

Report Item No: 1

APPLICATION No:	EPF/1354/10
SITE ADDRESS:	30 Stag Lane Buckhurst Hill Essex IG9 5TD
PARISH:	Buckhurst Hill
WARD:	Buckhurst Hill West
APPLICANT:	Mr J Rabu
DESCRIPTION OF PROPOSAL:	TPO/EPF/15/98 (T1 and T2) 2 x Horse Chestnut - Fell
RECOMMENDED DECISION:	Grant Permission (With Conditions)

Click on the link below to view related plans and documents for this case:

http://planpub.eppingforestdc.gov.uk/AniteIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=519501

CONDITIONS

- 1 All work authorised by this consent shall be undertaken in a manner consistent with British Standard 3998 (1989) (or with any similar replacement Standard).
- 2 A replacement tree or trees shall be planted. The number, species, size and position shall all be agreed in writing by the Local Planning Authority prior to the agreed felling. The agreed replacement tree or trees shall then 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.
- 3 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.

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

Description of Proposal:

- T1. Horse Chestnut. Fell and replace.
T2. Horse Chestnut. Fell and replace

Description of Site:

These two trees stand prominently on the front boundary of the property which is within a Victorian residential street with generally small front gardens. The trees have historically been managed as pollards which restricts their growth to form small, compact crowned trees.

Historically the front gardens of the properties in this road have gradually given way to gravel drives for parking.

Relevant History:

TRE/EPF/0062/09	Repollard both trees – granted permission as established ongoing maintenance regime.
EPF/1656/10	New vehicle crossover – Application not yet determined

Policies Applied:

Epping Forest District Local Plan and Alterations:

LL09 Felling of preserved trees.

SUMMARY OF REPRESENTATIONS:

Four immediate neighbours were notified but no representations were received.

BUCKHURST HILL PARISH COUNCIL objected to the application on the basis that the felling of these trees would substantially change the street scene.

Issues and Considerations:

Applicant issues

The reasons put forward to fell the Horse Chestnuts are the following:

- To create a new crossover and access to the site
- Poor historic management

A separate planning application to create a new crossover has been submitted. The new entrance is shown to pass between the trees at such close distance that their retention would not be possible. This is the only practical location for a new drive because the current shared drive falls largely into neighbouring land.

Historically street trees have been successfully managed as pollards. Therefore the reason of 'poor historic management' is not likely to carry weight in arguing for their removal on this assertion alone.

Planning considerations

The main planning considerations in respect of the felling of the trees are:

i) Tree condition and life expectancy

The trees have historically been contained in size by regular pollarding. In 1998 permission was granted for the construction of a house adjacent to this property. Records indicate that during the

development process the trees were not adequately protected from construction vehicles which have impacted upon the root systems and it is possible that this has contributed to the current instability of the trees.

The trees are in decline from the effects of both development activities and most likely the repeated total crown removal which has allowed decay to set in throughout the core of these weak wooded trees. Therefore they present a foreseeable risk to users of the public highway and could result in damage to people or property in the event of their failure. Their removal is considered justified and necessary.

ii) Visual amenity

These trees are adjacent to the public highway, and therefore very visible within the street scene. However, due to their previous size-constricting management and current form their visual presence is reduced.

iii) Suitability of tree in current position

Within a regular pollarding regime these trees are suitable within their setting. However, given the current condition of the trees, they are no longer considered suitable for health and safety reasons.

iv) Replacement trees

The applicant has offered to plant two silver birch trees as replacements within the front garden. Whilst these trees may take time to establish they will provide continued tree cover within the street scene.

Conclusion:

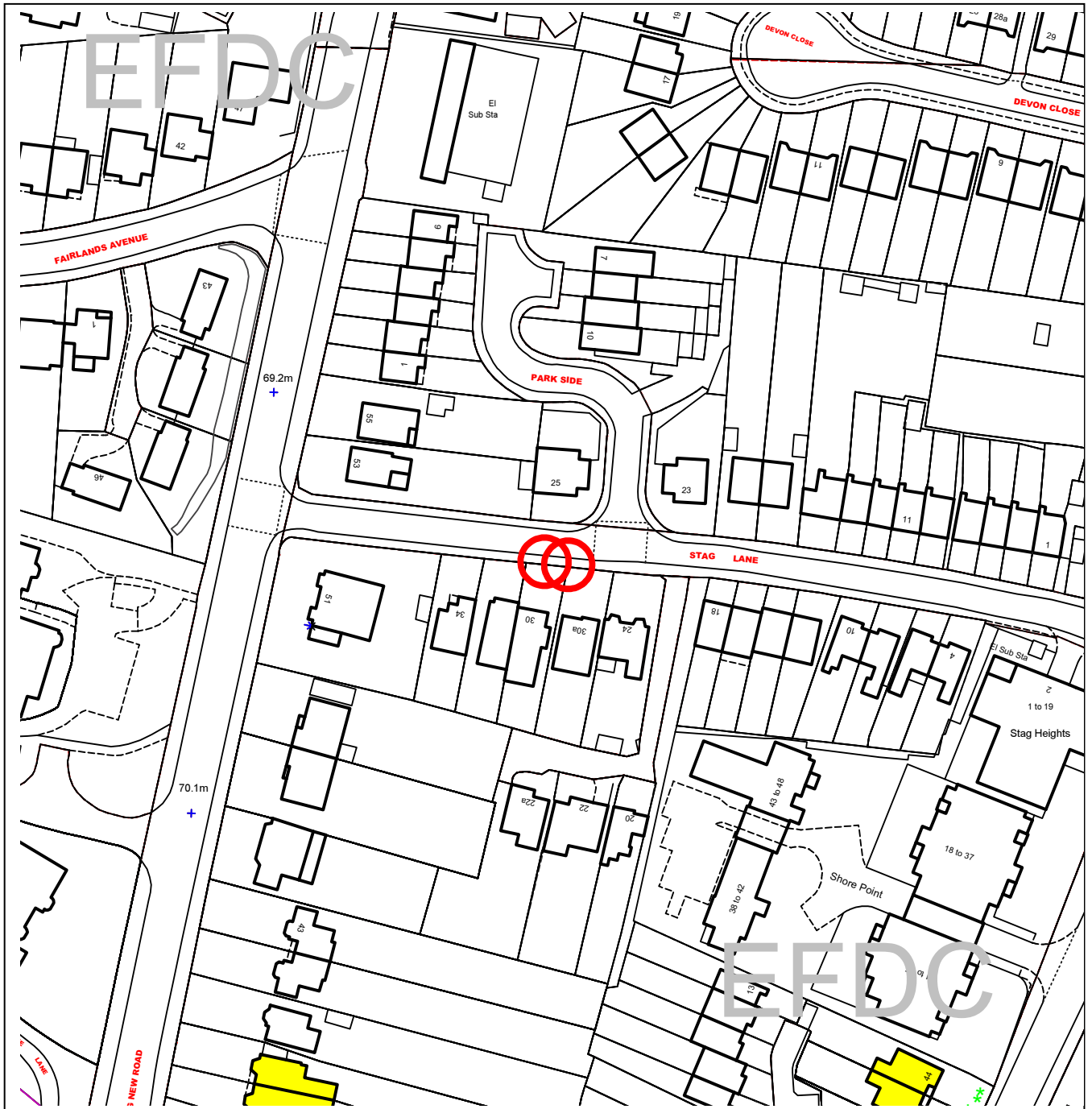
The trees have limited life expectancy due to their decayed core and multiple decaying old wound points. Whilst the proposed replacements will be of a different species, they are considered suitable and tree coverage within the front gardens will be retained. The proposal therefore accords with Local Plan Landscape Policy LL09.

In the event of Members agreeing to allow the felling, it is recommended that a condition requiring the replacement of these trees and a condition requiring prior notice of the works to remove them be imposed on the permission.



Epping Forest District Council

Area Planning Sub-Committee South



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Agenda Item Number:	1 & 2
Application Number:	EPF/1354/10 & EPF/1656/10
Site Name:	30 Stag Lane, Buckhurst Hill IG9 5TD
Scale of Plot:	1/1250

Report Item No: 2

APPLICATION No:	EPF/1656/10
SITE ADDRESS:	30 Stag Lane Buckhurst Hill Essex IG9 5TD
PARISH:	Buckhurst Hill
WARD:	Buckhurst Hill West
APPLICANT:	Mr J Rabu
DESCRIPTION OF PROPOSAL:	New vehicle crossover.
RECOMMENDED DECISION:	Grant Permission (With Conditions)

Click on the link below to view related plans and documents for this case:

http://planpub.eppingforestdc.gov.uk/AniTelM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=520500

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 any works commencing on site details of the planting of replacement trees shall be submitted to and approved by the local planning authority. The replacement trees shall be planted within one month of the date of approval of these details, and if in the future any replacement then becomes diseased or needs to be removed it shall be replaced with a similar type of tree.
- 3 The vehicular access hereby approved shall be constructed at right angles to the highway boundary and to the existing carriageway. The width of the access at its junction with the highway shall not be less than 2.4 metres, shall be retained at that width into the site, and shall be provided with an appropriate dropped kerb vehicular crossing of the footway.
- 4 No gates or other form of enclosure shall be erected or placed across the access hereby approved.

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:

New vehicular crossover.

Description of Site:

A semi detached two storey house with its front area mainly given over to shingle for vehicles to park. This shingled area spreads into the front area of the adjoining detached house at no.30, and both properties share one vehicular access which lies at the front of no.30A.

Relevant History:

EPF/0633/98 - Planning permission granted for the erection of detached dwelling (subsequently constructed and numbered 30A Stag Lane)

Policies Applied:

ST4 - Road Safety;
LL10 – Adequacy of provision for landscape retention;
LL11 – Landscaping schemes.

Summary of Representations:

BUCKHURST HILL PARISH COUNCIL – Object – Damage to trees and unclear plans.

ESEX COUNTY COUNCIL HIGHWAYS – do not object subject to conditions requiring access to be built at right angles to the road, the access to be not less than 2.4m wide, and no gates to be erected across the access.

NEIGHBOURS – 3 properties consulted and no replies received.

TREES AND LANDSCAPE SECTION – they are recommending, under cover of a separate application, that the two protected trees can be removed. However, they raise concerns that the proposed scheme for a crossover does not show replacement tree planting.

Issues and Considerations:

The proposed crossover, to be 3.1m wide on the front boundary, can only be constructed if two preserved horse chestnut trees are removed from their position close to the front boundary of the site. An application to fell these trees is being reported to this Committee with a recommendation for approval, since the trees suffer from longstanding decline. If the Committee agree that these two trees can be felled then consideration can then be given to this concurrent proposal to construct a vehicular crossover.

There are a number of crossovers in this road, and the County Council have no highway objections to this vehicular access subject to conditions being applied as mentioned above.

With regard to the comments of the Parish Council and the Trees and Landscape section, the applicant has indicated her agreement to carry out replacement tree planting in the interests of maintaining visual amenity in the street scene. A condition is to be attached to any consent requiring this planting to be carried out.

Conclusions

If approval is granted to a concurrent report on this Committee for consent to fell two horse chestnut trees then it is recommended that planning permission be granted for this vehicular crossover subject to conditions, one of which would require the planting of replacement trees. If however consent is refused for the felling of the preserved trees then this vehicular crossover application should also be refused since the construction of the crossover, and subsequent

compaction created by movement of vehicles, would be detrimental to the health of the preserved trees that adjoin the proposed access.

Report Item No: 3

APPLICATION No:	EPF/1325/10
SITE ADDRESS:	114,116,118 Manor Road Chigwell Essex IG7 5PW
PARISH:	Chigwell
WARD:	Chigwell Village Grange Hill
APPLICANT:	Mr Bob Clements
DESCRIPTION OF PROPOSAL:	Extension of time limit on planning permission EPF/1824/07 allowed on appeal PINS ref APP/J1535/A/07/2057133 (Replacement of 3 no. existing detached dwellings with the erection of 11 no. residential apartments.)
RECOMMENDED DECISION:	Grant Permission (With Conditions)

Click on the link below to view related plans and documents for this case:

http://planpub.eppingforestdc.gov.uk/AniteIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=519424

CONDITIONS

- 1 The development hereby permitted must be begun not later than the expiration of three years beginning with the date of this notice.
- 2 Details of the types and colours of the external finishes shall be submitted for approval by the Local Planning Authority in writing prior to the commencement of the development, and the development shall be implemented in accordance with such approved details.
- 3 Prior to the commencement of development details of screen walls, fences or such similar structures shall be agreed in writing by the Local Planning Authority, and shall be erected before the occupation of any of the dwellings hereby approved and maintained in the agreed positions.
- 4 No development shall take place until details indicating the form and nature of the glazing and of any opening lights of all windows in the east and west elevations of each of the apartment blocks has been submitted to and approved in writing by the Local Planning Authority. The windows shall be installed in accordance with the approved details and shall thereafter be maintained in that form.
- 5 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.

- 6 A landscape management plan, including long term design objectives, management responsibilities and maintenance schedules for all landscape areas shall be submitted to and approved in writing by the Local Planning Authority prior to the occupation of any of the apartments hereby permitted. The landscape management plan shall be carried out as approved.
- 7 All hard and soft landscape works shall be carried out in accordance with the approved details. The works shall be carried out prior to the occupation of any of the apartments hereby permitted or in accordance with the programme of implementation agree with the Local Planning Authority.
- 8 No development shall take place until a schedule of landscape maintenance for a minimum of 5 years has been submitted to and approved by the Local Planning Authority. The development shall be carried out in accordance with the approved schedule
- 9 Development shall not begin until details of the junction between the proposed access and the highway have been submitted and approved by the Local Planning Authority. The details shall include pedestrian visibility splays to either side of the access which shall have no obstruction to visibility above 600mm above finished ground level at any time. None of the apartments shall be occupied until that junction has been constructed in accordance with the approved details.
- 10 Prior to first occupation of the development hereby approved, the cycle parking shown on the approved plans shall be implemented on site and retained thereafter.
- 11 A flood risk assessment shall be submitted to and approved by the Local Planning Authority prior to commencement of development. The assessment shall include calculations of increased run-off and associated volume of storm detention using Windes or other similar programme. The approved measures shall be undertaken 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.
- 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 balcony screens proposed on the rear elevation of the buildings hereby approved, shall be as shown on the approved plans and shall be built into the building before first occupation of any of the flats and retained permanently thereafter.
- 14 The development hereby approved shall be required to meet Code Level 3* of the Code for Sustainable Homes assessment for residential development or as may be agreed by the Local Planning Authority demonstrating incorporation of energy conservation in the form of a Sustainability Report.
- 15 No less than two of the proposed apartments shall be constructed in accordance with Lifetime Homes standards of the Joseph Rowntree Foundation.

- 16 No development shall take place until there has been submitted to and approved in writing by the Local Planning Authority details indicating visitor parking arrangements and the details of the position and opening arrangements of any gate to be installed in access drive. Development shall be carried out in accordance with the approved details.
- 17 No construction or demolition works or ancillary operations, including deliveries or other commercial vehicles visiting the site, shall take place which are audible at the boundary of the site with 112 Manor Road or with Montpellier House outside the hours of 7:30 to 18:30 on Monday to Friday and 08:00 to 13:00 on Saturday and at no time on any Sunday or Public or Bank Holidays unless otherwise agreed in writing by the Local Planning Authority.
- 18 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.

This application is before this Committee since it is an application for development of a significant scale and/or wider concern and is recommended for approval (Pursuant to Section CL56, Schedule A (c) of the Council's Delegated Functions).

Description of Proposal:

The applicant seeks planning permission for the extension of time to a planning permission ref: EPF/1824/07 which was for the replacement of three existing dwellings with the erection of 11 residential apartments (8 x 3 bedroom and 3 x 2 bedroom units).

Description of Site:

Site of about 0.24ha with a road frontage of 35m and max. depth of 72m, located on the north side of the eastern end of Manor Road, about 100m west of the traffic controlled junction with Fencepiece Road and Hainault Road. The site is currently occupied by three detached 1930's/1950's houses and detached housing prevails west of the site and directly opposite. The site backs onto Chigwell Golf Course. Montpellier House is situated immediately east of the application site and is a mainly three storey block of flats, which has some further accommodation in the roof space and consists of 20 apartments, with underground parking. Beyond this, further east, is the Bald Hind petrol filling station with a pub behind.

Relevant History

EPF/2230/06 - Replacement of 3 no. existing detached dwellings and erection of 14 no. apartments. (refused)

EPF/0800/07 - Replacement of 3 no. existing detached dwellings and erection of 2 blocks of 6 apartments. (withdrawn)

EPF/1065/07 - Replacement of 3 no. existing detached dwellings with the erection of 12 no. residential apartments (Revised application) (refused and dismissed at appeal)

EPF/1824/07 - Replacement of 3 no. existing detached dwellings with the erection of 11 no. residential apartments. (refused but allowed at an appeal subject to conditions)

Policies Applied:

Local Plan policies relevant to this application are:

- DBE1 – Design of New Buildings
- DBE2 – Impact of New Buildings
- DBE6 – Car Parking
- DBE8 – Private Amenity Space
- DBE9 – Loss of Amenity
- CP1 – Achieving Sustainable Development Objectives
- CP2 – Protecting the Quality of the Rural and Built Environment
- CP3 – New Development
- LL10 - Landscaping
- H1A – Housing Provision
- H4A – Dwelling Mix
- H9A – Lifetime Homes
- ST4 – Road Safety
- ST6 – Vehicle Parking

Summary of Representations

NEIGHBOURS:

51 neighbours were consulted and a site noticed placed on site. The following neighbours objected to the application:

- 73 Millwell Crescent, Chigwell
- 28 Millwell Crescent, Chigwell

Their main concerns are as follows:

- The development would add to the increasing amount of apartment blocks within the surrounding area.
- As a result of the development, there would be more traffic congestion in the area.
- The development would be visually intrusive to the character of the surrounding area.

CHIGWELL PARISH COUNCIL: No Objection

Issues and Considerations:

The original application EPF/1824/07 was recommended for approval by officers however it was subsequently overturned by members at committee. The reason for refusal was as follows:

- This proposal, by reason of its bulky size and appearance, would have an overbearing impact upon the neighbouring house at no.112 Manor Road and harm the character of the local area as well as set an unwarranted precedent for similar large and intrusive developments in the locality, leading to further detriment of the character of this part of Manor Road. The proposal will therefore be contrary to policies DBE1 and DBE2 of the adopted Local Plan and Alterations.

The applicant appealed against Council's decision and the appeal was allowed.

Planning permission EPF/1824/07 expires on 20 January 2011 unless the approved development commences beforehand.

The Planning Inspector's formal decision identified the main issues to be assessed in the appeal as the effect the proposed development would have on the character and appearance of the area and the effect on living conditions of the residents of the adjacent property at 112 Manor Road.

It was the Inspector's view that the proposed development would not be harmful to the character and appearance of the surrounding area as the development would provide a transition between two storey housing along Manor Road to the west and Montpellier House to the east. He found it would be an appropriate addition to the street scene.

The Planning Inspector also concluded that the proposed development would not be harmful to the amenities of the adjoining property occupiers of number 112 Manor Road, Chigwell. He found there was an appropriate separation distance between the proposal and the adjoining building such that it would not cause an overbearing impact and that it would not cause a significant loss of light.

The Inspector also considered other matters stating that highway safety, off-street parking provision and drainage were all satisfactory and meet the required standards.

Therefore the main matter to consider in this case is whether there has been a material change in circumstances since the previous approval.

Since the previous approval, the policy changes that would be considered material to the determination of this application are the amendments to Government advice as contained in PPS3. 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 not a residential garden site and the development is not below the minimum density.

PPS3 does 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. It is concluded that the proposed building would have no serious impacts on the character and appearance of the immediate vicinity whilst providing a more efficient use of land in a sustainable location.

Also since the previous approval, new parking standards have been adopted. The parking standards seek a minimum of 2 spaces per 2 bedroom unit or larger, together with visitor space provision at 0.25 spaces per dwelling. A total of 28 spaces are proposed on site including room for cycle storage resulting in a level of provision in excess of the minimum requirement for this development. Moreover, the site has good access to public transport links and is considered to be in a sustainable location.

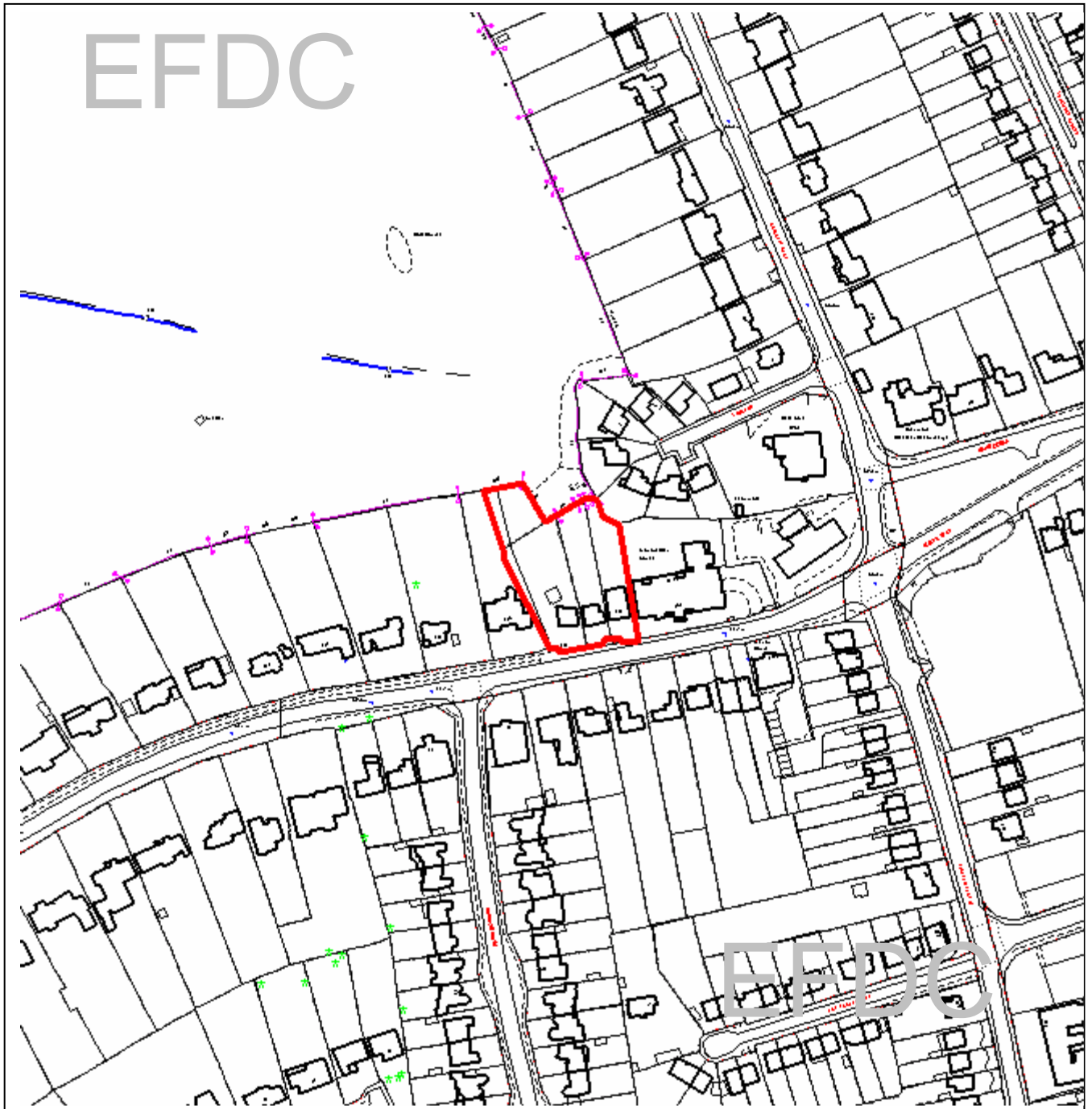
Conclusion

The material changes in circumstances are not such that the proposal could justify withholding planning permission. The development is considered to be in accordance with adopted policies and the application is therefore recommended for approval subject to the imposition of the same conditions as were imposed on the original consent.



Epping Forest District Council

Area Planning Sub-Committee South



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Agenda Item Number:	3
Application Number:	EPF/1325/10
Site Name:	114,116,118 Manor Road, Chigwell IG7 5PW
Scale of Plot:	1/2500

Report Item No: 4

APPLICATION No:	EPF/1413/10
SITE ADDRESS:	Land Rear Of Diggens Court And Vanryne House High Road Loughton Essex
PARISH:	Loughton
WARD:	Loughton St Marys
APPLICANT:	Daws Investments Ltd
DESCRIPTION OF PROPOSAL:	Extension of time limit on planning permission EPF/0181/05 granted on appeal. (Erection of three storey block of 12 flats with parking at ground level).
RECOMMENDED DECISION:	Grant Permission (With Conditions)

Click on the link below to view related plans and documents for this case:

http://planpub.eppingforestdc.gov.uk/AniteIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=519709

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 Before any part of the development hereby permitted is occupied the glazed areas of the entrance lobby shall be permanently glazed with obscured glass that has been approved under the provisions of condition 2.
- 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 Before any part of the development hereby permitted is occupied, the parking areas shown on the approved plans shall be provided and thereafter retained solely for the parking of motor vehicles used by the occupiers of the development hereby permitted, Diggens Court and Vanryn House and/or their visitors.
- 6 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 that adjacent properties shall not be subject to increased flood risk and, dependant upon the capacity of the receiving drainage, shall include calculations of any increased storm run-off and the necessary on-site detention. 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.

- 7 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.

- 8 Before the development hereby permitted is commenced, details of a scheme for the on-site storage of refuse generated by the development shall be submitted to and approved in writing by the Local Planning Authority and the scheme shall be implemented in accordance with the approved details prior to occupation of any part of the development and thereafter retained.
- 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 The headroom in the internal parking area of the development hereby permitted shall not be less than 2.5 metres, which dimensions shall be clear of any encroachments such as pipes, trunking and vents.

- 11 Before the development hereby permitted is commenced, details of secure/covered bicycle and motorcycle parking/storage for the use of occupiers of the development shall be submitted to and approved in writing by the Local Planning Authority, and the bicycle and motorcycle parking/storage shall be provided in accordance with the approved details prior to the occupation of any part of the development and shall thereafter be retained.

This application is before this Committee since it is an application for development of a significant scale and/or wider concern and is recommended for approval (Pursuant to Section CL56, Schedule A (c) of the Council's Delegated Functions).

Description of Proposal:

The applicant seeks planning permission for the extension of time to a planning permission ref: EPF/0181/05 which was for the erection of a three storey block comprising of 12 flats (8 x 2 bedrooms and 4 x 1 bedroom) with associated parking

It should be noted that a unilateral undertaking accompanies the application which requires an obligation to provide a sum of £13,000 to Essex County Council as a contribution towards the Town Centre Enhancement.

Description of Site:

The subject site is located on the north western side of the High Road towards the northern end of the commercial centre of Loughton. It comprises of an irregular plot of approximately 0.13 of a hectare which is set to the rear of buildings that front the High Road. The site is largely surfaced with concrete and is in use as a car park that takes its access from the High Road.

Located to the east of the site are a row of 3-storey buildings that comprise commercial properties at ground floor level with residential accommodation on the upper floors. Behind these buildings is a battery of lock-up garages.

To the south of the site there is a church hall and a three storey apartment block known as Vanryne House. To the west of the site there are residential dwellings that front onto Habgood Road.

Relevant History:

EPF/1622/02 - Erection of three storey office block (parking at ground floor level) with associated vehicular access and landscaping. (refused and dismissed at appeal)

EPF/0040/04 - Erection of three storey office block, with parking at ground level, and associated vehicular access and landscaping. (Revised application) (approved with conditions).

EPF/0181/05 - Erection of three storey block of 12 flats with parking at ground level. (refused and allowed under appeal)

EPF/1781/05 - Erection of part three storey part four storey block of 13 flats and associated works. (Revised application) (refused and allowed under appeal)

Policies Applied:

Local Plan policies relevant to this application are:

- DBE1 – Design of New Buildings
- DBE2 – Impact of New Buildings
- DBE6 – Car Parking
- DBE8 – Private Amenity Space
- DBE9 – Loss of Amenity
- CP1 – Achieving Sustainable Development Objectives
- CP2 – Protecting the Quality of the Rural and Built Environment
- CP3 – New Development
- LL10 - Landscaping
- H1A – Housing Provision
- H4A – Dwelling Mix
- ST4 – Road Safety
- ST6 – Vehicle Parking

Summary of Representations

NEIGHBOURS:

41 neighbouring properties were notified and a site noticed placed on site. The following neighbours objected to the application:

- 40 Habgood Road, Loughton.

Additional to the above neighbour's letter of objection, the Loughton Residents Associated also objected.

Their main concerns are as follows:

- The proposed development is an overdevelopment of the site.
- The three storey building would substantially overlook our property creating a loss of privacy.
- The development would appear bulky, overbearing and out of scale with neighbouring properties.

LOUGHTON TOWN COUNCIL – No objection to this application but the committee was concerned that continuity of access was maintained throughout the construction phase, to enable users of the Methodist Church and its hall, as well as residents of Diggins Court and Vanryne House, unimpeded right of use on the roadway.

Issues and Considerations:

The original application EPF/0181/05 was recommended for approval by officers however it was subsequently overturned by members at committee. The reason for refusal was as follows:

- The proposal, by reason of its scale, bulky appearance and close proximity to the rear northwest site boundary, would be an overbearing and obtrusive development, harmful to the visual amenities of the occupiers of adjoining residential properties in Habgood Road. It would therefore be contrary to policy DBE1, 2 and 9 of the adopted Local Plan.

A revised application was lodged ref: EPF/1781/05 which was for the erection of part three-storey, part four-storey block of 13 flats and associated works. It was also refused for the same reason as above.

Both decisions were appealed and subsequently allowed.

Planning permission EPF/0181/05 expires on 17th May 2011 unless the development is to be commenced beforehand.

The Planning Inspector identified the main issues to be assessed at appeal as whether or not the proposals would adversely affect the residential amenities of occupiers of any neighbouring dwelling.

The Inspector did not agree the proposals would be overbearing, obtrusive and harmful to the visual amenities of occupiers' houses. The inspector acknowledged the proposals would be seen from the rear gardens but took the view that as the site is within a town centre, closely built up developments are acceptable in principle. The Inspector also went on to say that there was a sufficient amount of distance between the rear facades of the dwellings along Habgood Road and the proposed building as not to cause an overbearing or visually intrusive impact to occupiers. It was also concluded that the development would not result in an unsatisfactory amount of overlooking, loss of light or noise and disturbance. Subsequently both proposals were granted permission subject to conditions.

Therefore the main matter to consider in this case is whether there has been a material change in circumstances since the previous approval.

Since the previous approval, the policy changes that would be considered material to the determination of this application are the amendments to Government advice as contained in PPS3. 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 not a residential garden site and the development is not below the minimum density.

PPS3 does 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. It is concluded that the proposed building would have no serious impacts on the character and appearance of the immediate vicinity and suitably provide whilst providing a more efficient use of land in a sustainable location.

Also since the previous approval, new parking standards have been adopted. The parking standards seek a minimum of 2 spaces per 2 bedroom unit or larger and 1 space for each 1 bedroom unit, together with visitor space provision at 0.25 spaces per dwelling. A total of 29 spaces are proposed on site including room for cycle storage resulting in a level of provision in excess of the minimum requirement for the development. Moreover, the site has good access to public transport links, is within a town centre location and is considered to be in a sustainable location. It is concluded that the proposed building meets the minimum standards in relation to adopted parking standards.

In relation to the unilateral undertaking, a contribution of £13,000 was required for the enhancement of the locality and this would still be the case for the extension of time.

Conclusion

The material changes in circumstances are not such that an assessment of the proposal could justify withholding planning permission. The development is considered to be in accordance with adopted policies and the application is therefore recommended for approval subject to the imposition of the same conditions as were imposed on the original consent.



Epping Forest District Council

Area Planning Sub-Committee South



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Agenda Item Number:	4
Application Number:	EPF/1413/10
Site Name:	Land Rear Of Diggins Court And Vanryne House, High Road, Loughton
Scale of Plot:	1/1250

Report Item No: 5

APPLICATION No:	EPF/1507/10
SITE ADDRESS:	43 Forest View Road Loughton Essex IG10 4DY
PARISH:	Loughton
WARD:	Loughton Forest
APPLICANT:	Ms Hayley Lampey
DESCRIPTION OF PROPOSAL:	Demolition of existing 4 bedroom detached house and erection of new 6 bedroom detached house and raised patio to rear. (Revised application)
RECOMMENDED DECISION:	Grant Permission (With Conditions)

Click on the link below to view related plans and documents for this case:

http://planpub.eppingforestdc.gov.uk/AniteIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=520029

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 14 September 2010 unless otherwise agreed in writing with the Local Planning Authority.
- 3 Notwithstanding the provisions of the Town and Country Planning General Permitted Development Order 1995 as amended (or any other order revoking, further amending or re-enacting that order) no development generally permitted by virtue of Part 1, Classes A and B shall be undertaken without the prior written permission of the Local Planning Authority.
- 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 agreed in writing by the Local Planning Authority, and shall be erected before the occupation of any of the dwellings hereby approved and maintained in the agreed positions.

- 6 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.
- 7 The development, including site clearance, must not commence until a scheme of hard and soft landscaping (this includes the rear patio) 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.
- 8 Prior to commencement of development, details of levels shall be submitted to and approved by the Local Planning Authority showing the levels of the site prior to development and the proposed levels of all ground floor slabs of buildings, roadways and accessways and landscaped areas. The development shall be carried out in accordance with those approved details.
- 9 All material excavated from the below ground works hereby approved shall be removed from the site unless otherwise agreed in writing by the Local Planning Authority.

This application is before this Committee since 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 demolish the existing 4 bedroom detached house and erect a new replacement 6 bedroom detached dwelling house with raised patio to the rear. (Revised application to EPF/0567/10)

The dwelling measures 13.0 metres deep by 14.7 metres wide and is positioned approximately 1.2 metres from the boundary with adjacent plots to the east and west boundary. The building is positioned 8.0 metres from the edge of the foot path.

The height taken from the midway point of the building measures 9.0 metres and the eaves, 6.7 metres.

Description of Site:

The application site accommodates a detached two-storey dwelling. The site is positioned to the north of Forest View Road and backs onto forest land. The street scene is made up of detached properties with an eclectic mix of building styles and plot widths. The front of the site is lower than the street level and the building steps down approximately 1.1 metres towards the rear aspect of the building.

Relevant History:

EPF/0567/10 – Demolition of existing 4 bedroom detached house and erection of new 6 bedroom detached house and raised patio to rear – Withdrawn

Policies Applied:

Epping Forest District Local Plan and Alterations

CP2 – Protecting the quality of the Rural and Built Environment

CP3, CP4, CP5 and CP7 – Sustainable design objectives

DBE1 – Design of new buildings

DBE2 - Effect on neighbouring properties

DBE3 – Design in Urban Areas

DBE6 – Parking layout of new development

DBE8 – Private amenity

DBE9 – Loss of amenity

ST04 – Highway safety

ST06 – Vehicle Parking

LL10 – Landscape retention

SUMMARY OF REPRESENTATIONS:

6 neighbours were consulted and a site notice erected and the following responses were received:

LOUGHTON TOWN COUNCIL: The Committee commented that the revised application had not adequately addressed its objections previously raised under EPF/0567/10 which are:

The Committee OBJECTED to this application as it considered the development too large for the site, especially owing to the proposed depth of the extension and the raising of the patio to the rear, which would adversely affect the amenities of neighbouring properties particularly no. 45 Forest View Road. There would also be substantial overlooking of the adjoining rear gardens of nos. 41 and 45.

The Committee was also concerned by the overbearing nature of the design on the street scene and was therefore contrary to Policies DBE9 (i) & (ii) and DBE10 (i) of Epping Forest District Council's adopted Local Plan & Alteration.

28 FOREST VIEW ROAD – Object on grounds of two front facing dormers projecting prominently high up out of the roof. Owner objects to the presence of two dormers to the front of the property.

The dormers look directly across the street over their property and are out of keeping with the appearance of all the other dwellings in Forest View Road. None of the other houses in Forest View Road have front facing dormers. If this application were to be passed in spite of this objection then a precedent would have been created for further applications for front facing dormers throughout the length of Forest View Road. These applications could not then be reasonably refused. It follows then that approving this current application would for ever negatively change the appearance of the street.

28 CONNAUGHT AVENUE – Object due to the front facing dormer windows in the roof because they directly overlook my garden and house and thus affect my privacy, significantly increasing the views into my property and they are above the roof line and are out of keeping with other properties on the road. This sets a precedent for future such applications without any obvious justification.

GREEN GLADES, 45 FOREST VIEW ROAD - Object to the side elevation and patio which will impinge on our privacy, as the new development is raised to a height of 1.3 metres. Conservatory/breakfast room and lounge will be overlooked, and the extension to the rear will considerably take away the natural light into our house.

The access to the utility room appears to be on our property's boundary line. The plans of number 45 Forest View Road is incorrect as it 5 metres deeper than shown. No account has been taken of the extensions which have been added to number 45 over the years. An extension was made to the lounge in 1979 for which we have the documentation. In addition a conservatory was built in 1998 for which we have the relevant planning permission. The conservatory will be completely overlooked and will lose natural light to the new development at number 43.

We respectfully request that number 43 submit plans showing number 45 as it is today and not as it was in the past, in order that the true position of number 43 overlooking number 45 is shown.

SHERWOOD, 47 FOREST VIEW ROAD – Objects as the plans for number 43 Forest View Road are difficult to decipher as not all the measurements are shown in terms of the depth of the house, but I believe that I will still be overlooked through my bedroom window through the roof light of bedroom 5. The extension of number 41, took both view and daylight from our premises, as this plan is to protrude as far into the back garden as 41 and is higher up the road and nearer to my premises, far more of our natural light will be lost. If it is allowed there will be a precedent for those at number 45, our neighbours to put in for a similar build down there garden which was not allowed when they asked for permission.

Issues and Considerations:

The main issues that arise with this application are the design of the new building, its appearance in the street scene and the amenity of neighbouring occupiers. On-site parking provision is also considered together with landscaping proposals for the site.

Principle of Development:

The site presently accommodates a detached dwelling albeit a smaller sized dwelling. The site is located in an urban, sustainable area, as such; the principle of erecting a replacement dwelling on this plot is acceptable subject to the siting, design, appearance and parking provision.

Scale and design of the proposals:

The street scene is made up of a wide variety of plot widths and the building sizes and styles vary considerably. The most pronounced difference with the proposed new building and the dwellings

within the street is the inclusion of two front dormer windows. This addition to the façade raises strong objections from the neighbouring occupier's.

The Council's policy supports the addition of small, vertically proportioned dormer windows in front roof slopes provided they are set below the ridge line, are subordinate to the roof and well proportioned. The dormer will have a minimal impact to the overall appearance of the dwelling and how it will appear in the street scene.

Other aspects of the design, concerning the size of the building, its height, roofline and bulk and its position on the plot and relevance within the street scene are considered acceptable.

Impact to amenity:

In respect to the privacy of the immediate occupants, strong objections have been received from neighbouring occupiers concerning potential overlooking of the proposed front dormers. The front dormers will have similar views to the front facing first floor windows of the proposed building.

It is also considered that as a result of the building positioned approximately 8.0 metres from the edge of the road; it provides an acceptable separation distance from the adjacent occupiers and there are no habitable windows overlooking adjacent occupiers. As such the replacement building will not harm the relationship, and will not result in overlooking, loss of light or loss of outlook between the application site and neighbouring properties.

Concern has also been raised concerning the proposed patio to the rear and its relationship with adjacent sites. The site steps down towards the rear aspect of the building approximately 1.1 metres. A raised patio at the rear is a reasonable design solution to allow access to the rear garden for any occupants of the building. The patio is set in 6.5 metres from the boundary with adjacent neighbour No. 45 and is positioned close to the boundary with adjacent plot No. 41.

The position of the building in plot no. 41 is such that it extends to a similar depth with the proposed patio and this property does not have habitable room windows facing onto the site at ground floor or first floor levels. The high trees and shrubs on the immediate boundaries will provide substantial screening of this patio. The size and position of the patio will not harm the amenity of this neighbour.

With adequate boundary details and landscaping, which may be secured by way of condition this application does not justify refusal.

Landscaping:

There are no details of the landscaping proposals, the details of which prior to implementation of the scheme can be secured by condition.

Parking and access:

The applicant has shown two integral parking spaces which fall short of the minimum garage sizes advised in the Parking Standard. Though not shown on the plan, there is however, adequate space retained in the front of site that can sufficiently accommodate possibly 3 cars. The parking provision for this proposal is therefore acceptable.

Other consideration:

The neighbour raised concern that the block plan was inaccurate. This has been revised during the course of the application and the footprint of the building in plot 45 shows the rear extension.

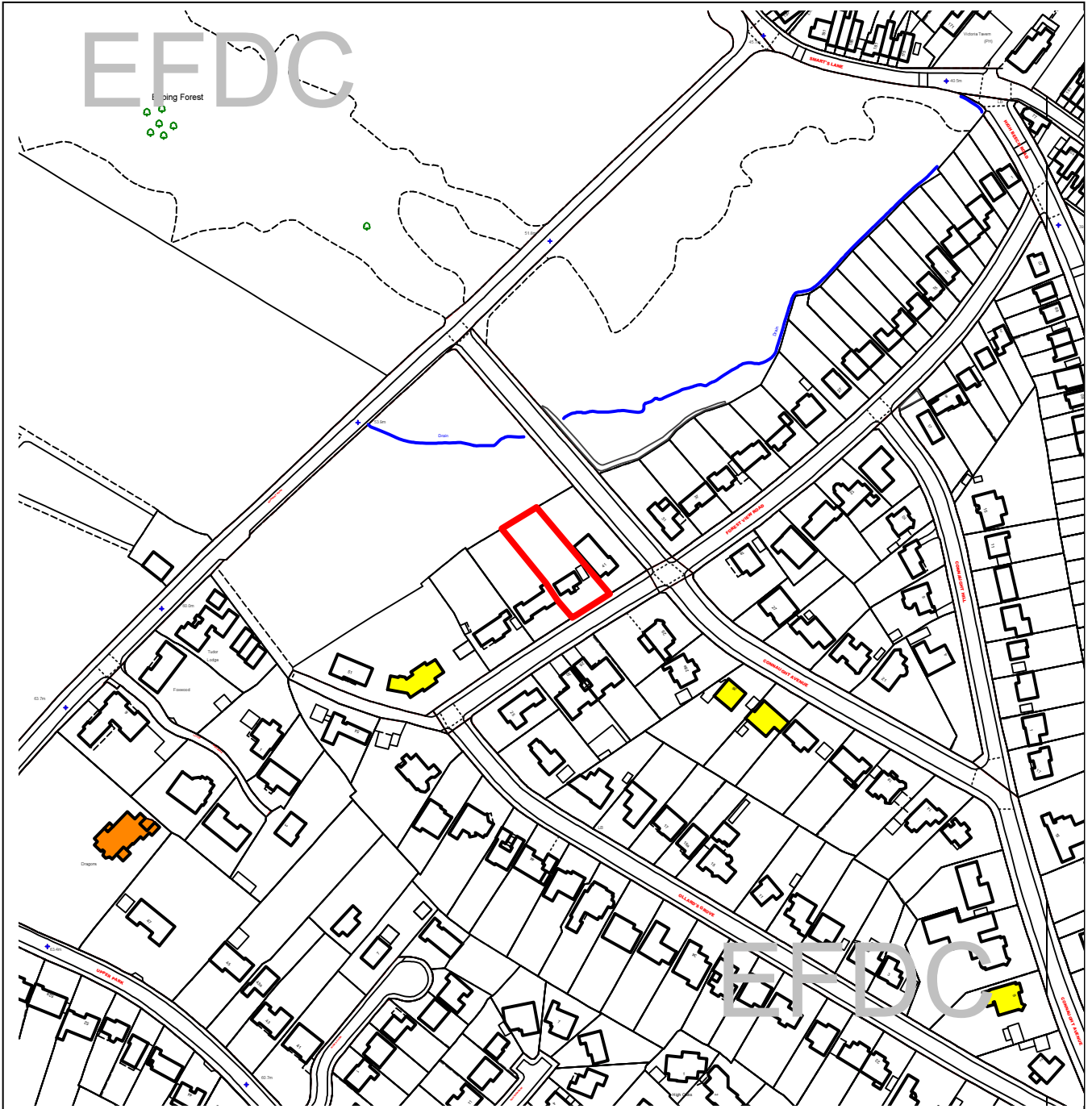
Conclusion:

The proposed new dwelling is considered acceptable, in size, design and appearance. The neighbour's objections and the Parish Council's objections have been given weight and on balance, the application is acceptable and as such is recommended for approval subject to conditions.



Epping Forest District Council

Area Planning Sub-Committee South



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Agenda Item Number:	5
Application Number:	EPF/1507/10
Site Name:	43 Forest View Road, Loughton IG10 4DY
Scale of Plot:	1/2500

Report Item No: 6

APPLICATION No:	EPF/1689/10
SITE ADDRESS:	Hedgeside 132 High Road Chigwell Essex IG7 5BQ
PARISH:	Chigwell
WARD:	Chigwell Village
APPLICANT:	Mr Donald Cammack
DESCRIPTION OF PROPOSAL:	Demolition of existing dwelling and erection of a replacement detached dwelling house.
RECOMMENDED DECISION:	Grant Permission (With Conditions)

Click on the link below to view related plans and documents for this case:

http://planpub.eppingforestdc.gov.uk/AniteIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=520586

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 09 September 2010 unless otherwise agreed in writing with the Local Planning Authority.
- 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 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.
- 5 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.
- 6 Notwithstanding the provisions of the Town and Country Planning General Permitted Development Order 1995 as amended (or any other order revoking, further amending or re-enacting that order) no development generally permitted by virtue of Part 1, Classes A and B shall be undertaken without the prior written permission of the Local Planning Authority.

- 7 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.
- 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 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.

- 10 Prior to occupation of the development, the existing vehicular access to the south of the site shall be permanently closed, incorporating the reinstatement to full height of the highway verge and kerbing, in accordance with details previously submitted to and approved in writing by the Local Planning Authority.
- 11 The development hereby approved shall not be commenced until details of the proposed vehicular crossover to the north of the site and front boundary treatment have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.

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

Description of Proposal:

The applicant seeks consent to demolish the existing detached house and erect a replacement, detached two storey dwelling with accommodation in the roof and a full basement level. The proposal is a revision to applications EPF/0548/09 and EPF/0994/10.

The dwelling at its deepest point would measure 14.7 deep and 21.3 metres wide. There would be a ramped entry to the south west of the building into the basement. The highest point to the ridge measures 9.7 metres and steps down to a height of 8.1 metres.

The building would cover a larger footprint than the existing house, be positioned 13.0 metres from the edge of the footpath and road edge and it retain a 1.4 metre separation from the boundary with No. 130 High Road and 1.5 metres from the boundary with no. 134 High Road.

Description of Site:

The application site accommodates a large, detached house on a rectangular plot situated on the east side of the High Road, some 250m south of Chigwell Station. The site backs onto Chigwell Golf Club. The street is characterised by a wide variety of large single detached houses.

Relevant History:

EPF/0548/09 Proposed redevelopment of existing dwelling to 7 apartments. Refused. Appeal lodged and dismissed

Reasons for previous refusal:

1. The proposal introduces an uncharacteristic intensification of use and would set an undesirable precedent for high density residential development, harmful to the existing character and amenity of the surrounding area, contrary to policies H3A, CP2, CP3 and CP7 of the Adopted Local Plan and Alterations.

2. The proposal would be too bulky and have an incongruous, overcomplicated and awkward design, which would appear harmful in the street scene, contrary to policies DBE1, DBE2 and DBE 3 of the Adopted Local Plan and Alterations.

EPF/0994/10 Existing dwelling to be demolished and replaced with a new two storey dwelling with rooms in the roof and a basement. Withdrawn

Policies Applied:

Epping Forest District Local Plan and Alterations

CP1, CP2, CP3, CP5, CP6 and CP7 – Achieving sustainable design objectives, building, urban form and quality and protecting the quality of the Rural and Built Environment

H1A – Housing provision

H2A – Previously developed land

DBE1 – Design of new buildings

DBE2 - Effect on neighbouring properties

DBE3 – Design in Urban Areas

DBE6 – Parking layout of new development

DBE9 – Private amenity space

DBE9 – Loss of amenity

ST04 – Road safety

ST06 – Vehicle Parking

LL10 – Provision of landscape retention

SUMMARY OF REPRESENTATIONS:

NEIGHBOURS: 19 neighbours were consulted and a site notice erected and the following response was received:

130 HIGH ROAD: Objects on the grounds this replacement building is overwhelming in appearance and inappropriate in size. It is an overdevelopment of the plot. Dwelling is excessive in proportion and appears like a block of flats. Loss of light to neighbouring occupiers. Basement parking is not required and is excessive. Detrimental impact on the character of the area.

CHIGWELL TOWN COUNCIL: The Council strongly objects to this application on the grounds that this is an over-development of the site. It is considered the proposed dwelling would be an overly dominant feature which would not only be out of keeping but would also result in an adverse change in the street scene.

CHIGWELL RESIDENTS ASSOCIATION: Objects to this application on the ground that it will be out of keeping with the street scene. Its scale and size would completely dominate and overshadow other properties because of its massive bulk and size. The proposal is an overdevelopment of the site. It will overlook and be intrusive. The proposal will also result in loss of light and the first floor balcony would overlook and intrude on the privacy of immediate neighbours,

Issues and Considerations:

The main issues that arise with this application are the design of the new building, its appearance in the street scene and the amenity of neighbouring occupiers. On site parking provision is also considered together with sustainability and landscaping proposals for the site.

As this is a revised application, other considerations are whether this application overcomes the previous reasons for refusal under EPF/0548/09 and the appeal which followed which was subsequently dismissed. The inspector's findings in his report are a material consideration.

Principle of Development:

The first reason for refusal under planning ref: EPF/0548/09 is for the intensification of use as the previous refusal was for 7 dwellings in this constricted plot at a considerably higher density. This application as revised is for a large single family dwelling house.

The site presently accommodates a detached single family dwelling house albeit a smaller sized building. The site is located in an urban, sustainable area and the street scene shows various examples of large family dwelling houses. The principle of erecting a replacement single family dwelling house at this site is acceptable subject to the siting, design, appearance and access of the proposals.

This overcomes the reasons for the first refusal.

Scale and design of the proposals:

The second reason for refusal was on the basis of the design as it would appear too bulky with an incongruous, overcomplicated and awkward design.

The Design and Access Statement, Page 6 paragraph 3.03 summarises the Inspector's report. This is a material consideration with this revised scheme. The Inspector's opinion is that the mock Tudor style is acceptable when seen in context with the varied street scene and where there are examples of large building sizes and styles.

The elements of the façade that were considered unacceptable by the Inspector were a prominent chimney stack/ lift shaft as it undermines the domestic scale of the building. The previous design of the building also lacked symmetry in the positioning of windows and incongruous dormers.

The revised scheme under consideration eliminates the three clustered industrial style chimneys and replaces them with a single chimney stack when viewed from the front positioned against the raised ridge. The three mock Tudor projections on the front elevation are uniformly aligned and the fenestration is shown as medieval style lattice windows, which complements the Tudor concept. The inclusion of two front dormer windows adds detail and a visual break to the roof slope.

Another revision with this proposal is that the southwest edge of the roof ridge has been reduced and lowered by approximately 1.5 metres and this improves its relationship with the building in plot 134 High Road.

Although the building is 4.0 metres forward of the dwelling in adjacent plot 134 High Road, the position of the building on the plot provides a generous setback from the road edge such that it would not result in visual harm when seen from the street. As such, it is considered the position of the building, its relationship with neighbouring plots, the overall size, height and bulk of the proposed building is acceptable for this site.

All other aspects of the design, concerning its roofline, detailing and fenestration are, on balance, acceptable and as such comply with the Inspector's findings in his report.

The neighbour at 130 High Road, Chigwell Residents Association and the Parish Council have all stated they consider the proposal to be an overdevelopment of the site. The fact that the proposal retains a generous rear garden area of over 1000 square metres, providing more than sufficient private amenity space for the development, is a clear indication that the proposal is easily accommodated within the site. Moreover, the scale of the development in its context respects the character of the locality. In the circumstances the concern expressed that the proposal would amount to an overdevelopment of the site cannot be supported.

Impact to amenity:

The main neighbours that would be affected are No 130 and 134 High Road. Whilst the revised scheme is a similar footprint, a portion of the roof has been reduced to a similar height with the flank gable at no. 134 and this improves on the visual relationship.

The replacement building would project approximately 4.0 metres forward of the building in plot No. 134. The building has no windows on the flank wall directly facing onto the site. The nearest window on first floor is to the front of the building positioned above a double garage. This window does not serve a habitable room as such; it is considered there will be no loss of light or outlook to this neighbour.

As a result of the reduced height of the flank walls of the building and since there are no windows proposed on the flank walls of the building, the neighbouring occupiers will not be directly overlooked.

The position of the rear Juliet balcony will not result in overlooking of adjacent properties rear gardens.

The proposal will not result in significant loss of light or sunlight to either adjacent neighbour due to the orientation and design of the scheme. This proposal would not result in harm to the amenities of neighbouring occupiers and as such, it does not justify refusal.

Landscaping:

There are no protected trees within the site boundary.

The scheme aims to retain many existing trees and add to the planting on the site. This can be subject to conditions to ensure the best scheme is put in place.

The Landscape Officer has commented that the scheme is acceptable subject to the relevant conditions.

The details of the hard and soft landscaping proposals are acceptable and a condition can secure high quality of surface materials, prior to implementation of the scheme.

Parking and access:

The applicant has shown generous provision for parking in the basement for a minimum of four cars. The Highways Authority does not wish to raise an objection to the improved vehicle access arrangement into the site. The parking and access is considered acceptable.

Conclusion:

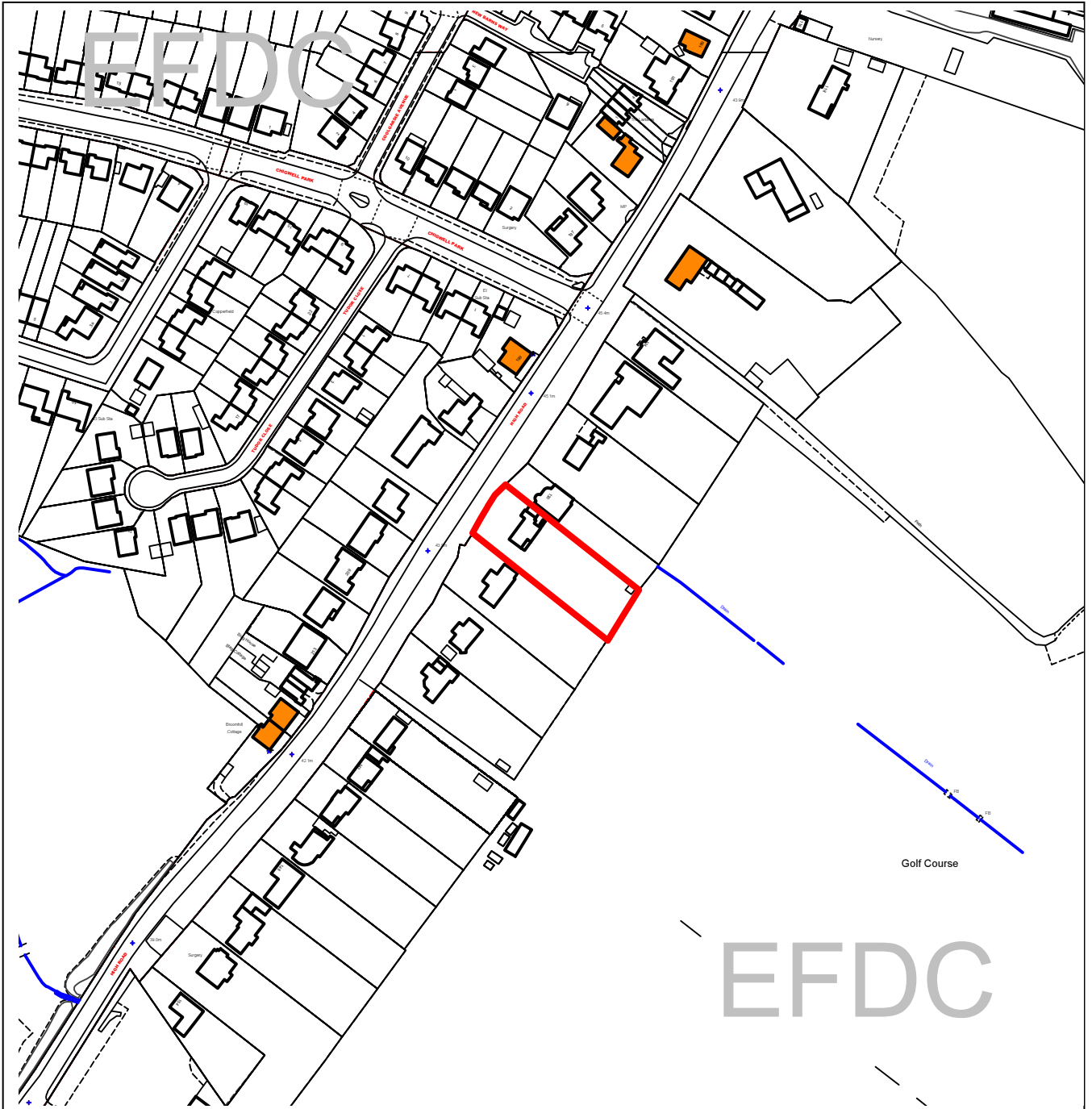
The proposed new dwelling is considered acceptable, in size, design and appearance and overcomes the reasons for the previous refusal. It also takes into consideration the Inspector's comments in his report, a material consideration.

The neighbour's objection and the Parish Council's strong objections have been given weight when assessing the proposal and on balance, it is considered acceptable. As such it is recommended planning permission is approved subject to conditions.



Epping Forest District Council

Area Planning Sub-Committee South



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Agenda Item Number:	6
Application Number:	EPF/1689/10
Site Name:	Hedgeside, 132 High Road Chigwell, IG7 5BQ
Scale of Plot:	1/2500

Report Item No: 7

APPLICATION No:	EPF/1782/10
SITE ADDRESS:	Pavement outside Homebase Car Park Church Hill Loughton Essex IG10
PARISH:	Loughton
WARD:	Loughton St Johns
APPLICANT:	Vodaphone and O2
DESCRIPTION OF PROPOSAL:	Telecommunications installation comprising the replacement of an existing 9.4m high Vodafone replica telegraph pole with a 12.5m high replica pole in the same position to be used by both Vodafone and O2. Together with replacement of existing ground level Vodafone cabinet with Vodafone/O2 vulcan cabinet.
RECOMMENDED DECISION:	Permission Required and Granted

Click on the link below to view related plans and documents for this case:

http://planpub.eppingforestdc.gov.uk/AniTelM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=521006

This application is before this Committee since it has been 'called in' by Councillor John Markham (Pursuant to Section CL56, Schedule A (h) of the Council's Delegated Functions).

Description of Proposal:

Telecommunications installation comprising the replacement of an existing 9.4m high Vodafone replica telegraph pole with a 12.5m high replica pole in the same position to be used by both Vodafone and O2, together with replacement of existing ground level Vodafone cabinet with a Vodafone/O2 vulcan cabinet.

Description of Site:

This existing telecommunications installation lies on the rear section of a wide pavement adjoining the Homebase car park, and close to the access into this car park. An existing Vodafone 'telegraph' pole exists at this site along with 2 ground level cabinets. The site lies close to the roundabout junction of Church Hill and Rectory Lane. A row of 4 shops with accommodation over lies some 15m away at numbers 152 to 158 Church Hill. Opposite lies a triangular green, behind which lies blocks of flats in Maple Gate.

Relevant History:

TEL/EPF/1735/05 Prior approval granted for the erection of a streetworks telecommunications pole with 3 no shrouded antennae, on the pavement outside Homebase.

Policies Applied:

Planning Policy Guidance note no.8 – Telecommunications
Local Plan policy U5 – masts and aerials under 15m

Summary of Representations:

31 neighbouring properties were consulted, including shops with accommodation over at 152-158 Church Hill. A site notice was also erected. There have been no replies to this consultation.

LOUGHTON TOWN COUNCIL – Noted the information received from Epping Forest District Council. (In making these comments the Town Council acknowledged the changes made to the original application.)

LOUGHTON RESIDENTS ASSOCIATION – In view of the pre application changes made by Vodafone to meet the concerns expressed by local residents we are happy to support this application.

Issues and Considerations:

Planning permission is not required for the erection of telecommunication masts or poles that do not exceed 15m in height since they lie within the remit of permitted development. However, before this permitted development right can be exercised a mobile phone company must submit a notification to the Local Planning Authority for a determination as to whether prior approval will be required for the siting and appearance of the installation. The Local Planning Authority have 56 days to make a decision, and if a decision is not made the installation can be erected. On this particular application the 56 day period expires on 5/10/10, and after discussion with officers, the applicants Vodafone and O2 submitted the application on a date which allowed for a report to be placed before this Committee after notification to neighbours etc had been carried out.

After liaison with officers the applicant's agents also carried out pre-application consultations with interested parties, including Loughton Town Council, the Loughton Residents Association, and the shops at nos 152 to 158 Church Hill. As a result of concerns raised the original proposal to erect a new mast in a position closer to the shop at no.152 was dropped and the replacement pole is now to be erected in the same position as the existing one. In addition the proposal to erect a third equipment cabinet was dropped because of concerns about street clutter and potential for graffiti – instead one of the existing cabinets will now be replaced by a slightly larger cabinet.

There have been no adverse comments received in response to formal consultations carried out on this application, and clearly the nature and extent of the pre-application consultations has been successful in meeting at least some, if not all, of the original concerns of third parties.

This is a relatively good site for a telecommunications pole, and the increased height of the pole is acceptable. The Homebase building and car park provide a utilitarian back drop for the pole and cabinets, and visual amenity in the street scene will not be unduly affected by the increased height of the pole. As with the existing pole much of the new pole will be in timber and its design and form is meant to imitate a telegraph pole so that it is better absorbed in to the street scene, which at this location does include street lighting columns. The siting and appearance of this proposal is therefore acceptable - indeed it contrasts with similar proposals that were rejected in 2002 on the green area opposite because of their impact on the visual function and appearance of the green, which also contains preserved trees.

The need for the additional height of the pole is because O2 will be a second user of the pole in addition to the existing user, Vodafone. The sharing of installations is strongly encouraged by

PPG8 and such combined usage will assist in reducing the environmental impact that a higher number of individual schemes can give rise to.

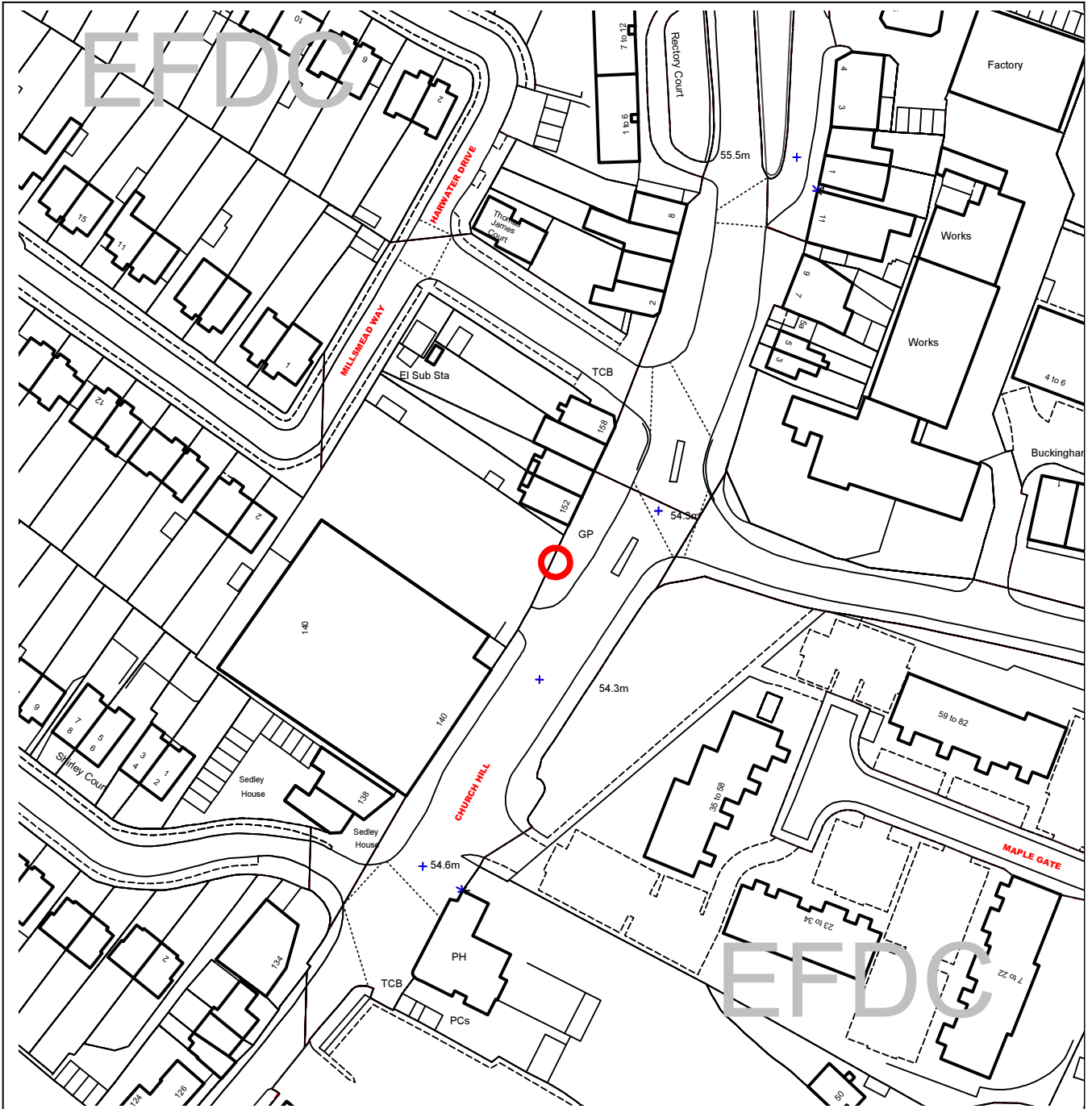
Conclusions

Because this site lies within a roadside location in an urban area prior approval for it is required. However the siting and appearance of the installation as enlarged is acceptable. It is recommended therefore that the applicants be informed that prior approval is required and is also granted.



Epping Forest District Council

Area Planning Sub-Committee South



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Agenda Item Number:	7
Application Number:	EPF/1782/10
Site Name:	Pavement outside Homebase Car Park Church Hill, Loughton, IG10 1LH
Scale of Plot:	1/1250