

Report Item No: 8

APPLICATION No:	EPF/1723/10
SITE ADDRESS:	Rear car park of 184-186 High Road Loughton Essex IG10 1DN
PARISH:	Loughton
WARD:	Loughton St Marys
APPLICANT:	C K Property Investments
DESCRIPTION OF PROPOSAL:	Extension of time limit on planning approval on EPF/1857/07. (Erection of three storey building to provide four 2 bed units and one 1 bed unit)
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=520748

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 commencement of development further details of the northeastern and southwestern flank elevations shall be submitted to and approved in writing by the Local Planning Authority and implemented in accordance with those approved details.
- 4 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.

- 5 Prior to first occupation of the building hereby approved details illustrating the proposed vehicle parking, including secure covered parking for cycles, shall be submitted for approval by the Local Planning Authority. The details shall be laid out as agreed and the parking area shown on the approved plan shall be retained free of obstruction for the parking of residents, staff and visitors vehicles unless the Local Planning Authority gives its written consent to any variation.
- 6 No development shall take place until measures to enable a contribution of £10,000 towards the Loughton Town Centre Enhancement Scheme are secured with the Local Planning Authority (see informative).

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

This application is also 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 planning permission ref: EPF/1857/07 which was for the erection of three storey building to provide four x 2 bedroom units and one x 1 bedroom unit.

It should be noted that a requirement to provide a sum of £10,000 to towards the enhancement of Loughton Town Centre accompanies this application as it did in the case of application EPF/1857/07.

Description of Site:

The application site comprises a three storey building fronting Loughton High Road in a town centre with an open car park located at the rear with direct access off Clifton Road. The current use of the building at the front of the site is as a bank at ground floor level with three stories of residential flats above.

Relevant History:

EPF/1268/06 - Conversion of first/second floor offices into three No. one bed flats and six No. two bed flats, including the erection of an additional floor – approved/conditions 18/8/06

EPF/1560/06 - Erection of office building at rear car park fronting Clifton Road – approved/conditions 15/09/06

EPF/1857/07 - Erection of three storey building to provide four 2 bed units and one 1 bed unit. – approved/conditions 11/10/07

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
- CP6 – Sustainable Urban Development
- LL10 - Landscaping
- H1A – Housing Provision
- H4A – Dwelling Mix
- ST4 – Road Safety
- ST6 – Vehicle Parking

Summary of Representations

NEIGHBOURS: The application was advertised to adjoining property owners by mail and a site noticed placed on site. The following responses have been received:

3 CLIFTON ROAD: Concerns regarding the already limited parking in Clifton Road which is a Controlled Parking Zone and will be exacerbated by the proposed development. Queried whether Clifton Road would be resurfaced and potholes mended following development.

15 CLIFTON ROAD: Concerns regarding the already limited parking in Clifton Road which is a Controlled Parking Zone and will be exacerbated by the proposed development.

LOUGHTON TOWN COUNCIL: No comments at the time of writing this report.

Issues and Considerations:

The original application, EPF/1857/07, was recommended for approval by officers and granted permission by Members at Planning Committee.

Planning permission EPF/1857/07 expires on 10th October 2010 unless the development is to be commenced beforehand. Details of pre-commencement conditions have been submitted and are being finalised.

Application EPF/1857/07 proposed a revision to a development previously approved under planning permission ref: EPF/1506/06. That consent was for the erection of a three storey building for office use. Apart from some minor cosmetic alterations and that the building was proposed to comprise of 5 flats instead of offices, the siting, size, shape and design of the revised development was to remain the same as that approved under planning permission ref: EPF/1506/06.

The main issues addressed under application EPF/1857/07 were whether the principle of residential development is acceptable on the site, their effects on the amenities of neighbouring properties, adequacy of car parking provisions and design.

The site was considered to be acceptable for a residential development as it was close to local amenities, community facilities, public transport and was within the town centre of Loughton ensuring that the development was sustainable achieving the aims and guidance of local and national policy.

In terms of the development's design, it was considered that it would not only effectively screen an unsightly area of large hardstanding, car park and rear of the main High Road building, but would greatly improve the setting of the street scene and help replace trees previously lost on the edge of the site.

The cosmetic changes made to the design of the building from when it was granted permission to be used for offices, included minor changes to the shape and position of windows and the addition of two front and two rear balconies. The Committee agreed these changes made the overall appearance of the building more visually interesting.

The residential properties of Clifton Road are located further north and east and the property directly opposite is a restaurant. In terms of impact on neighbouring amenities, it was considered that there would be a sufficient distance from adjoining properties so as not to cause a harmful impact in terms of loss of light, loss of privacy or visual intrusion.

It was also considered at the time that 13 car spaces on site were sufficient to meet the needs of future residents and meet the required car parking standards. The parking standards have not changed in the town centre and inclusive of the flats above the main High Road, just over 1 space for each 1 bed and a 2 bed flat is acceptable. Notwithstanding the sustainable location of the proposal, it would provide off-street parking in accordance with Council's recently adopted parking standards and national planning policy guidance.

In relation to the neighbours concerns regarding permit parking within the controlled parking zone along Clifton Road, as there is adequate off-street parking within the site to meet the needs for future occupiers of the flats, there would not be an overspill onto adjoining highways. Consequently the proposed development should not cause a material increase in the demand for on-street parking within the CPZ. It should be noted that the Highway Authority had no further comments to make on this extension of time to the original permission.

Therefore apart from parking, 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 housing 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, so the changes to PPS3 are not relevant in this case.

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

In relation to the contribution of £10,000 required for the enhancement of the locality, this would still be the case for the extension of time and would be dealt with as previously via a condition on the granted permission.

Conclusion

The material changes in circumstances are not such that an assessment of the proposal could justify withholding planning permission. It should be remembered that this is an application to extend the time limit beyond 3 years on the original planning permission and not an opportunity for the Committee to re-assess the planning merits other than in respect of a change in planning policy or other material consideration that has occurred since planning permission was originally given in 2007. As there has been no such changes, the development is considered to be in accordance with adopted planning policy 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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Scale of Plot:	1/1250