COUNCIL objected to the proposal on the grounds that the proposal was inappropriate treatment to significant tree(s).

Issues and Considerations:

Applicant issues

The main reasons put forward to fell the Oak trees are the following:

- The trees appear to be taking moisture from beneath the footings of the claimant's house and have caused the front elevation of the house to subside.

The main considerations in respect of the felling of the trees are in assessing the quality of the technical evidence and then balancing the likelihood of responsibility for subsidence against the trees' quality, visibility and suitability of location.

Examination of evidence to support the subsidence allegation

The applicant has submitted a statutory requirement level of supporting technical information designed to establish a causal link between the damage occurring to the house and the roots of these particular trees.

The interpretation of the data received is summarised, as follows:

- a) trial pits dug near the areas of damage revealed the abundant presence of live oak roots beneath the building's standard, 1.2 metre deep footings.

- b) an Arboricultural Assessment Report linked these roots and their ability to extract moisture from the soil in these zones with a rotational pattern of movement of the front right corner of the house, which is closest to the trees.
- c) soil was tested and found to be plastic with the potential for volumetric change dependant on levels of moisture content. The soil moisture was tested and found to be artificially dried or desiccated in the zones of damage.
- d) a drainage report dated 3rd February 2009 revealed no faults in the piping and therefore has discounted leaks as a potential cause.
- e) moderate movement has been shown on a level distortion diagram, where the house rotates forwards and downwards at the front right hand corner.
- f) crack monitoring surveys have been recorded photographically in several locations within the house. Most notably, a 10mm crack in a bedroom wall on the right hand side of the building shows the extent and pattern of damage.
- g) The period of monitoring extends over 5 months, from May to the end of September 2009

It is noted that the survey data is over a shorter period than is ideal, omitting the dormant winter period when ground recovery normally occurs. Nevertheless, despite requests for further information, which has not been forthcoming, it seems likely that the damage is principally caused by Oak tree roots.

Planning considerations

i) Visual amenity

The two Oaks have moderate public amenity. They are dominant features, if modest in height and provide good screening when viewed from within Aragon Close. The trees contribute to the linear group effect of the hedgerow but are only visible on the footpath from close range, due to the spreading hedgerow obscuring more distant views from along the path. Their removal will leave a gap in the hedge line but replanting of more suitable specimens will soon re-establish screening cover.

ii) Trees condition and life expectancy

The trees are self set and vigorous young specimens. Individually uneven in form, together, these two trees present a unified pair. Their life expectancy exceeds 80 years into the future.

iii) Suitability of trees in current position

The trees stand approximately 6 metres from the front corner elevation of the house. This location is not ideal for a domestic dwelling, where the trees have potential to double in size. Even if the trees were to remain, repeated pruning works will be required to manage them at such close proximity. In this context, therefore they are unsuitable.

iv) Replacement

A written undertaking followed the verbal site meeting agreement to select suitable replacement specimens to be planted as close to the existing trees as possible.

Conclusion:

It is recommended to grant permission to fell T1 and T2 Oak on the grounds that, on balance, the evidence appears to show that roots from one or both of these trees are a principal cause of the damage to the front elevation of 3 Aragon Close. Importantly, their loss would not have a significant detrimental impact on local visual amenity due to the abundant presence of other trees

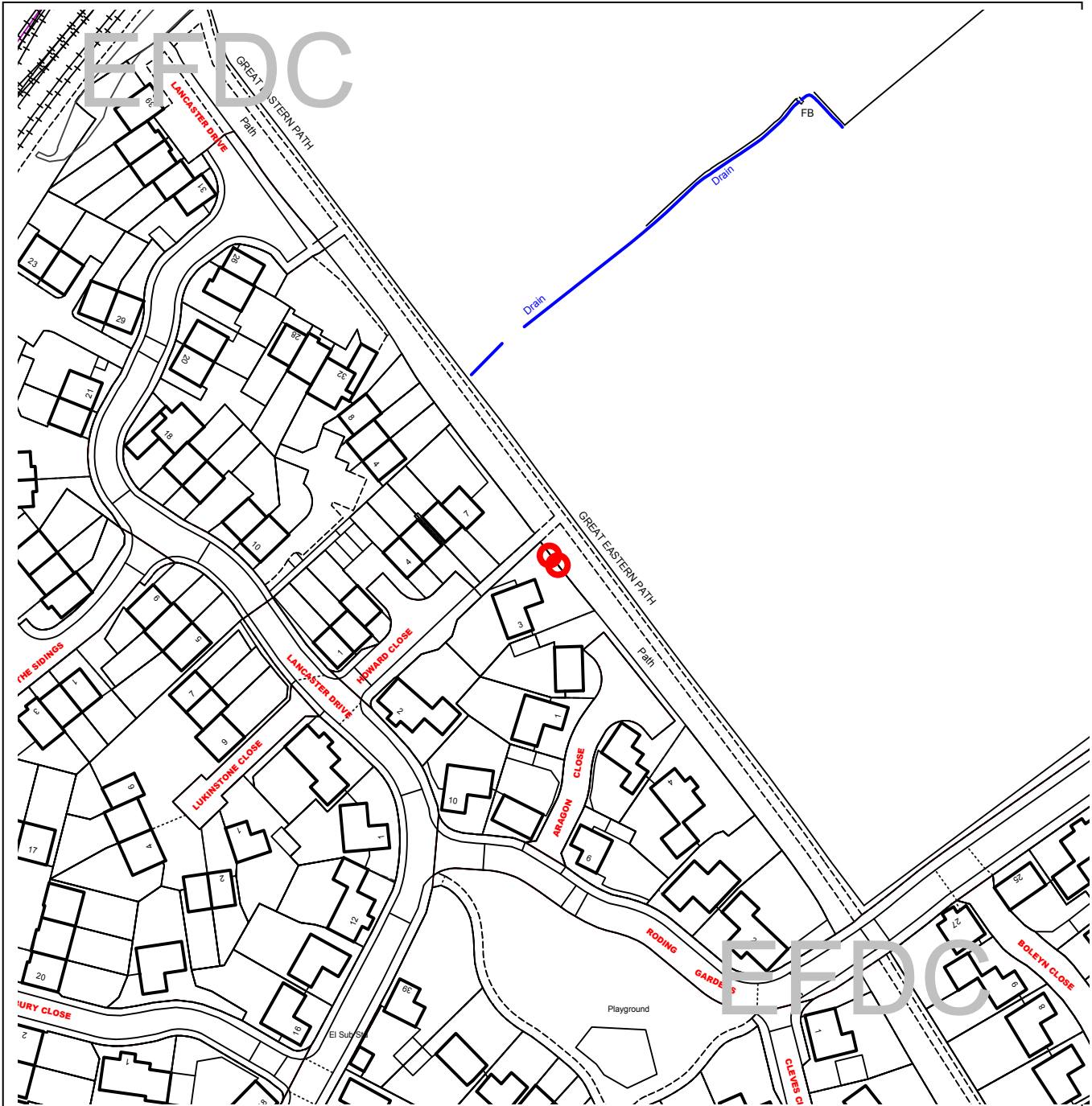
and shrubs in the hedgerow. New planting will restore future screening. The proposal therefore accords with Local Plan Landscape Policy LL09.

In the event of members agreeing to allow the felling, it is recommended that a condition requiring replacement planting and prior notice of the works to remove the trees 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/0828/10
Site Name:	3 Aragon Close, Loughton IG10 3NP
Scale of Plot:	1/1250

Report Item No: 2

APPLICATION No:	EPF/1192/10
SITE ADDRESS:	85 The Drive Loughton Essex IG10 1HL
PARISH:	Loughton
WARD:	Loughton St Marys
APPLICANT:	Mrs Susan De'Bell
DESCRIPTION OF PROPOSAL:	TPO/EPF/91/10 Corsica Pine (T1)- Fell Cedar (T2) - Fell Scots Pine (T3) - Fell
RECOMMENDED DECISION:	Split Decision

CONDITIONS FOR APPROVAL TO FELL TREES T2 AND T3

None

REASON FOR REFUSAL TO FELL TREE T1

- 1 While it is accepted that the limited size of the front garden makes it unsuitable for 3 forest-type trees to be retained, T1 (Pine) is potentially an attractive specimen, is visually important in the street scene, and makes a positive contribution to the character and amenities of the area. It is not accepted that the stated need for off-street parking or the other issues cited are of sufficient weight to over-ride the relevant policies LL7 and LL9 of the Local plan and Alterations (2006),

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

Description of Proposal

Felling of 3 trees, (1 Cedar and 2 Pines).

Description of Site

The trees stand in (and totally dominate) the relatively modest front garden of this mid-terraced residential property. The trees have particular local importance as the major green elements of the street scene.

Relevant History

The Tree Preservation Order was made relatively recently in 2010.

Policies Applied

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

Summary of Representations

LOUGHTON TOWN COUNCIL: The committee objects to applications which will result in inappropriate treatment being carried out to any significant tree, and also to any application to fell such a tree, and therefore objected to this application.

LOUGHTON RESIDENTS ASSOCIATION: Object. Sympathise with assertion that the trees are out of scale in the small front garden. Would waive objection if there were a condition to replant with more suitable species.

N.B.: 83 The Drive: Has not commented on application, however have objected to the Order; for fairness the detailed representations are included in the body of the report.

Issues and Considerations

(N.B. This report also takes into account information received as objections to the Tree Preservation Order itself. It is proposed that the future of the Order will be decided after Members have considered this specific application, at a later meeting.)

It is suggested that the decision turns upon the balance which is drawn between the visual importance of the trees to the local street scene, and the general importance of trees for health etc., as against the difficulties and concerns which are caused to the owner, and neighbours, and the importance which is given to the issue of off-street parking.

The issues cited in the application are as follows.

1. The trees are excessively large in a small front garden;
2. as a result they cause severe light restriction to this and neighbouring properties;
3. they are totally out of keeping with the surrounding properties therefore providing no amenity value whatsoever;
4. the space might be better used as a hardstanding for vehicle off street parking.

Supporting documentation from the owner and an adjoining neighbour also point to:

1. Needles blocking the gutters, preventing other plants from growing in the garden and littering the path and pavement;
2. physical problems arising from surface roots, including dislocation of the path to the front door;
3. the large amount of bird waste falling onto the paths and pavement, which become slippery and dangerous;
4. difficulties obtaining a mortgage as the result of the presence of trees;
5. potential danger in high winds;
6. the fact that adverse opinions of the trees would be shared by potential buyers making the property harder to sell; and
7. the ready availability of wildlife habitat in the back garden of this and adjacent properties.

By and large the reasons given for the application are accepted, other than safety issues, and subject to the proviso that these issues do not negate the trees' value. Rather the problems

caused need to be balanced against the observable value of the trees in the street scene, the general and considerable value of urban trees to public health, to general property values, as well as for wildlife and visual amenity.

The Drive has some front garden trees, but largely confined to the southern end where gardens are larger. These 3 trees are the main greenery in the north part of The Drive, and make a strong collective contribution approaching from the High Road, although other trees are visible in the (larger) gardens to Staples Hill and beyond in the forest.

Individually, however, the quality of the trees is not perfect. They are in the young stage of maturity but have considerable growth potential. It is not realistic that all 3 could remain to full maturity. Dealing with them individually (using the numbers given in the application):

T1 - This is a Corsican Pine and stands immediately on the front boundary, some 6 metres to the front of the property. The tree appears to have lost its leader at some point and has a somewhat one-sided crown, mostly over the footpath and road. Side branches towards the top of the crown are turning upwards and developing into new leaders.

T2 Cedar - This has become somewhat squeezed in between the others. The crown is upright and does not have the spreading form expected of Cedars. It is unlikely that this tree could now develop into a well-shaped specimen.

T3 Scots Pine - This appears to be the youngest of the 3 trees, but is within 2 metres of the front of the property. It will be this tree that causes the majority of the issues to do with blocked gutters. If it were left by itself and ignoring other issues, it has the capacity to develop into an attractive and well shaped mature tree.

Of the issues quoted it is impossible to reconcile the need for off street parking with retention of any of the trees. However, it should be noted that the garden would only be large enough to accommodate one car and therefore to pave the front garden would not greatly add to net car parking in the area, given that the crossover would need to be kept free.

It is also accepted that the restricted size of the garden means that 3 forest-type trees cannot grow in a way which allows all to develop well shaped crowns. If one tree was to be selected to remain then it is considered that this would have to be T1, the Corsican Pine, since it is the furthest away from the property and, although currently somewhat one-sided, it would have the capacity to develop into a well shaped and attractive tree in the future.

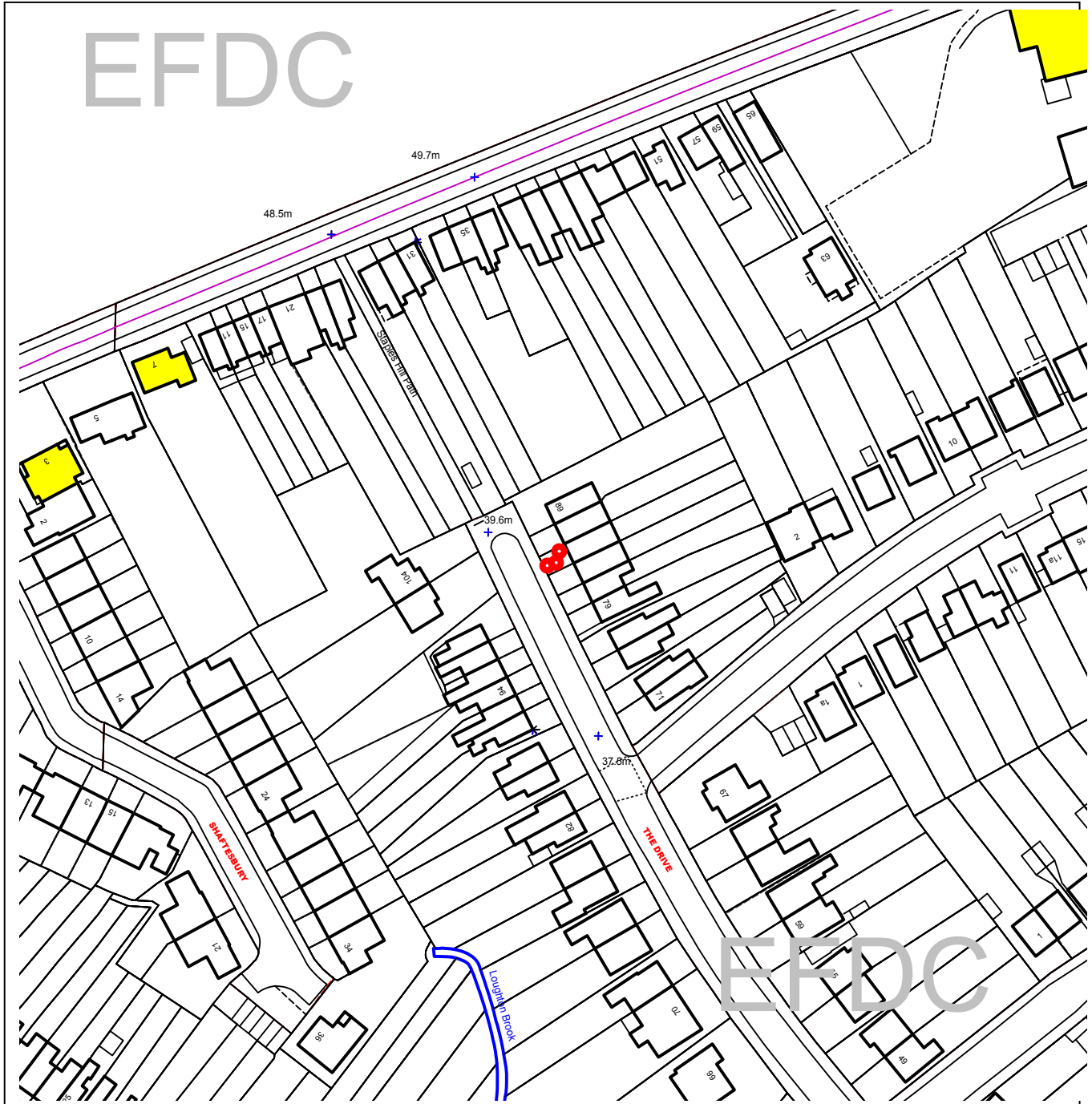
Conclusion

For this reason it is recommended that the application for felling is approved in respect of T2 and T3 but refused in respect of T1. Under the circumstances it is not recommended that a replacement planting condition be applied in the case of T2 and T3. Should Members consider that the application should be granted altogether it is recommended that a condition be applied to continue the current tree cover with a single replacement tree, of a species and size, and in a location in the front garden to be decided. This makes the assumption that Members will not accept the argument for off street parking; in that case no replacement tree could be accommodated.



Epping Forest District Council

Area Planning Sub-Committee South



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Agenda Item Number:	2
Application Number:	EPF/1192/10
Site Name:	85 The Drive, Loughton, IG10 1HL
Scale of Plot:	1/1250

Report Item No: 3

APPLICATION No:	EPF/0831/10
SITE ADDRESS:	1 Glenside Chigwell Essex IG7 5RE
PARISH:	Chigwell
WARD:	Grange Hill
APPLICANT:	Dr Chitra
DESCRIPTION OF PROPOSAL:	Erection of new garage at rear to replace demolished garage. (Revised application)
RECOMMENDED DECISION:	Grant Permission (With Conditions)

CONDITIONS

- 1 The development hereby permitted must be begun not later than the expiration of three years beginning with the date of this notice.
- 2 The brick and roof tile to be used for the external finishes of the proposed garage shall match those used on the house at 1, Glenside.
- 3 The development and associated building works shall only be carried out in strict accordance with the Arboricultural Implications Assessment submitted with the application, produced by Landscape Planning Ltd in April 2010. Any deviation from this assessment must be first agreed in writing by the Local Planning Authority.
- 4 The garage hereby approved shall only be used for domestic purposes incidental to the use of 1, Glenside as a single family dwelling.
- 5 The development shall be carried out in accordance with the amended plan number 09282/100 B received on 21/6/10 unless otherwise agreed in writing with the Local Planning Authority.

This application is before this Committee since the recommendation differs from the views of the local council (pursuant to section P4, schedule A (g) of the Councils delegated functions).

Description of Proposal:

Erection of new garage at rear to replace demolished garage (Revised application).

Description of Site:

1, Glenside is a 2 storey house with a side frontage on to Bracken Drive. At the rear of the rear garden a small driveway leads to the site of a domestic garage that was demolished recently. The rear garden has mature landscape cover including two preserved oak trees.

Relevant History:

EPF/1502/09 Planning permission refused for the erection of a new garage at rear. The reasons were firstly, that the garage, by reason of its position on side boundaries, together with its height and size, would detract from the amenity of neighbouring properties, and secondly, a assessment had not been submitted to show how the garage and its construction would not injure the health of protected oak trees in the rear garden.

Policies Applied:

DBE9 – Loss of amenity;
DBE1 – Design of new buildings;
LL10 – Provision for landscape retention.

Summary of Representations:

CHIGWELL PARISH COUNCIL – Object – on grounds of the proposal's design and the application should be treated sensitively given the impact on adjoining neighbours' properties. Concern was also expressed that the site plan does not show up to date property layouts.

6 neighbours have been consulted and two replies have been received:-

37, BRACKEN DRIVE – Objected to last application on height and proximity of the garage to our property. The new plans only differ by 6 inches which really is not any change, and a 4 feet change would be acceptable.

3, GLENSIDE – The garage is only inches from my boundary and I thought it would be one metre away. The plans show existing conifers in my garden screening the end wall of the garage. However, these are to be removed since vine vegetation from number 1 Glenside has strangled 5 of the 7 trees. With my boundary fence only being 5ft in height and the end wall of the garage being 17ft in width and 13+ ft to the ridge, it will present me with a view of a sheer brick wall along a substantial length of my boundary. A hipped roof rather than gable end would be less obtrusive, and outlook from my rooms will be less pleasant. The footings of the previous garage caused flooding and the proposed deeper footings would make this worse. The scale of the building 'could' lead to future accommodation uses and any type of residential use should be excluded if permission is granted.

Issues and Considerations:

The proposed garage has a length of 6.5m, a width of 5.2m, and is 2.1m to eaves and 3.95m to ridge. This is not an excessively large size for a garage but in the previously refused application it was sited on the boundaries with no.3 Glenside and no. 37 Bracken Drive. Although it would have only had a small impact on the latter's amenity it would have created an unsightly end wall straight on to the rear garden of no. 1 Glenside. The current application however places the garage 300mm or 1 ft set in from the boundaries, and the impact on the garden amenity of no. 1 Glenside would be reduced, particularly since the existing boundary fence can now remain in situ. The objection from no.1 Glenside is noted but it is the rearmost part of the neighbour's garden that is affected and the impact will now be reduced to an acceptable level. Regarding no.37 Bracken

Drive this property has the flank wall of its own garage just in from the boundary, and consequently there will be little adverse effect on outlook and amenity to this adjoining dwelling.

The Parish Council are concerned about the design of the garage. However, the garage has a pitched roof leading to a central ridge, and will be built of brickwork and roof tile. Its appearance is that of a conventional garage and is acceptable.

In respect of the preserved trees on the site the plans have been amended so that the original and narrower drive will not now be widened so as to avoid any unnecessary impaction of ground surfaces. An Arboricultural report has been submitted with the application, and the Council's trees and landscape team are now satisfied that the construction of the garage will not harm the nearest preserved oak tree, subject to a condition ensuring works are carried out in accordance with the submitted Arboricultural assessment.

Conclusions

This is a minor householder development to build a new domestic garage on the site of a former garage. The proposed garage will now be set in 300mm from the boundaries, and its impact on neighbouring amenity of no.1 Glenside has been reduced. Also this revised application provides for tree protection measures that will safeguard the health of preserved trees on the site. A conditional permission is now recommended.



Epping Forest District Council

Area Planning Sub-Committee South



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Agenda Item Number:	3
Application Number:	EPF/0831/10
Site Name:	1 Glenside, Chigwell, IG7 5RE
Scale of Plot:	1/1250

Report Item No: 4

APPLICATION No:	EPF/1138/10
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). Revised application.
RECOMMENDED DECISION:	Grant Permission (With Conditions)

CONDITIONS

- 1 The development hereby permitted must be begun not later than the expiration of three years beginning with the date of this notice.
- 2 The 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 of proposed development including the provision of garaging/visitors' car parking spaces/vehicles loading or unloading, and turning areas, and the siting, design and external appearance of each of the buildings and the means of access thereto.
- 3 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.
- 4 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.
- 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 in the agreed positions thereafter.

- 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 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.
- 9 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, Class A-C shall be undertaken without the prior written permission of the Local Planning Authority.
- 10 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.
- 11 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.

- 12 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.
- 13 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
- 14 Prior to the commencement of works on site, a hydrological study shall be carried out and a report submitted to the LPA. The result of which will determine whether there is potential to increase flood risk to the site and/or neighbouring properties and/ or the immediate vicinity. If there is such a need, details of an appropriate surface and ground water arrangement/disposal system must then be submitted to the LPA and be approved in writing prior to any works commencing on site. Thereafter the approved system shall be properly implemented and maintained by the owner of the site.

This application is before this Committee since the recommendation conflicts with a previous resolution of a Committee (Pursuant to Section P4, Schedule A (i) 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 and EPF/0294/10 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
EPF/0294/10	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). Refused (Appeal lodged)	

Policies Applied:

Adopted Local Plan and Alterations

DBE1 New buildings
DBE2 New buildings amenity
DBE8 Amenity space
DBE9 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

21 properties were notified and no responses were received:

TOWN COUNCIL – The Committee had NO OBJECTION to this application.

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 was refused by the Area South Committee as an engineers report did not accompany the application.

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) will match the area and footprint covered by the upper ground floor level above. The ground level steps upwards east to west, such that the basement would be cut into the side of the hill onto Eleven Acre Rise.

All other aspects that relate to the appearance and design of the new building, has been previously 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 earthworks 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.

Other considerations

Following the refusal, this revised scheme is now accompanied with an engineer's report detailing that the stability of adjacent properties will not be compromised during the construction of this development.

Consultation with the Building Control section notes it could be done as described using a contiguous pile foundation system to form the basement level. It will act as a retaining wall to neighbouring properties and is an engineered solution that whilst costly and difficult to construct is fully achievable with a detailed Engineer's design. The engineer's report is provided by a Chartered Engineer which suggests an Engineer is part of the design team; this overcomes part of the previous reason for refusal.

Another part of the previous reason for the refusal was potential overdevelopment of the site. As the form of the building approved is comparable with neighbouring properties, any additional increase to the height will make it appear excessive. As a result, to ensure the building height will not increase as a result of the basement, a condition to submit site levels of the building will be required prior to commencement of works.

Land Drainage officer have raised no objection, but recommend a condition controlling impact and surface water regime in the immediate and surrounding area.

With additional conditions, as revised the principle of this development is acceptable as it demonstrates no undue harm to structural stability of buildings within adjacent plots during construction.

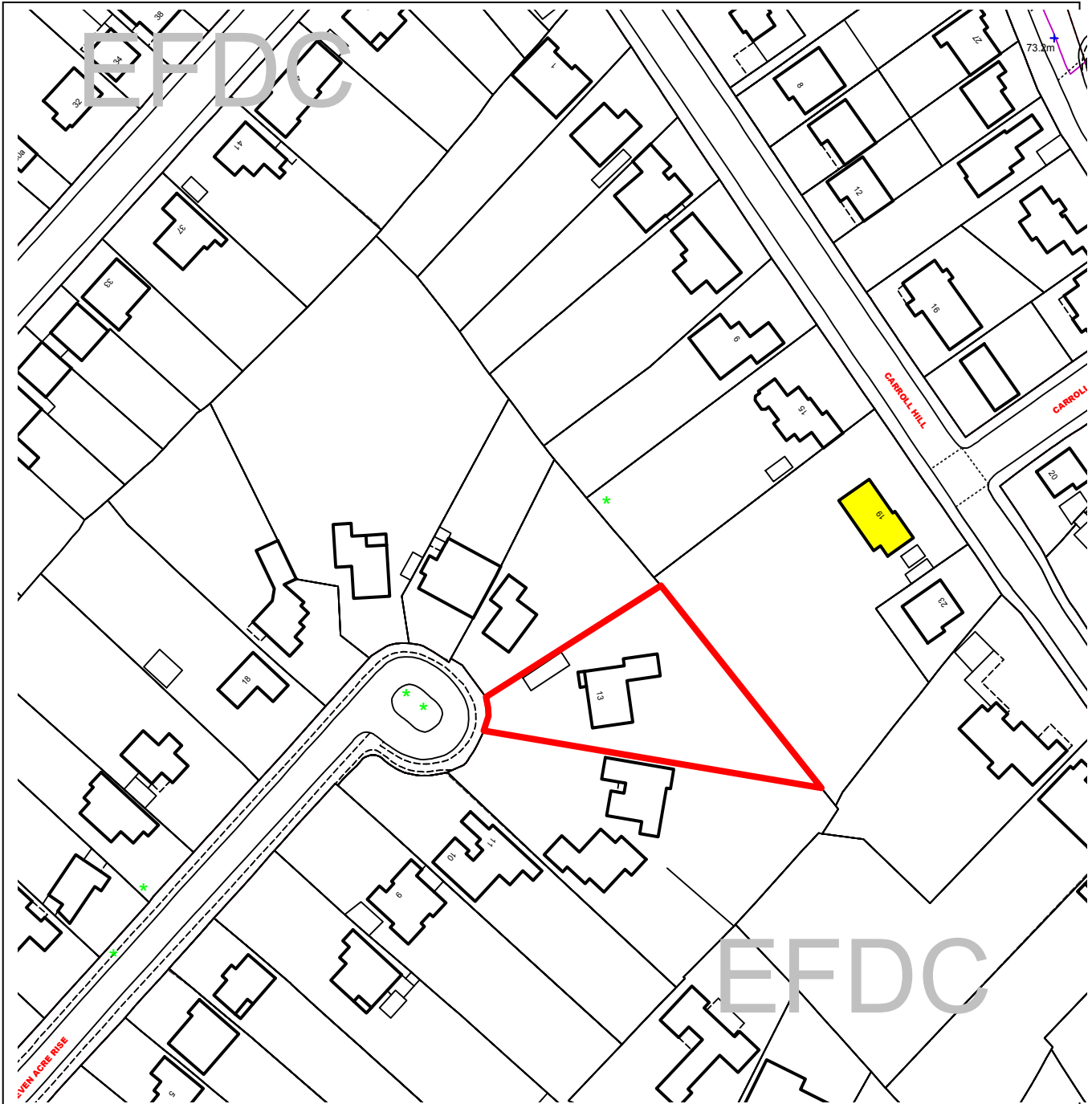
Conclusion

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 under EPF/0912/06, and the impact to neighbours will be minimal. From the appraisal, this application provides an Engineers report and with an additional condition to submit site levels prior to commencement of works, this will ensure the basement is below ground level and therefore not harm its overall design nor result in overdevelopment of the site. 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:	4
Application Number:	EPF/1138/10
Site Name:	13 Eleven Acre Rise, Loughton IG10 1AN
Scale of Plot:	1/1250

Report Item No: 5

APPLICATION No:	EPF/1158/10
SITE ADDRESS:	12 Lambourne Close Chigwell Essex IG7 6EB
PARISH:	Chigwell
WARD:	Chigwell Row
APPLICANT:	Mr Zia Yaqub
DESCRIPTION OF PROPOSAL:	Single storey rear extension and first floor side extension over existing garage. (Revised application)
RECOMMENDED DECISION:	Refuse Permission (Householder)

REASON FOR REFUSAL

- 1 The proposed first floor side extension will extend onto the boundary with adjacent plot No. 13 Lambourne Close terminating in a parapet wall on the boundary. This would result in an unsympathetic appearance that has a near terracing effect, which is harmful to the character and appearance of the locality. As such the proposed development fails to comply with policies CP2 and DBE10 of the Local Plan and Alterations.

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

Description of Proposal:

This is a revised scheme from a previous application refused under delegated authority, planning application reference number EPF/0360/10.

Permission is sought to erect a single storey rear extension and first floor side extension over an existing double garage. The first floor extension will be built onto the common northern boundary.

The single storey rear extension measures 3.3 metres deep by 7.9 metres wide by 3.7 metres high. It will be finished in render with a mono-pitch tiled roof.

The first floor side extension will cover the same footprint with the existing double garage and measures 5.3 metres wide by 5.3 metres deep and will be 7.3 metres to the ridge. It will be finished in render with a tiled coloured roof to match the existing roof.

Description of Site:

The subject site accommodates a two-story detached dwelling house with an attached double garage situated to the west side and at the southern end of Lambourne Close. The street scene is made up of an attractive and varied mix of modern dwelling styles laid out in a compact urban pattern. Dwellings within the street are built to a staggered front building line.

Relevant History:

EPF/0360/10 Single storey rear extension and first floor side extension over existing garage. Refused.

Reason:

The proposed first floor side extension will extend onto the boundary with adjacent plot No. 13 Lambourne Close terminating in a parapet wall on the boundary. This would result in an unsympathetic appearance that has a near terracing effect, which is harmful to the character and appearance of the locality. As such the proposed development fails to comply with policies CP2 and DBE10 of the Local Plan and Alterations.

Policies Applied:

Adopted Local Plan and Alterations

CP2	Protecting the quality of the built environment
DBE9	Loss of Amenity
DBE10	Residential Extensions

Summary of Representations:

7 neighbours were consulted and no letters of representation were received.

CHIGWELL PARISH COUNCIL: No objection

Issues and Considerations:

The main issues raised by the development are its consequences for the amenities of neighbouring occupiers and those arising from its design and appearance.

Amenity

The southern boundary of the subject site is demarcated by a road which grants vehicular access to residential dwellings situated to the west and south of the site. As a result of the sizable setback, these properties will not be affected by the proposals.

As a result of the proximity to the site, the only immediate neighbouring occupier directly affected from the proposals is No. 13. The flank wall of this building has no windows directly facing onto the site. It is considered the proposal will not result in loss of light, loss or privacy or any other valued amenity feature to the neighbouring occupier.

Design and appearance on the character and Appearance of the Area

The property is detached. As such under permitted development there is scope to extend at ground floor up to 4.0 metres to the rear. The proposed rear extension is 3.3 metres deep and is set in a minimum of 2.5 metres from the boundary with adjacent plot to the north boundary No. 13. Consequently the rear extension alone does not require planning permission. Notwithstanding this

the design and appearance of the rear extension is acceptable and will not harm the amenity of neighbouring occupiers. With matching materials, it will be a complementary addition to the building and is therefore acceptable.

Turning to the second part of the proposal, this is to erect a first floor extension above the existing attached double garage. In assessing the first floor side extension, National Planning Policy 1: Delivering Sustainable Development (PPS1) is relevant as it reinforces high quality design as a material consideration. Furthermore, the Council's policy DBE10 and CP2 requires new extensions to protect the quality of the built environment and to complement and, where appropriate, enhance the appearance of the existing building. The supporting text for policy DBE10 makes it clear that side extensions to detached houses should be set in a minimum of 1 metre from the boundary of the site in order to maintain appropriate visual gaps between such houses for the purpose of safeguarding the character of the locality.

In order for proposals to respect the character of their surroundings, the treatment of the spaces between and around buildings is an important feature of the design as extensions should be designed with adequate separation from neighbouring buildings to prevent a terracing effect. They should also blend in with the existing building style rather than stand out from it as an obvious addition. Although buildings are juxtaposed along the Close, they all retain visual gaps from the boundary at first floor level. Where there are examples of a building or garage extending onto the boundary, it is usually a single storey element with a subordinate roof profile.

The front corner of the adjacent building No. 13 is set back some 3.0 metres from the common boundary with the subject site and this gap narrows rearwards to 1.5 metres. Consequently the narrowed position of the buildings terminates in a visual pinch point. This proposal will leave very limited space between the buildings as it utilizes the full extent of the plot at first floor level. It will result in the severe narrowing of an important gap between 12 and 13 Lambourne Close causing a near terracing effect that would be harmful to the appearance of the street scene.

By failing to adhere to a 1.0 metre minimum separation distance from the boundary this proposal fails to accord with policy DBE10. Having regard to the visual harm that would be caused, if the proposal were allowed it would undermine the aims of the policy in respect of this particular locality.

In terms of the detailed design of the proposed extension, this must be considered in the context of the design of buildings in this part of the street, which is made up of wide buildings set within restricted plots. Buildings in the locality are further characterised by hipped roof profiles with an eaves overhang. The roof of the proposed side extension would be hipped to reflect that character but since it would be built onto the boundary a parapet end wall is proposed to its flank elevation. The resulting roof design therefore omits the eaves overhang that is a common feature. While this provides a possible design solution to ensure the eaves do not overhang onto the boundary of the neighbouring plot, it does not respect the roof design of the subject building or the building styles in neighbouring plots. Consequently, the proposal would also have a harmful impact on the street scene by reason of its poor detailed design as well as its unsympathetic bulk and siting.

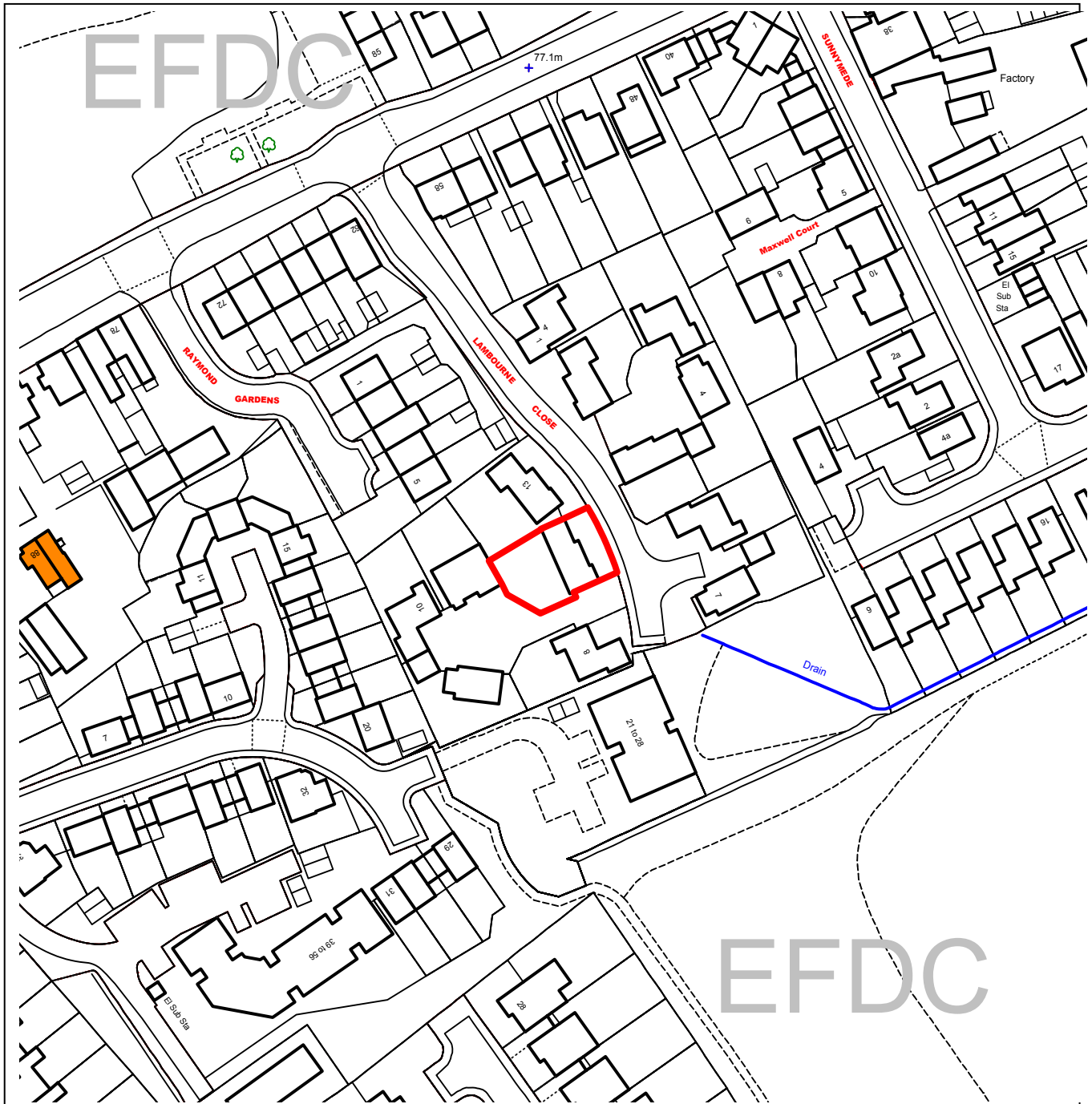
Conclusion:

The proposed first floor extension, due to its proximity to the boundary with 13 Lambourne Close and its poor detailed design, will be out of keeping in the street and will adversely impact the visual amenity of the area. In light of the above appraisal, it is recommended that the proposed development be refused.



Epping Forest District Council

Area Planning Sub-Committee South



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Agenda Item Number:	5
Application Number:	EPF/1158/10
Site Name:	12 Lambourne Close, Chigwell IG7 6EB
Scale of Plot:	1/1250

Report Item No: 6

APPLICATION No:	EPF/1198/10
SITE ADDRESS:	18 England's Lane Loughton Essex IG10 2QQ
PARISH:	Loughton
WARD:	Loughton St Johns
APPLICANT:	Ms Sharon Mitchell
DESCRIPTION OF PROPOSAL:	Retention of garden shed/outbuilding.
RECOMMENDED DECISION:	Grant Permission

CONDITIONS

None

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 is for the retention of an outbuilding.

The outbuilding is sited in the rear garden of a house and is positioned towards the northern boundary fence. It is used for purposes ancillary to the dwelling it serves.

As a result of a change in ground level on the site of the building, its height varies from 4m at the front elevation to 2.5m at the rear of the building. It has a very shallow pitched gabled roof and a footprint 5m wide by 6m in length. The roof projects 1m beyond the front elevation.

The outbuilding is sited 0.8m from the east boundary fence, 1.3m from the west boundary fence and 4.4m from the north boundary fence. The walls of the outbuilding have a smooth rendered finish. Its front elevation is painted green and side and rear elevations are unpainted. Its roof is covered in a green felt.

Description of Site:

The application site comprises of a two storey semi-detached dwelling located on the north side of England's Lane in a rectangular plot. There is hardstanding at the front property for parking and a 35m long garden to the rear. The ground level rises to the north, towards the rear boundary fence which backs on to the rear gardens of a residential block of flats, Copper Beech Court. Copper Beech Court is on significantly higher ground.

The house has been extended with a two-storey rear extension. The adjoining property at no 20 England's Lane has a single storey rear extension and adjacent neighbour at no 16 has a rear conservatory. A low but significant outbuilding is situated in the rear garden of 20 adjacent to the

outbuilding this application relates to. East of the outbuilding at 20 England's Lane are garages for Copper Beech Court.

Relevant History:

EPF/1367/01. Two storey rear extension. Approved

EPF/1156/07. Erection of rear conservatory. Approved 2007.

EPF/0238/10 Certificate of lawful development for existing outbuilding. Not lawful

Policies Applied:

CP2 – Protecting the quality of the rural and built environment

DBE9 – Loss of Amenity

DBE10 – Residential Extensions

LL10 – Adequacy of provision for landscape retention

Summary of Representations:

14 neighbours were consulted and the following replies were received:

LOUGHTON TOWN COUNCIL - The Committee was strongly critical that this was a retrospective application and OBJECTED to the visual intrusion of the bulky dimensions of the erected outbuildings and its impact that had caused substantial loss of amenity at the rear to neighbouring properties in Copper Beech Court.

However, the Committee would waive its objection if the District Council imposed the following planning conditions to protect the amenity of residents of Copper Beech Court:

- No residential occupation
- A condition requiring the painting of the rear of the outbuilding an appropriate green to mask the appearance of the structure
- Installation to the rear of the structure of suitable plant screening and its maintenance in that condition

14, 24 and 16 LOUGHTON LANE - Letters in support of the application as it does not spoil outlook

FLAT 8 COPPERBEACH COURT, GOLDINGS ROAD – No objection as it will not result in any harm to neighbours' views

20 ENGLANDS LANE: Objects – Obtrusive, overbearing and will result in loss of privacy. Too big for a normal shed therefore, it cannot be classed as a shed. Will set a precedent. Potential harm to mature tree.

Issues and Considerations:

The main issues are the consequence of this development on the character and appearance of the locality and the amenities enjoyed by the occupants of neighbouring dwellings.

The properties facing onto England's Lane have long rear gardens and the outbuilding is situated some 25m beyond the rear of the nearest house. It is some 18m from the nearest flats at Copper Beech Court, which are at higher level. It also aligns with the position of adjacent outbuildings, although it is a more substantial building than that at 20 England's Lane.

Having regard to the distances separating the outbuilding from adjacent dwellings and its siting adjacent to existing outbuildings it does not appear intrusive or inappropriate in its context. Furthermore, its size and position does not result in any adverse impact on the amenities of the occupants of neighbouring dwellings. Specifically, it does not appear overbearing and does not cause any excessive overlooking. The use of the outbuilding causes no harm to neighbours' amenity. Any use of it for a purpose that is not ancillary to the use of 18 England's Lane as a dwellinghouse, including its use as a separate dwellinghouse, would require planning permission therefore it is not necessary to impose a condition on any consent given to restrict its use. Such a condition would not impose any additional obligation on the applicant than that which already exists in law.

The visual impact of the outbuilding is in any event mitigated to a degree by a 1.8m high boundary fencing that screens a great portion of it from adjacent gardens to the east and west to the site. A good quality Monterey Cypress tree approx 2m to the rear of the outbuilding and the northern boundary serves to obscure views of it from Copper Beech Court.

Having regard to its limited visual impact, the external materials used are acceptable in appearance. It is therefore not necessary to impose a condition on any consent given requiring it be painted green, although such a condition would not impose an onerous obligation on the applicant.

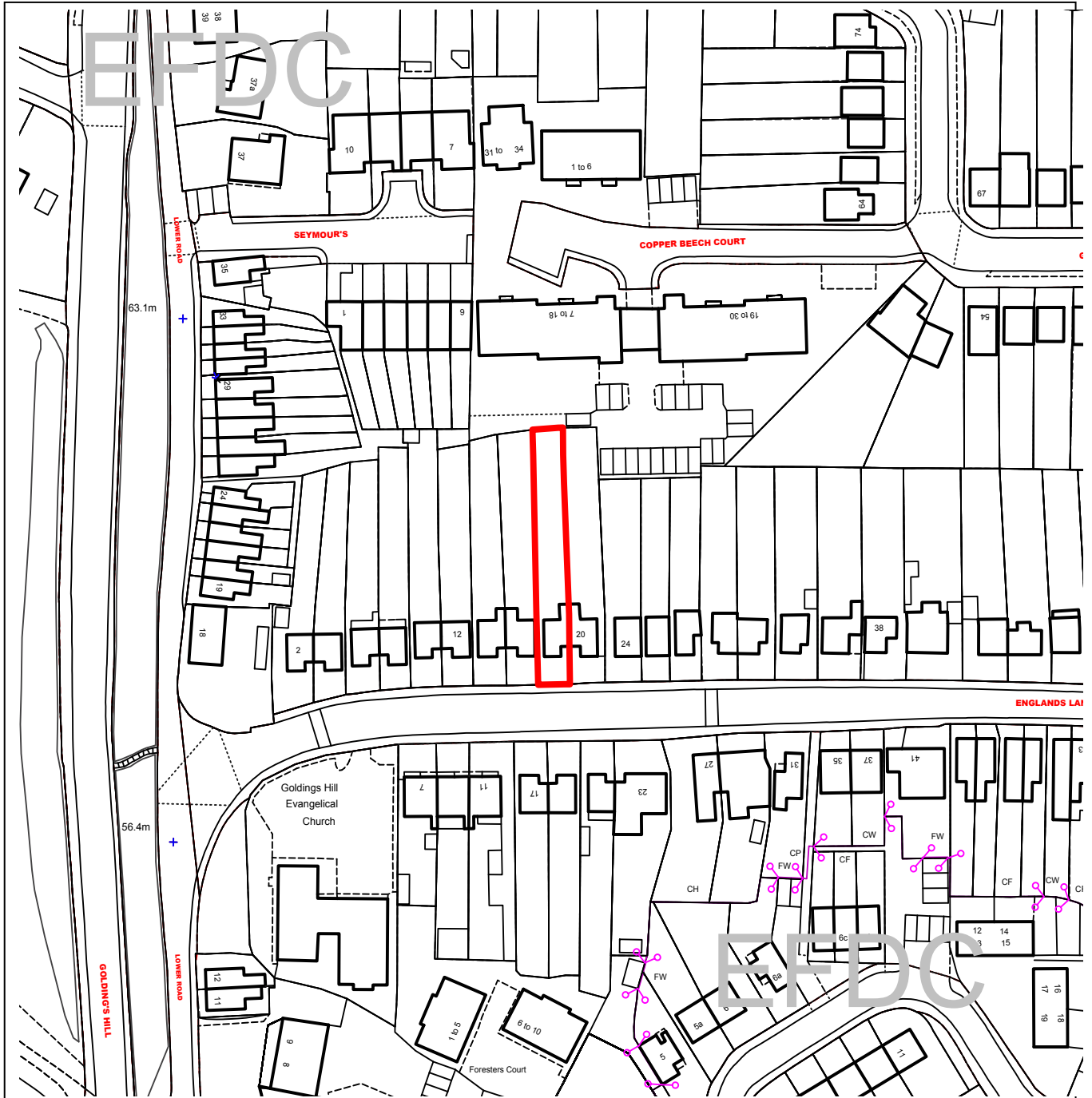
Conclusion

The outbuilding causes no harm to the character and appearance of the locality or to the amenities of the neighbours. Accordingly it complies with adopted planning policy and it is recommended that planning permission be granted.



Epping Forest District Council

Area Planning Sub-Committee South



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Agenda Item Number:	6
Application Number:	EPF/1198/10
Site Name:	18 England's Lane, Loughton IG10 2QQ
Scale of Plot:	1/1250

Report Item No: 7

APPLICATION No:	EPF/1260/10
SITE ADDRESS:	25 Rochford Avenue Loughton Essex IG10 2BS
PARISH:	Loughton
WARD:	Loughton Broadway
APPLICANT:	Mr P Seabourne
DESCRIPTION OF PROPOSAL:	Single storey side and rear extensions. (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 Materials to be used for the external finishes of the proposed extension, shall match those of the existing building.

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

Description of Proposal:

The applicant seeks planning permission for the construction of a single storey side and rear extension that is to wrap around the existing dwelling. An existing conservatory to the rear of the dwelling is to be removed to make way for the development.

The extension would project 3 metres from the original rear façade of the dwelling and would comprise of a width of 8.7 metres joining the side element of the wrap around extension. The side element of the wrap around extension would be constructed in line with the front façade, have a width of 2 metres and a depth of 10.9 metres. The wrap around extension would be constructed up against both side boundaries of the site. Its eaves height would be less than 3m and its overall height would not exceed 4m.

Description of Site:

The subject site is located on the southern side of Rochford Avenue approximately 80 metres north-west of Willingale Road within the town of Loughton. The site is mainly regular in shape apart from the rear which has a slight kick to it. It is relatively level and comprises of approximately 270 square metres.

A double storey semi detached dwelling finished from render is located towards the front of the site. Off street parking is located on the hard surface towards the front of the dwelling. A private open space area which is screened by a timber paling fence on the side and rear boundaries is located to the rear of the site.

The site is located within a well established residential area that mainly comprises of terrace style dwellings and semi detached double storey dwellings. Building form, shape and scale are surrounding dwellings are similar to the subject site. Front setbacks from the highway are consistent within the street scene.

Relevant History:

EPF/0045/10 - Two storey extension to rear. (withdrawn)

Policies Applied:

CP2 – Protecting the rural and built environment

DBE9 – Loss of Amenity

DBE10 – Residential Extensions

Summary of Representations

LOUGHTON TOWN COUNCIL – objects for the following reason:

The committee objected to this application as the side extension was built right up to the site boundary and would have a deleterious effect on the adjoining neighbours' amenities of numbers 19 and 23.

14 neighbouring properties were notified and no responses were received.

Issues and Considerations:

Having regard to the dimensions and siting of the proposed extension it appears to be permitted development. The applicant was advised but has decided to proceed with the planning application since it had already been registered.

The main issues to be addressed in this case are the design and appearance of the development and impact on the amenities of the adjoining property occupiers.

Design:

Policies CP2 and DBE10 of the Epping Forest District Local Plan seeks to ensure that a new development is satisfactory located and is of a high standard of design and layout. The supporting text of policy DBE10 allows for single storey extensions to semi-detached houses to project up to the side boundaries.

The proposed development in terms of its size is appropriate as it would not result in a development that would appear bulky or large in terms of its massing. It would form an integral part and appear subservient to the original building. It would therefore complement it and respect the appearance of the street scene.

Amenity:

The size and siting of the development is also considered to be appropriate in terms of its impact on amenity. It would only project 3 metres from the original rear façade, 1.2m less than the existing

conservatory which projects 4.2 metres. The extension would not result in overbearing impact or be visually intrusive to adjoining property occupiers.

Due to the orientation of the site, the position and the size of the development, there would not be a significant amount of overshadowing of adjoining private open space areas or habitable room windows to warrant a reason of refusal.

The extension is single storey incorporating only openings that face the rear garden area. As a result, and given that there is a timber paling fence located on the boundaries, there would not be a loss of privacy to adjoining property occupiers in relation to overlooking.

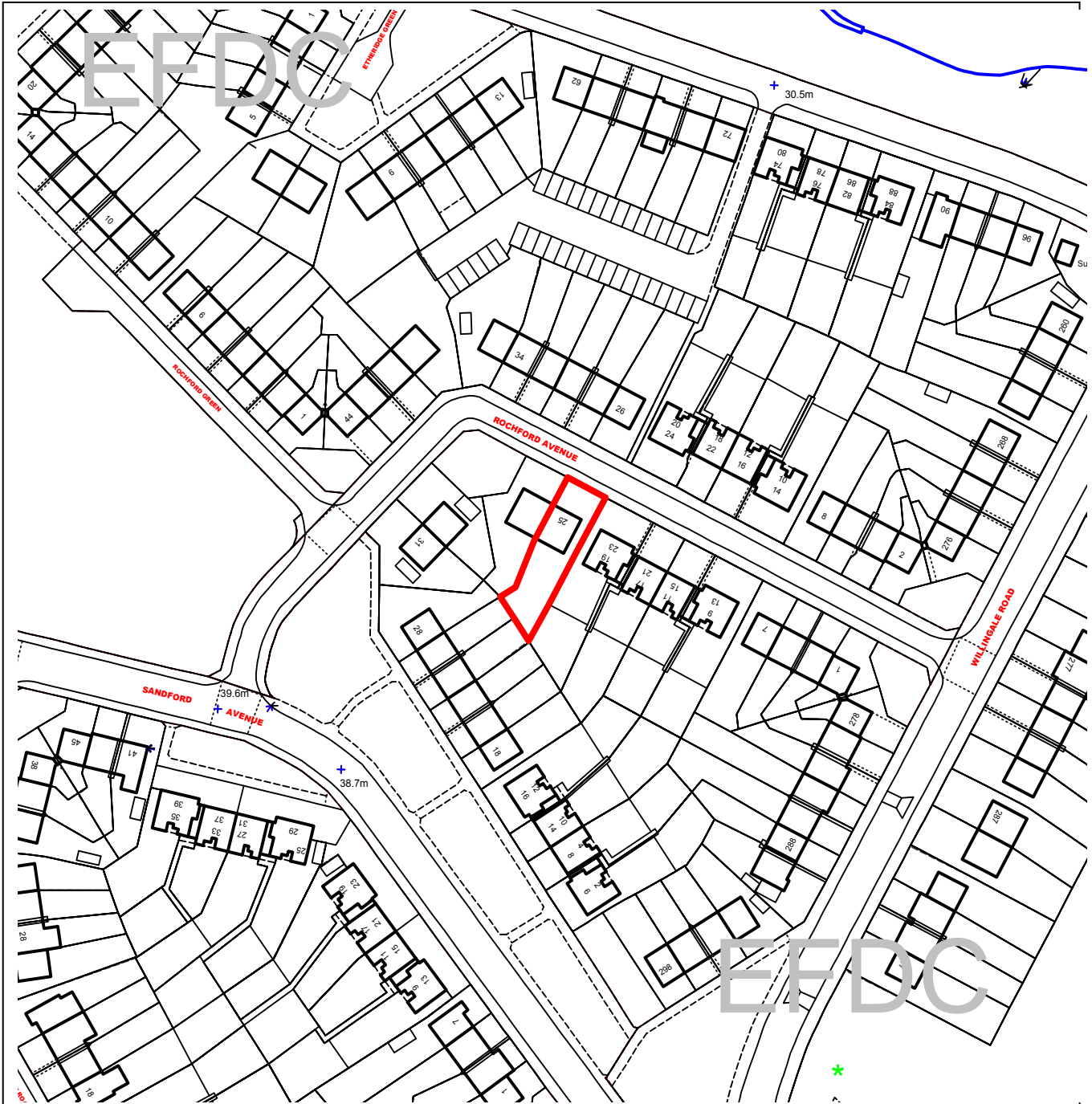
Conclusion:

In conclusion, the proposed development is acceptable in terms of its design and appearance in that it will reflect and maintain the character of the street scene and the surrounding area without causing a harmful impact to the amenities of adjoining property occupiers. It would be in accordance with the policies contained within the Adopted Local Plan and Alterations and therefore it is recommended that the application be approved subject to conditions.



Epping Forest District Council

Area Planning Sub-Committee South



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Agenda Item Number:	7
Application Number:	EPF/1260/10
Site Name:	25 Rochford Avenue, Loughton IG10 2BS
Scale of Plot:	1/1250

Report Item No: 8

APPLICATION No:	EPF/1262/10
SITE ADDRESS:	2 Princes Road Buckhurst Hill Essex IG9 5EG
PARISH:	Buckhurst Hill
WARD:	Buckhurst Hill West
APPLICANT:	Moy Design and Build
DESCRIPTION OF PROPOSAL:	New roof with dormer windows. (Revised application)
RECOMMENDED DECISION:	Grant Permission (With Conditions)

CONDITIONS

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

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

Description of proposal:

The applicant seeks consent to alter the roof form in order to provide first floor accommodation in the roof. The new roof is a crown style roof and the height measures 5.8 metres (when viewed from the street) and eaves height measures 3.0 metres. The proposal also involves the construction of dormer windows to the side and rear resultant roof slopes.

Description of site:

The site accommodates an extended detached bungalow located on the south-eastern corner of Princes Road. It is also situated at the corner junction of Queens Road and the site wraps around the corner entrance that grants vehicular access to Buckhurst Hill Underground Station car park. The buildings sited along Princes Road are constructed at an angle to the road and the site is in a uniform front building line with neighbouring single-storey semis situated along the southern side of Princes Road.

The bungalow forms part of a group of single-storey buildings that is in contrast to the surrounding buildings which are two-storey on Princes Road and predominantly three-storey on Queens Road.

Relevant History:

CHI/0504/71. Erection of garage. Approved 1971

EPF/1032/74. Single storey rear extension. Approved 1974

EPF/0492/91. Conservatory extensions. Approved 1991

EPF/1609/00. Single storey side/ front extension. Approved 2000

EPF/1817/02. Single storey rear extension. Refused 2002.

EPF/2332/02. Single storey rear extension. (revised application). Approved 2002.

EPF/0523/03. Change from approved flat roof to pitched roof over extension and erection of detached garage. Approved.

EPF/0656/10. Remove roof from existing bungalow, replace with new roof with rooms in and dormer window. Withdrawn 2010

Policies Applied:

CP2 – Protecting the quality of the built environment

DBE9 – Loss of amenity

DBE10 – Design of residential extensions

Summary of Representations

20 Neighbouring occupiers consulted, no neighbour responses received.

BUCKHURST HILL PARISH COUNCIL Objection: Out of keeping with street scene and surrounding properties.

Issues and Considerations:

The main issues raised by this development are its impact on neighbouring occupiers' amenity and the impact of its design and appearance within the street scene.

Amenity

The property is detached from neighbouring dwellings in Princes Road and the proposal will result in an overall increase in the height of the roof of 0.5 metres leaving the height of the building at 5.8 metres.

The part of this development that affects neighbouring plots is the proposed dormer windows, specifically the one proposed on the south-western side of the roof and to a lesser extent the dormer positioned to the rear and south-east facing roof slope. The new windows could potentially result in overlooking to the immediate neighbouring property, number 4 Princes Road. This neighbouring property presently however, has no rooms in the roof.

Having regard to the layout of proposed first floor rooms within the roof, the side dormer that will directly look onto this neighbour would serve a bathroom and could be obscure glazed. The rear window will have views of the end of rear gardens only; as such there is no potential for overlooking.

Other matters relating to amenity including impact on privacy and light have been considered and found acceptable.

Overall, the proposal would safeguard the amenities enjoyed by the occupants of neighbouring properties.

Design and appearance

The site is situated on a prominent corner location where the proposal will be highly visible in the street scene. However, since the property is an isolated detached bungalow it already appears distinct from buildings in neighbouring plots. The objection received from the Town Council is considered as part of the following assessment of the design of the proposal.

The alterations to the design of the building concern only the roof. The footprint of the building will not increase.

The present roof form does not allow sufficient headroom to provide accommodation in the roof. The addition of dormer windows and use of crown roofs are common features to provide necessary head room.

The proposed alteration to the roof form will result in a crown style roof appearance that will retain the appearance of a bungalow. Though neighbouring properties are designed with a single ridge, these properties are at a higher level when compared with the subject site and, being semi-detached houses, they cover a wider plan area compared to the subject house.

The proportion of the ground floor in relation to the proposed roof form is acceptable in appearance while the pitch of the roof will be similar to that of the existing roof. The roof will therefore complement the appearance of the building.

The proposed side and rear dormers are flat and proportionately small when compared to the resultant roof slope. They are also adequately set in from the crown and appropriately sited within the roof slope. No dormer is proposed to the front elevation although two roof lights of acceptable size and design would be installed.

Overall, the proposed alterations will respect the character of the existing house and will relate well to surrounding properties. As such the house as altered will not appear out of keeping within the street.

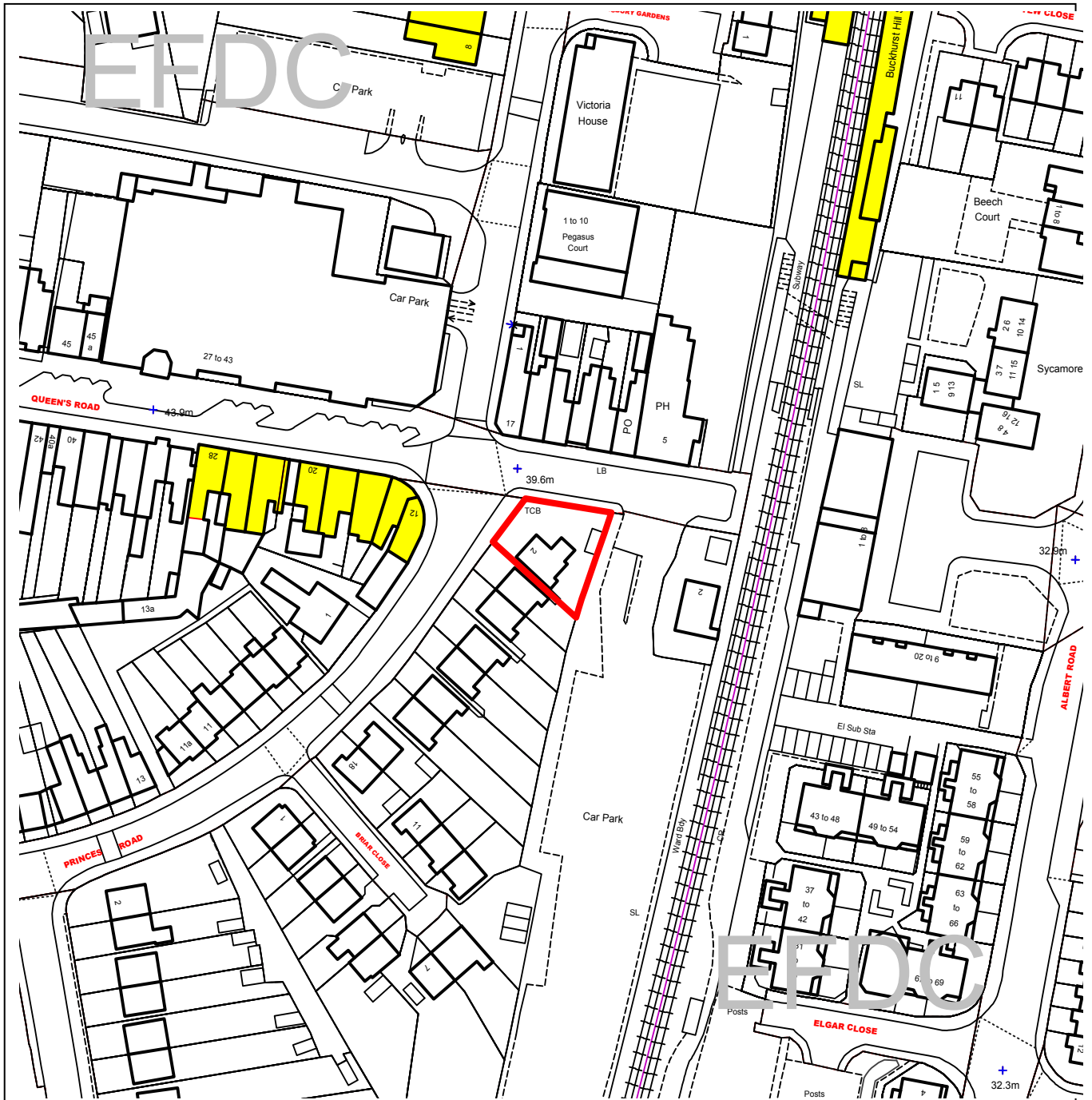
Conclusion:

The proposal is an acceptable development that generally accords with the requirements of adopted planning policy. It is therefore recommended that planning permission is approved with conditions.



Epping Forest District Council

Area Planning Sub-Committee South



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Agenda Item Number:	8
Application Number:	EPF/1262/10
Site Name:	2 Princes Road, Buckhurst Hill IG9 5EG
Scale of Plot:	1/1250

Report Item No: 9

APPLICATION No:	EPF/1376/10
SITE ADDRESS:	2 Lower Park Road Loughton Essex IG10 4NA
PARISH:	Loughton
WARD:	Loughton Forest
APPLICANT:	Mr Denis Myers
DESCRIPTION OF PROPOSAL:	Extension of time limit on EPF/2024/06 (Demolition of existing house and erection of 8 no. flats and parking - revised application allowed on appeal)
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 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.
- 3 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.
- 4 Wheel washing or other cleaning facilities for vehicles leaving the site during construction works shall be installed in accordance with details which shall be submitted to and agreed in writing by the Local Planning Authority and these facilities installed prior to the commencement of any building works on site, and shall be used to clean vehicles leaving the site.
- 5 The development, including site clearance, must not commence until a scheme of landscaping and a statement of the methods of its implementation have been submitted to the Local Planning Authority and approved in writing. The approved scheme shall be implemented within the first planting season following the completion of the development hereby approved.

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

same place, unless the Local Planning Authority agrees to a variation beforehand, and in writing.

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

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

- 6 None of the flats shall be occupied until the areas shown for the parking and manoeuvring of vehicles on drawing No803/02d have been surfaced in accordance with the details to be submitted to and approved in writing by the Local Planning Authority prior to the commencement of any development. The parking and manoeuvring areas shall thereafter be permanently retained for use by vehicles, as approved.
- 7 Gates shall not be erected on the vehicular access to the site or across the car parking area shown on drawing No803/02d without the prior written approval of the Local Planning Authority.
- 8 Development shall not begin until details of the design of the vehicular access to Lower Park Road, including the details of pedestrian visibility splays and the removal of the existing access, have been submitted to and approved in writing by the Local Planning Authority. The vehicular access shall be provided and the existing access shall be removed in accordance with the details before any of the flats are occupied. The access and pedestrian visibility splays shall thereafter be permanently retained as approved.
- 9 A flood risk assessment shall be submitted to and approved by the Local Planning Authority prior to commencement of the development. The assessment shall demonstrate compliance with the principles of Sustainable Drainage Systems (SuDS). The approved measures shall be carried out prior to the first occupation of the building hereby approved and shall be adequately maintained in accordance with a management plan to be submitted concurrently with the assessment..
- 10 Notwithstanding the provision of the Town and Country Planning General Permitted Development Order 1995 (or of any equivalent provisions of any Statutory Instrument revoking or re-enacting the Order) no windows or dormer windows other than any shown on the approved plan shall be formed at any time in the north east or south east facing elevations of the development hereby permitted.

This application is before this Committee since it is an application for residential development of 5 units or more and is recommended for approval (Pursuant to Section P4, Schedule A (d) of the Council's Delegated Functions).

Description of Proposal:

The proposal is an extension of time limit to planning permission EPF/2024/06 to demolish No2 Lower Park Road and erect eight flats with associated parking to the rear. The block would be "T"

shaped with the front section facing Loughton High Road and a 20m section returning along Lower Park Road. The structure would be three storeys with two flats provided in the roof. The building is a maximum of 11.0m in height.

Description of Site:

The immediate area around the site is largely residential and although mainly made up of detached and semi detached dwellings there is a similar flat complex on the other corner of Lower Park Road and the High Road. The existing dwelling on the site is also known as Plymouth Lodge and although not a statutory listed building it is included on the local list of buildings worthy of special consideration.

Relevant History

EPF/1130/05 - Demolition of existing house and erection of 10 no. flats and parking. Refuse Permission - 06/04/2006.

EPF/2024/06 - Demolition of existing house and erection of 8 no. flats and parking. (Revised application). Refuse Permission - 12/12/2006. Written Representations Appeal – Allowed with Conditions, 29/10/2007.

Policies Applied:

CP1 – Achieving Sustainable Development Objectives
CP2 – Protecting the Quality of the Rural and Built Environment CP3 – New Development
CP4 – Energy Conservation
CP5 – Sustainable Building
CP6 – Achieving Sustainable Urban Development Patterns
CP7 – Urban Form and Quality
DBE1 – Design of New Buildings
DBE2 – Effect on Neighbouring Properties
DBE3 - Design in Urban Areas
DBE6 – Car Parking in New Development
DBE8 – Private Amenity Space
DBE9 – Excessive Loss of Amenity to Neighbouring Properties
ST1 – Location of Development
ST2 – Accessibility of Development
ST4 – Road Safety
ST6 – Vehicle Parking
H2A – Previously Developed Land
H3A – Housing Density
H4A – Dwelling Mix
HC13A – Local List of Buildings
LL11 – Landscaping Schemes

SUMMARY OF REPRESENTATIONS:

(110 properties consulted – 6 replies at the time of writing the report).

109 HIGH ROAD: Objection. Plymouth House is a locally listed building and formed part of the gate lodges to the parks estates. This is an attractive house with a mature garden and provides a wonderful visual impact on the streetscape. I understand the government have revoked regional targets and the case here seemed to be cramming as many flats into a cramped space without regard to neighbour's privacy. Parking and extra traffic will be an issue at a dangerous crossroads. I also note that the new Government is not encouraging home owners to sell off part of their gardens to developers. Something I feel strongly about as I do not want to live in a concrete jungle

nor I would imagine would anyone who has worked hard to maintain and improve their house over the years.

This application has provoked such an emotional feeling from the people of Loughton, who like where they live and like the idea that we have a history to tell through our buildings and monuments. I feel that it is time our Council stood up for us the residents and stopped money grabbing developers ruining our town.

17 MEADOW ROAD: Objection. The existing house is a particularly fine Victorian dwelling in the "Cottage Orne" style. The height bulk and design of this block of flats is out of keeping with adjacent dwellings in Lower Park Road and opposite on the High Road. There would be a loss of privacy and overlooking of No109 High Street and 6 Lower Park Road. The proposal will lead to extra traffic and parking concerns. The flats represent a significant change in the character of the area contrary to the local plan.

57 MEADOW ROAD: Objection. The new building is not appropriate to the area. I dispute that replacing a charming arts and crafts house with an apartment block is making better use of land. The applicant's contention that he is preserving the design in a bland apartment block is absurd. The gradual disappearance of large Victorian and Edwardian properties in Loughton cannot go on.

16 THE CRESCENT: Objection. The development will have knock on effects in terms of parking; this is already noticeable on Algiers Road. If this development is allowed parking will be a nightmare for residents.

122 LOWER PARK ROAD: Objection. The proposal will create disruption and congestion on a residential road. The house is part of the history of Loughton and should be maintained. The house is part of the history of Loughton and this should not be allowed to be wiped out by faceless flats. Loughton has become overdeveloped by luxury flats.

17 THE AVENUE: Objection. Object to the loss of this pretty, historic and architecturally interesting house. Increase in traffic, parking and pollution in an already congested area. The design is not in keeping with the character of the area. The proposal would result in loss of privacy to neighbours immediately adjacent the site. The block of flats would be a charmless intrusion into a hitherto charming part of Loughton.

LOUGHTON TOWN COUNCIL: Since the date of approval on appeal of the previous planning application EPF/2024/06, there had been three government policy changes; PPS5 (Historic Environment Planning Practice Guide) allowing locally listed buildings to be considered as separate heritage assets, the coalition government's revocation of regional house building targets and recent ministerial direction against 'garden grabbing'.

Consequently the Committee OBJECTED to this planning application owing to the loss of Plymouth Lodge, a locally listed building, to facilitate a bulky development which would build over a large percentage of the garden. The proposed works were considered out of character with the surrounding streetscene and together with the overdevelopment of the site was deemed contrary to Policy DBE1 (i) and (ii) of Epping Forest District Council's adopted Local Plan and Alterations.

In addition, the Committee was concerned that only one parking space had been allocated to each flat and, with no additional visitor parking, this would increase the likelihood of parking in Lower Park Road, which already had restricted parking.

Issues and Considerations:

The main issues to consider relate to;

- Whether the existing building should be retained for its historic, architectural or visual interest.
- The impact of the proposed building on the character and appearance of the area.
- The effect on the living conditions of neighbours.
- Changes to Planning Policy Statement 3 (Housing) in respect of the definition of previously developed land and density levels

Whether the Existing Building Should be Retained

The existing dwelling on site, also known as Plymouth Lodge, appears on the local list of buildings deemed worthy of special consideration in the exercise of the development control process. The local list does not offer a building statutory protection, however it is a planning consideration and provided one of the three reasons to refuse the previous application when it was determined by the Local Planning Authority. The structure which is in the Arts and Crafts style of the late 19th Century was built as a lodge house for the Loughton Parks Estate. The house is characterised by a very deep eaves and gable feature and represents a charming architectural feature on the main thoroughfare through Loughton. The Inspector in the subsequent appeal recognised the charming and attractive appearance of the building and its high local value. However he opined that little evidence had been provided that the building displayed physical evidence of periods of local economic, technical, or social significance or has an importance in respect of well known local people or historic events.

The comments from the Council's Heritage Officer at the time of the appeal stated that "the original cottage was the lodge house at the entrance to the former Loughton Parks Estate and the extension is a very good example of the late 19th century Arts and Crafts style that retains the majority of its original features". It was stated that the building was of significant local architectural and historic interest. Further details have been provided by the Council's Heritage Officer in relation to the building's local significance. There is some suspicion that the design of the later additions was the work of the prominent chapel architect James Cubitt. The building is seemingly in his style, however this cannot be proven. The point is reiterated that the building was originally a lodge house for Loughton Parks Estates.

There is little in the way of firm evidence that this is a dwelling constructed by a prominent architect or displays any specific significance in terms of craftsmanship, design, detailing or features, which justifies its retention. There is nothing to suggest any significant social or economic ties or a connection to well known local people or historic events. Therefore although the building represents a charming, attractive element of the character of the Loughton area there is nothing of specific significance that demonstrates that the building should necessarily be retained. Changes to Planning Policy Statement 5 (Planning for the Historic Environment) recognises the role locally listed buildings can play as a heritage asset. However Local Planning Authority's should take into consideration the nature of the significance of the heritage asset and the value it holds for this and future generations. It is not considered that the level of significance demonstrated is sufficient to warrant the retention of this building above the other material planning considerations.

Impact on the Appearance of the Area

The proposed elevation of the block of flats facing the High Road has a deeply hipped roof with a roof slope stepped down and broke by roof dormer window features adjacent to No109 High Street. The main section of the building, which runs parallel to Lower Park Road, has half dormer features and also steps down towards the south east neighbour, No6 Lower Park Road. This design pays close attention to the height of adjacent properties whilst also mirroring the taller block

of flats at the entrance to Lower Park Road. The development retains adequate separation distance to the boundaries and as such would not appear cramped. Although the predominant style in the vicinity is housing there are a number of flat complexes along the High Road and as such the height and density would reflect these developments whilst the step down in the built form would reduce any imposing impact on neighbouring dwellings. The design offers enough detailing to provide the building with visual interest and character without appearing overly ornate or cluttered.

Impact on Neighbours Amenity

Two dwellings are potentially impacted upon by this development. No6 Lower Park Road borders the site on the south east boundary. This building has two large habitable room windows on its side elevation facing the proposal site. These windows would suffer no significant loss of daylight or sunlight and the separation distance between elevations would ensure that the structure was not unduly overbearing. There is adequate separation distance from the elevations of the proposed building to the private amenity space at the rear of this dwelling to ensure that a reasonable level of privacy would be maintained.

The dwelling on the north east flank, No109 High Road, contains a number of rear facing windows. However the design of the block of flats ensures there would be no loss of light or outlook. The side elevation of the single storey section of the dwelling, adjacent to the boundary, contains a number of windows. However the section of building adjacent to this house would be on a similar footprint and although the built form would be closer to the boundary and of a larger scale there would be no material increase in loss of light or outlook. A corner window would suffer some loss of sunlight and daylight, however this is not the only window serving the room and any loss would be to an acceptable level. The proposed windows in the rear elevation would be close to the boundary with No109 High Road. This would provide views into the private amenity space at the rear of this property. Although there would be an increase in overlooking of No109 this would not be much greater than what exists from first floor windows at No109 into the proposal site. The garden area is fairly generous and a reasonable level of privacy could still be maintained. As such overlooking would not be excessive and consistent with the scenario in a built up residential area.

Private Amenity Space

The private amenity space provided is adequate with the majority located to the rear of the building. The proposal is also located in an urban area with good access to public amenities.

Landscaping

An adequate soft landscaping of the site can be secured by condition therefore any planning permission given will be conditioned to secure such a scheme to deliver adequate planting within an appropriate timeframe.

Highways and Parking

The site provides eight parking spaces and in an area with excellent public transport links, bus routes and the local underground station, this is deemed acceptable. There are no highway concerns with this development. It is not envisaged that the scheme would lead to an excessive increase in on street parking.

Land Drainage

Although the development is not within a flood risk zone it is of a size where it is appropriate for the applicant to demonstrate compliance with sustainable drainage systems. Therefore any

planning permission granted will be conditioned with the standard land drainage condition requiring a Flood Risk Assessment.

Changes to PPS3 (Housing)

Recent Government amendments to PPS3 have excluded residential gardens from the definition of previously developed land in Annex B and the minimum density of 30 dwellings per hectare has been deleted from paragraph 47. This is a material consideration when determining planning applications. PPS3 does however still promote the efficient use of land in the provision of housing, where it respects the character of the area. The immediate area around the development site is characterised by a mix of housing styles including flat complexes of a similar density and size. The proposed building would have no serious impact on the character and appearance of the immediate vicinity whilst providing a more efficient use of land in a sustainable location.

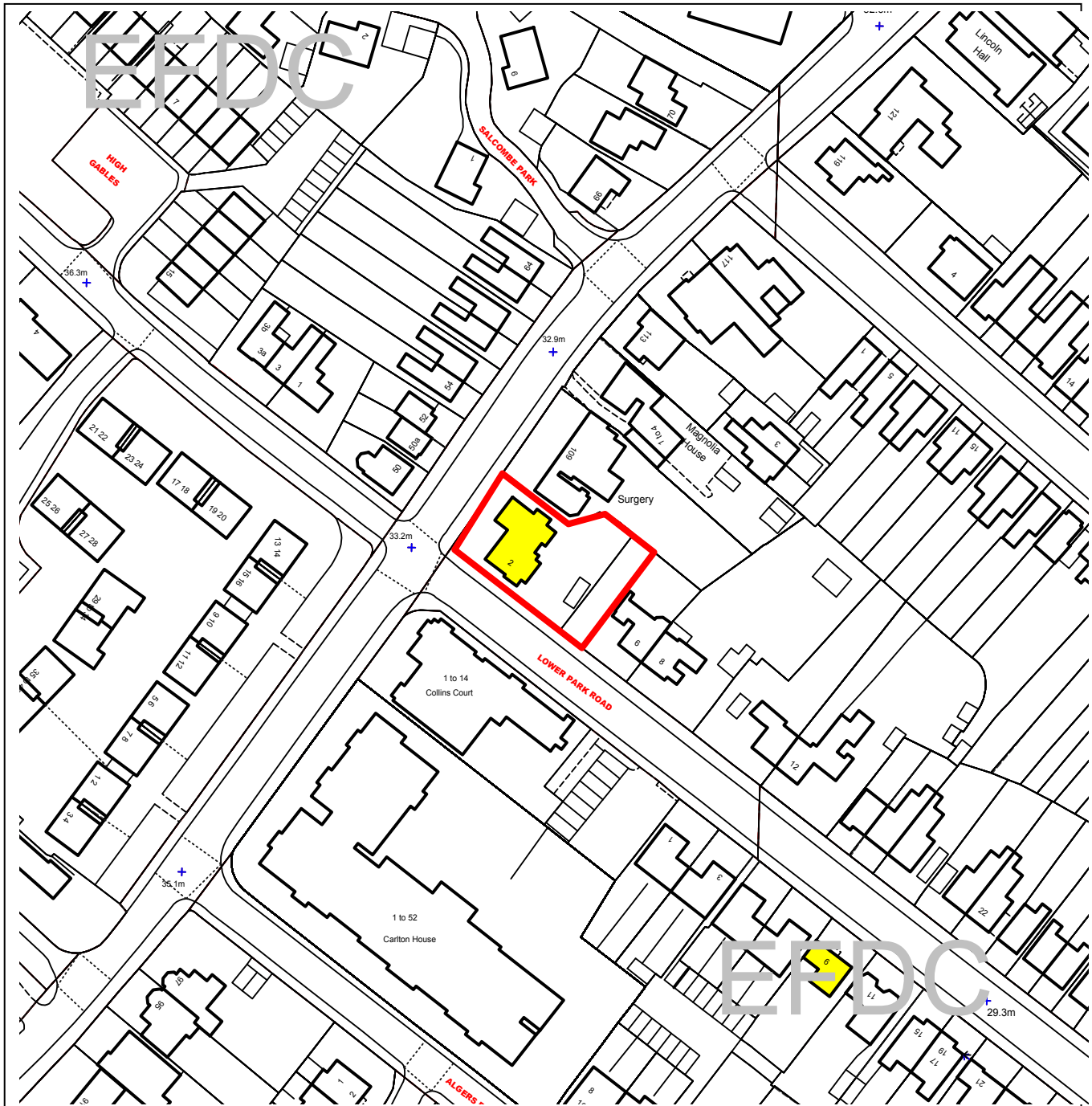
Conclusion

The existing building makes a positive contribution to the existing streetscene of Loughton High Road. However there is no demonstrable evidence of any specific historic or architectural link that warrants its retention, and as the scheme complies with the other relevant policies in the Local Plan the proposal is recommended for approval with conditions.



Epping Forest District Council

Area Planning Sub-Committee South



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Agenda Item Number:	9
Application Number:	EPF/1376/10
Site Name:	2 Lower Park Road, Loughton IG10 4NA
Scale of Plot:	1/1250