

Report Item No: 1

APPLICATION No:	EPF/1644/10
SITE ADDRESS:	18 Albion Park Loughton Essex IG10 4RB
PARISH:	Loughton
WARD:	Loughton Forest
APPLICANT:	Mr Richard McCarthy
DESCRIPTION OF PROPOSAL:	TPO/EPF/33/88 1 - Cypress - Reduce by 30% - Cut out dead and diseased wood (T1) 2 - Cypress - Reduce by 30% - Cut out dead and diseased wood (T2) TPO/EPF/02/89 3 - Sycamore - Crown reduction by 30%3 (top and sides) (T4) 4 - Cypress - Fell (G1) 5 - Cypress - Reduce by 30% (G1) 6 - Cypress - Cut four lead shoots (T3) 7 - Pine - Cut back branches brushing roof, remove dead and diseased wood (T5)
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=520473

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 crown lifting for T6 Lawson Cypress, authorised by this consent, shall extend only to the whole or partial removal of branches under 60 mm in diameter necessary to give 1.8 metres clearance above ground level.
- 3 The crown reduction authorised by this consent shall consist of the following:
T1 Lawson Cypress - 30 % crown reduction.
T2. Lawson Cypress - 30% crown reduction.
T3. Sycamore - reduce spreading branches under 75 mm in diameter to suitable unions, where branch length does not exceed 3 metres.
T5. Monterey Cypress - 30% crown reduction.
T7. Pine - reduce spreading branches under 80 mm in diameter to suitable unions, where branch length does not exceed 2 metres.

- 4 All work authorised by this consent shall be undertaken in a manner consistent with British Standard 3998 (1989) (or with any similar replacement Standard).
- 5 The works hereby authorised shall not be undertaken after a period of three years from the date of this consent has expired.

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

Description of Proposal:

T4. Monterey Cypress. Fell.

T1. Lawson Cypress. Reduce by 30%

T2. Lawson Cypress. Crown lift to 5 metres and reduce top by 3 metres

T3. Sycamore. Reduce lateral branches by up to 3 metres in branch length

T5. Monterey Cypress. Reduce by 30%.

T6 Lawson Cypress. Cut weak shoot on one leader and crown lift to 1.8 metres.

T7. Pine. Cut back branches brushing roof by up to 2 metres in length.

It should be noted that tree pruning applications are normally dealt with under officer delegated powers. They are included in the report in this instance because the felling element within the proposal does require the members' decision.

Description of Site:

The property is an attractive detached residence with extensive large landscape features throughout the plot. Most striking is the large Pine beside the house with a collection of mainly coniferous trees across the rear of the plot. The presence of large and interesting trees adds greatly to the character of this leafy suburban cul-de-sac.

Relevant History:

No pruning records exist for trees on this site under the order TPO/EPF/33/88, which protects T1 and T2 Cypress and the most recent pruning consent for Sycamore, T3 was carried out over ten years ago. It was noted that the conifer screen has undergone major reduction recently but it is understood that this hedge was planted more recently than the Area order for Hazelwood: TPO/CHI/03/70

Policies Applied:

Epping Forest District Local Plan and Alterations:

- i) LL09 Felling of preserved trees.
- ii) LL08 Pruning of preserved trees

SUMMARY OF REPRESENTATIONS:

5 immediate neighbours were notified and 2 representations were received supporting the application.

LOUGHTON TOWN COUNCIL - members were willing to waive their objection provided the tree officer deems the application acceptable.

Issues and Considerations:

1. Felling of T4 Monterey Cypress

Applicant issues

The reason put forward to fell the Monterey Cypress, T4 is the following:

- Poor health (dead)

Planning considerations

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

i) Tree condition and life expectancy

T4 Monterey Cypress has been visually assessed from ground level and the observations are described below.

The tree is the subordinate sibling to a close partner of the same species and alive. There is extensive dieback visible on numerous branches from a fungal infection, commonly known as Coryneum Canker. This pathogen initially kills individual branches before gradually extending into the whole of the crown of the tree with fatal effect over the course of a number of years. This tree's condition can only be described as poor and ultimately terminal. It is estimated that the tree has a foreseeable life expectancy of less than 10 years into the future.

ii) Visual amenity

T4 Monterey Cypress has negligible public amenity. It is largely enveloped by its larger close partner and its location in the rearmost part of this heavily treed garden prevents any views of the tree from a public place. Its loss would go unnoticed by the general public and leaves a dominant partner to maintain a tree presence at this point in the garden.

iii) Suitability of tree in current position

The tree was originally planted as a group but has suffered from being the weaker sibling of a pair. Many similar trees have been planted over the years as ornamental specimens but subsequent infill developments have crowded in on these trees and compromised their suitability in recent decades. Health issues supersede suitability in this instance.

iv) Replacement tree

The remaining tree will adequately maintain a strong tree presence in this well stocked garden and therefore the need for replanting is lessened.

2. Pruning to T1,2 and 6 Lawson Cypress, T3, Sycamore, T5, Monterey Cypress and T7 Pine.

In general, the trees in this modest garden have been allowed to grow unchecked for some years. It has been agreed with the applicant that more detailed, officer worded specifications, designed to maintain the trees' appearance, while addressing the problems of overgrowth in proximity to house and neighbouring property, are necessary and acceptable. Therefore, the conditions attached to

the decision notice carefully detail pruning limits with landscape policy requirements in mind and include supervision. The exact wording of these conditions is listed above.

Conclusion:

In respect of the proposal to fell T4, Monterey Cypress it is accepted that the tree has minimal public amenity value due to its location at the bottom of a rear garden, densely populated with large and mostly evergreen trees and shrubs. In light of its poor health, it is considered that the loss of this tree would not constitute a serious harm to the powerful tree presence maintained by the several other dominant and more prominent trees in this interesting but relatively modest garden. Therefore, it is recommended to grant permission to fell T4, Monterey Cypress on the grounds that its declining condition renders it unsustainable. The proposal therefore accords with Local Plan Landscape Policy LL09.

In the event of members agreeing to allow the felling of T4, Monterey Cypress, it is recommended that the duty to replace the tree is waived in this instance for the reasons given above.

In respect of the pruning element of the proposal it is accepted that controlled management of these large trees is acceptable, providing that pruning specifications detailed in conditions, which accord with Local Plan Landscape Policy LL09, are adhered to.

Should you wish to discuss the contents of this report item please use the following contact details by 2pm on the day of the meeting at the latest:

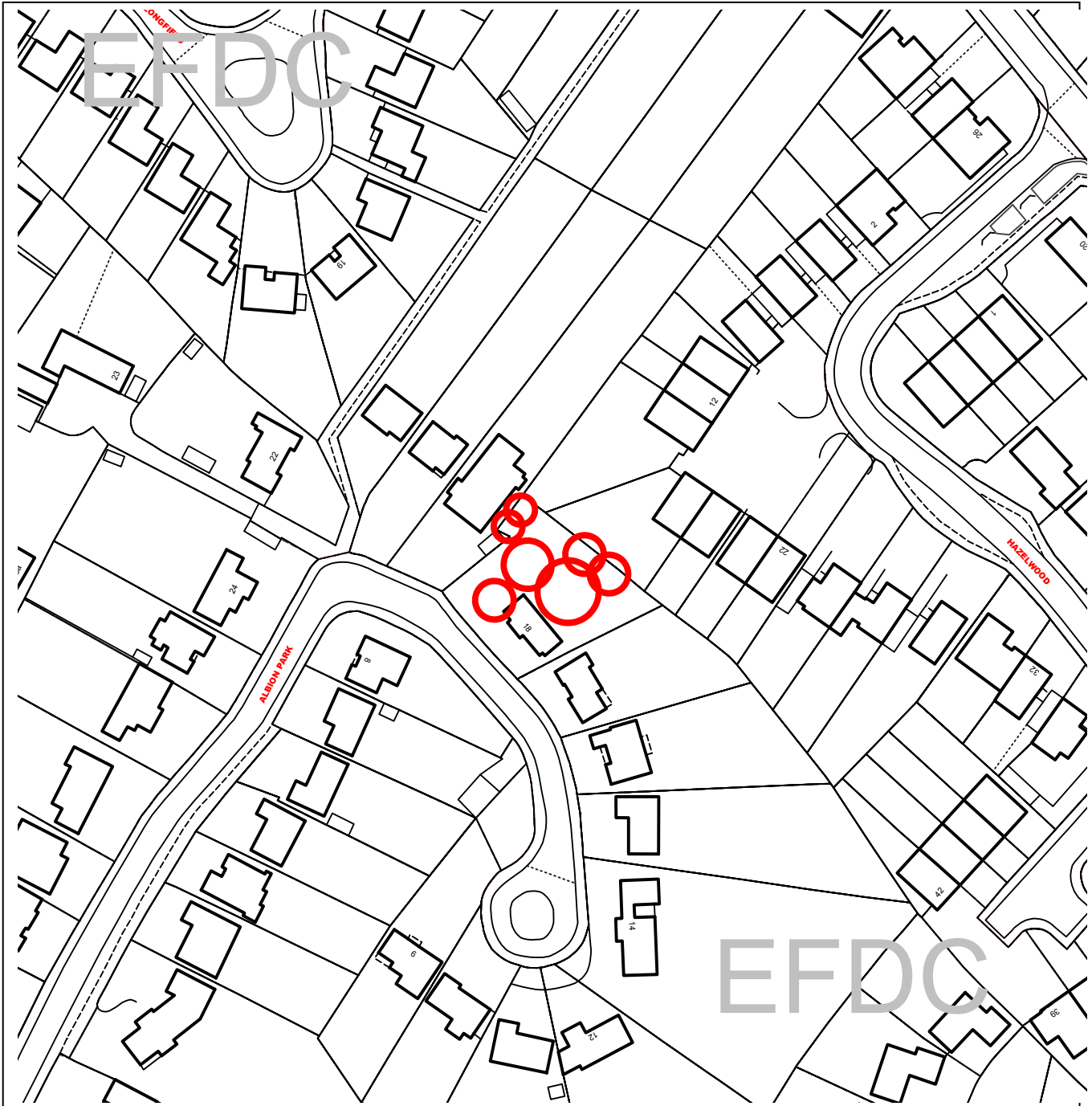
***Planning Application Case Officer: Robin Hellier
Direct Line Telephone Number (01992) 564548***

or if no direct contact can be made please email: contactplanning@eppingforestdc.gov.uk



Epping Forest District Council

Area Planning Sub-Committee South



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Agenda Item Number:	1
Application Number:	EPF/1644/10
Site Name:	18 Albion Park, Loughton IG10 4RB
Scale of Plot:	1/1250

Report Item No: 2

APPLICATION No:	EPF/1745/10
SITE ADDRESS:	29 The Bowls Vicarage Lane Chigwell Essex IG7 6NB
PARISH:	Chigwell
WARD:	Chigwell Row
APPLICANT:	Mr Edward Haliburn
DESCRIPTION OF PROPOSAL:	TPO/EPF/14/08 T58 - Sweet Gum - Fell
RECOMMENDED DECISION:	Refuse Permission

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=520873

REASON FOR REFUSAL

- 1 Insufficient justification has been provided to allow the felling of this tree, contrary to policy LL9 of the Adopted Local Plan and Alterations..

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

Description of Proposal:

T58. Sweet Gum (or Liquidamber). Fell and replace.

Description of Site:

T58 is approximately 13 metres tall, in a large communal lawn in front of a five storey residential apartment block. The development benefits from the mature and well designed landscaping across the site, which also softens public views of the large apartment blocks.

Relevant History:

No recent pruning history exists for this tree under TPO/EPF/14/08. Some minor crown lifting has previously been undertaken.

Policies Applied:

Epping Forest District Local Plan and Alterations:

- iii) LL09 Felling of preserved trees.

Summary of Representations

The Bowls Residents' Association were notified but no representations were received.

CHIGWELL PARISH COUNCIL - members were willing to waive their objection if the Council tree officer deems the proposal acceptable.

Issues and Considerations:

Applicant issues

The main reasons put forward to fell the Sweet Gum tree are the following:

- The tree is of low amenity and superfluous in the context of the Bowls Estate as a whole.
- The tree takes too much light from the applicant's dwelling.

Planning considerations

The main planning consideration is considered to be whether the tree is of sufficient public value to justify its retention, given that it inevitably causes a degree of shading to the property.

i) Visual amenity

This Sweet Gum has moderate public amenity. It is clearly visible from the access road and communal car parking area within The Bowls, which is open to public access, but it is largely obscured from direct public view from Manor Road, by a Maple, (T59 in the Order), standing in front of it from this view point.

The most appealing quality of the species is the rich autumn reddening of the outermost leaves. This particular tree contributes to softening the built masses of the flat block and to the varied and attractive landscape character of the site.

However the proximity of the more vigorous Maple has caused a rather one-sided form. The Maple has itself unfortunately been badly pruned in the past, and has large and unsightly wounds. So while further away (and therefore more acceptable from the point of view of the applicant) it cannot be seen as an acceptable successor.

ii) Tree condition and life expectancy

The tree has normal levels of vigour and shows no serious structural flaws other than an unusually large low bough growing to the north eastern side. Its condition would be described as normal with foreseeable life expectancy exceeding 20 years.

iii) Suitability of tree in current position

The tree is approximately 6 metres from the corner elevation of the apartment and about 4 metres from the neighbouring tree T59, Maple. The location is not ideal for a tree likely to grow to a height in excess of 15 metres and rather close, at under 2 metres, from a brick garden wall. Despite this slightly crowded position it would be possible to alleviate problems relating to light and view obstruction from the applicant's flat by selective pruning of lateral branches on the flat side. Sweet Gum is of course a deciduous species, so the effect of shading is less pronounced in winter.

Other trees to the south of the flat also contribute to shading of the kitchen and lounge rooms, so removal of the application tree would not be a complete solution in any event.

iv) Replacement

It is agreed that a new Sweet Gum in a more prominent location would contribute more to public amenity than the present tree. The applicant has offered to contribute financially to the planting of a new tree, subject to Residents' Association agreement. However it would be some years before the new tree would make an equivalent contribution to public amenity.

Conclusion:

There is insufficient justification to remove this tree on grounds of a loss of light and views across the estate. However, were a successor tree to be established in a nearby location, the issue could be re-visited.

Therefore, it is recommended to refuse permission to fell T58 Sweet Gum on the grounds that it is, at present, unjustified and that pruning would contribute to alleviating the issues of loss of light. The proposal therefore fails to accord with Local Plan Landscape Policy LL09.

In the event of members nevertheless agreeing to allow the felling, it is recommended that a condition be applied requiring the replacement with the same species, but at a more suitable location and prior to the felling being implemented.

Should you wish to discuss the contents of this report item please use the following contact details by 2pm on the day of the meeting at the latest:

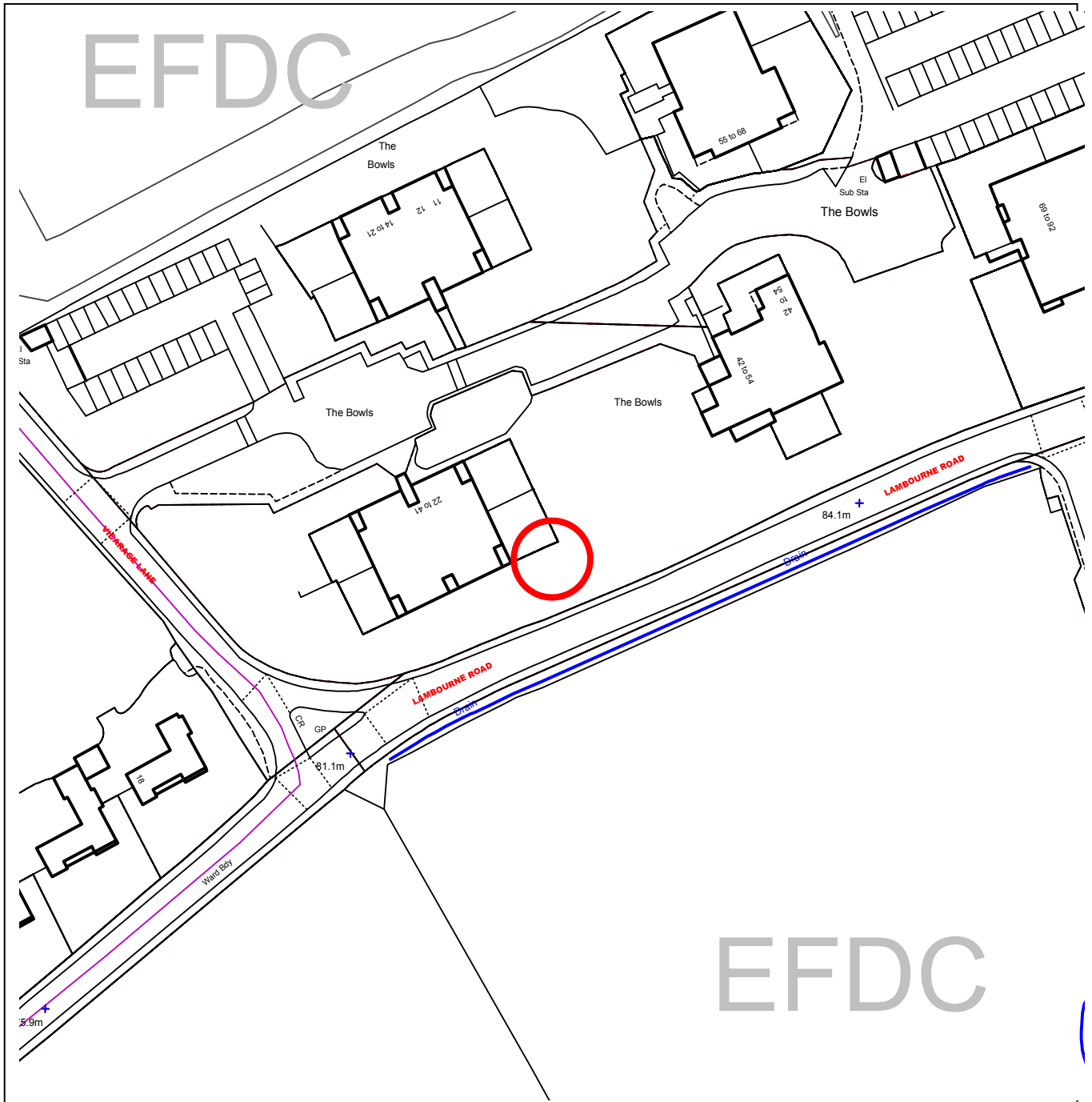
***Planning Application Case Officer: Robin Hellier
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Agenda Item Number:	2
Application Number:	EPF/1745/10
Site Name:	29 The Bowls, Vicarage Lane Chigwell, IG7 6NB
Scale of Plot:	1/1250

Report Item No: 3

APPLICATION No:	EPF/1361/10
SITE ADDRESS:	12 Albert Road Buckhurst Hill Essex IG9 6EH
PARISH:	Buckhurst Hill
WARD:	Buckhurst Hill East
APPLICANT:	Ms H Smith
DESCRIPTION OF PROPOSAL:	Proposed two storey side and rear extension.
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=519508

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.
- 3 The proposed window opening on the first floor of the southern flank elevation 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.

This application is before this Committee since the recommendation differs from the views of the local council (Pursuant to Section CL56, Schedule A (g) of the Council's Delegated Functions).

Description of Proposal:

The applicant seeks planning permission for the construction of a double storey side and rear extension and a single storey rear extension.

The single storey extension is to be an infill development between an existing single storey rear extension and the adjoining properties rear extension (number 14). It is to project 2.9 metres from the original rear façade and have a width of 2 metres.

The proposed double storey side and rear extension would wrap around the existing south eastern corner of the original dwelling and extend over the existing single storey rear extension.

Both the ground and first floor of the side extension would be constructed in line with the existing front façade, have a width of 4.2 metres and have a depth of 12.1 metres which also include the rear projection of the rear extension. The side extension would be constructed up to the southern side boundary.

The rear extension would project 2.9 metres from the original rear façade and would have a width of 7.4 metres.

The side extension would have a gabled roof whilst the rear extension would have a hipped roof form. Materials are to match those of the existing dwelling.

Description of Site:

The subject site is located on the corner of Albert Road and Cedar Close within the town of Buckhurst Hill. The site itself is mainly regular in shape apart from the front boundary which follows the curve of the highway and it comprises of approximately 260 square metres. There is a slight slope that falls from the front of the property towards the rear.

Located towards the front of the site is a double storey end of terrace dwelling finished in facing brickwork with a plain tiled roof that fronts onto Albert Road. A detached garage is located to the rear of the site. Access to the garage is via Cedar Close. Located on the side and rear boundaries of the site is a high timber paling fence.

The subject site is located within a well established built up area mainly comprising of terrace style dwellings and residential blocks comprising of flats. The terrace which the subject site forms part of comprises of houses that are similar in terms of their design, scale and size. Front setbacks from the highway are consistent.

Relevant History:

There is no relevant recorded planning history for the subject site.

Policies Applied:

CP2 Protecting the quality of the rural and built environment.

DBE9 Loss of amenity

DBE10 Design of residential extensions

Summary of Representations

NEIGHBOURS:

The application was advertised to adjoining property owners by mail. One objection was received from the following occupier:

14 ALBERT ROAD, BUCKHURST HILL - Their main concerns are as follows:

- The proposed development, in particular the excessive projection of the rear extension would result in a loss of sunlight and would be out of character with the row of terrace houses.

BUCKHURST PARISH COUNCIL: - Objected to the application for the following reason:

- Overdevelopment of the site.

Issues and Considerations:

The main issues to be addressed in this case are whether the design and appearance of the development is acceptable and whether it would be harmful or not to the amenities of adjoining property occupiers.

Design and appearance:

Policy CP2 and DBE10 of the Epping Forest District Local Plan seeks to ensure that a new development is satisfactorily located and is of a high standard of design and layout. Furthermore, the appearance of new developments should be compatible with the character of the surrounding area, and should not prejudice the environment of occupiers of adjoining properties.

The single storey rear infill extension would appear as a subservient addition. Although it would have a flat roof, its design and appearance is appropriate to its location. Moreover, it would not project beyond the existing single storey rear extensions to neighbouring houses. It is appropriate in terms of its scale and size.

Double storey side extensions would not normally be permitted when constructed right up to the side boundaries of a site as they would take away the visual break between properties. The side extension proposed is to be constructed up to the side boundary. However on this occasion, the subject site is located on a corner meaning that as a result of the highway running along the length of the side boundary (Cedar Close), there would be a significant visual separation between the development and the building on the opposite side of the road.

In addition, it should be noted that within the surrounding area there are other examples of similar double storey side extensions that have been constructed right up to the side boundary including number 1 Birch Close which is approximately 200 metres away from the subject site. As a result, the proposal to construct up to the side boundary of this particular site would not be out of character with the surrounding area.

In terms of the appearance of the development the front façade would be symmetric and well balanced and it would appear well articulated through the use of appropriate materials. Therefore it is considered that the development would not be harmful to the character and appearance of the existing street scene.

The two storey rear extension would not project more than the depth of the existing single storey extension from the original rear façade. It would be set off the northern side boundary by 2 metres ensuring that an imaginary 45 degree line from number 14's first floor rear window is not obstructed. It would therefore not cause harm to the visual amenities enjoyed by the occupiers of 14 Albert Road.

Although it could be argued that the overall development is excessive in terms of the increase in the overall size of the original dwelling, on this occasion the siting, scale and size of the development is considered to be appropriate. Although there are no first floor rear extensions along this row of terraces, the development would not appear out of character with the surrounding area as the overall bulk and massing is appropriate along with the proposed roof form, materials and setbacks from adjoining properties.

In relation to the Parish's concern, it is considered that the proposed extensions would not result in an overdevelopment of the site. The extension would result in the dwelling comprising of 4 bedrooms. Two off street parking spaces are provided to the rear of the site and there would be an adequate amount of rear private open space to meet the recreational needs of residents.

Neighbouring amenities:

It is considered that the proposed development has been designed appropriately to ensure that it would not appear as overbearing or visually intrusive when viewed from adjoining properties or from other public vantage points.

In relation to the neighbours concern regarding overshadowing, it is noted that there would be some overshadowing in the late afternoon however not enough to provide a harmful impact to the adjoining neighbour. It is considered that adequate sunlight and daylight would be received throughout most periods of the day to habitable room windows and rear private open space areas.

It is noted that there would be two new windows on the first floor rear elevation and one new window on the first floor flank elevation. Although the first floor rear windows would be set slightly closer to the flank wall of number 1 Cedar Close, it is considered that there would not be a material difference from those of existing conditions in terms of overlooking. There would still be a sufficient distance between the proposed rear façade and the flank wall of number 1 Cedar Close as not to impact upon a loss of privacy to this occupier. The first floor flank window is to service a bathroom and although not stated on the submitted plans as being obscured glazed, to ensure that it would not directly result in a loss of privacy to adjoining properties, this window would be conditioned to be obscured glazed.

Conclusion:

In conclusion it is considered that the proposed development is acceptable in terms of its design and appearance and it would not result in a harmful impact upon the amenities of adjoining property occupiers. The proposed development is 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.

Should you wish to discuss the contents of this report item please use the following contact details by 2pm on the day of the meeting at the latest:

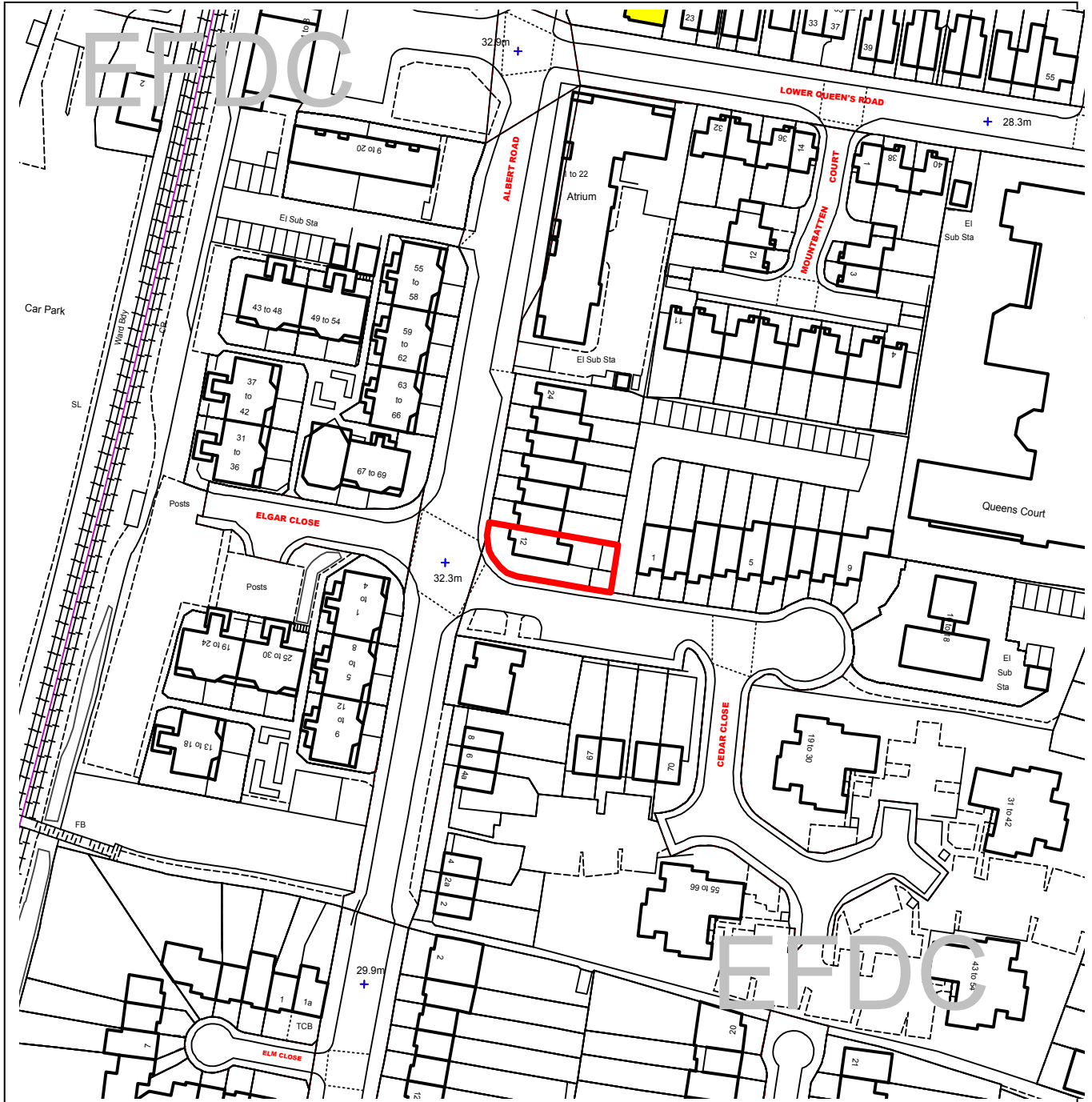
***Planning Application Case Officer: Lindsay Trevillian
Direct Line Telephone Number: 01992 564337***

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Epping Forest District Council

Area Planning Sub-Committee South



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Agenda Item Number:	3
Application Number:	EPF/1361/10
Site Name:	12 Albert Road, Buckhurst Hill IG9 6EH
Scale of Plot:	1/1250

Report Item No: 4

APPLICATION No:	EPF/1422/10
SITE ADDRESS:	56A Grange Crescent Chigwell Essex IG7 5JF
PARISH:	Chigwell
WARD:	Grange Hill
APPLICANT:	Mr Manjit Ahluwalia
DESCRIPTION OF PROPOSAL:	Demolition of rear ground floor side extension, erection of new two storey side extension and erection of first floor front extension over existing ground floor. (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=519718

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.
- 3 No windows shall be formed at any time in the flank walls of the development hereby permitted at first floor level without the prior written approval of 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 proposal is a revised application following the withdrawal of a recent application (EPF/0781/10). This application proposes to demolish an existing single storey side extension and replace it with a two storey side extension. An existing single storey flat roof at the front of the dwelling would be extended over with a dormer style window.

Description of Site:

56a Grange Crescent is an infill development and as such is located where the road sweeps round between No's 56 and 58. The rear boundaries of these properties abut the side boundaries of the proposal site. The existing side extension is flat roofed. Gardens are fairly generous adjacent to the proposed extension, extending approximately 20m from the rear elevations. The western

boundary is separated from No's 54 and 56 Grange Crescent by fencing and outbuildings in the corner of these sites. There is a general mix of dwelling styles in the area with a number nearby recently extended to the side.

Relevant History

CHI/0185/64 - Outline. Erection of detached house & garage. Grant Permission - 15/07/1964
EPF/0781/10 - Garage conversion and demolition of rear ground floor side extension, erection of new side extension to first floor incorporating garage and rear ground floor side extension, extension on first floor to front over existing ground floor. Withdrawn Decision - 24/06/2010.

Policies Applied:

CP2 – Protecting the Quality of the Rural and Built Environment
DBE9 – Loss of Amenity
DBE10 – Design of Residential Extension
ST6 – Vehicle Parking

Summary of Representations

NEIGHBOURS: (9 properties consulted – 0 replies).

CHIGWELL PARISH COUNCIL: Objection. The proposal is poor design particularly the asymmetry of the dormer windows on the front elevation and will result in the loss of an off street parking place.

Issues and Considerations:

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

Impact on Appearance of Area

The current dwelling, unlike the majority of houses in Grange Crescent, has not been extended. The single storey flat roof structure to the side and rear represent poor design and their replacement could potentially improve the aesthetic appearance of the dwelling and its immediate vicinity. The Parish Council has objected to the asymmetric design of the gable features on the front elevation. However the smaller gable feature replicates the original gable of the dwelling raising no serious design concerns. The feature accentuates the fact that the side addition is an extension of the original house and as such is a subservient addition. This also allows a gap to the boundary so that when viewed from adjacent gardens the structure would not appear as dominant. The half dormer feature, which allows utilisation of the space above the single storey flat roof section of the house, is generally acceptable in terms of dealing with this design issue. There is a mix of dwelling styles along the road, the majority semi detached, and these additions would have no significant impact on the appearance of the area.

Impact on Neighbours' Amenity

The dwelling would be extended over two storeys close to the boundary with No's 54 and 56 Grange Crescent. The flank wall has been set 0.50m off the boundary. The orientation of the sites results in the extension being adjacent to the rear boundaries. No56 has a permanent outbuilding of brick construction with a hipped roof measuring 2.5m wide adjacent to this boundary. The rear garden of No56 measures approximately 20.0m from the rear elevation to the common boundary. There would be no impact on rear facing windows. The extension would have some degree of impact when viewed from the rear garden of the property. However as the garden is fairly deep and the outbuilding provides a buffer between the extension and the dwelling its impact would be

acceptable. The extension has also been set slightly off the boundary which would further reduce its impact.

The proposed addition would extend for approximately 3.0m along the 9.5m rear boundary with No54. The rear garden of this property is also relatively long at 20.0m deep and the proposed extension would not appear excessively dominant. There would be no issues of loss of light to rear facing windows.

It is however deemed necessary to remove permitted development rights in respect of first floor side windows as even obscure glazed windows with fixed frames would give rise to a perception of being overlooked.

Parking Issues

The Parish Council are also concerned about the loss of the garage and therefore an off street parking space. However an area of hardstanding exists to the front of the dwelling which extends 5m from the front elevation of the dwelling.

The current vehicle parking standards specify a preferred depth of 5.5m for parking spaces and a minimum depth of 5m. The existing space would accommodate most cars parked in front of the garage clear of the public footway and accords with the minimum depth specified in the standards therefore it is acceptable in that respect. Since the width of the existing hardsurfaced part of the front garden is some 7m and the width of the vehicle crossover serving it is some 3.75m the remaining parking area can easily accommodate 2 cars clear of the footway. Although the spaces would not be easily capable of independent use, that arrangement is common at dwellinghouses, and indeed the existing garage is not capable of independent use since it is separated from the road by the existing parking area.

The proposed retention of 2 parking spaces at the dwelling is in accordance with the minimum parking standard for this house as enlarged. Moreover, the application site is within a short walk of local shops and public transport including Grange Hill Underground Station. Accordingly, the loss of the garage would not undermine the standards or be likely to give rise to a harmful increase in demand for on-street parking in the locality.

Conclusion:

The design of the proposed extension would have no adverse impact on the appearance of the area and would not have an excessive impact on the amenities enjoyed by the residents of adjacent properties. Although the proposal involves the loss of the garage it retains space for the parking of 2 cars on an existing hardstanding within the front garden, which satisfies the vehicle parking standards. Therefore, as there is nothing to determine otherwise, the application is recommended for approval with conditions.

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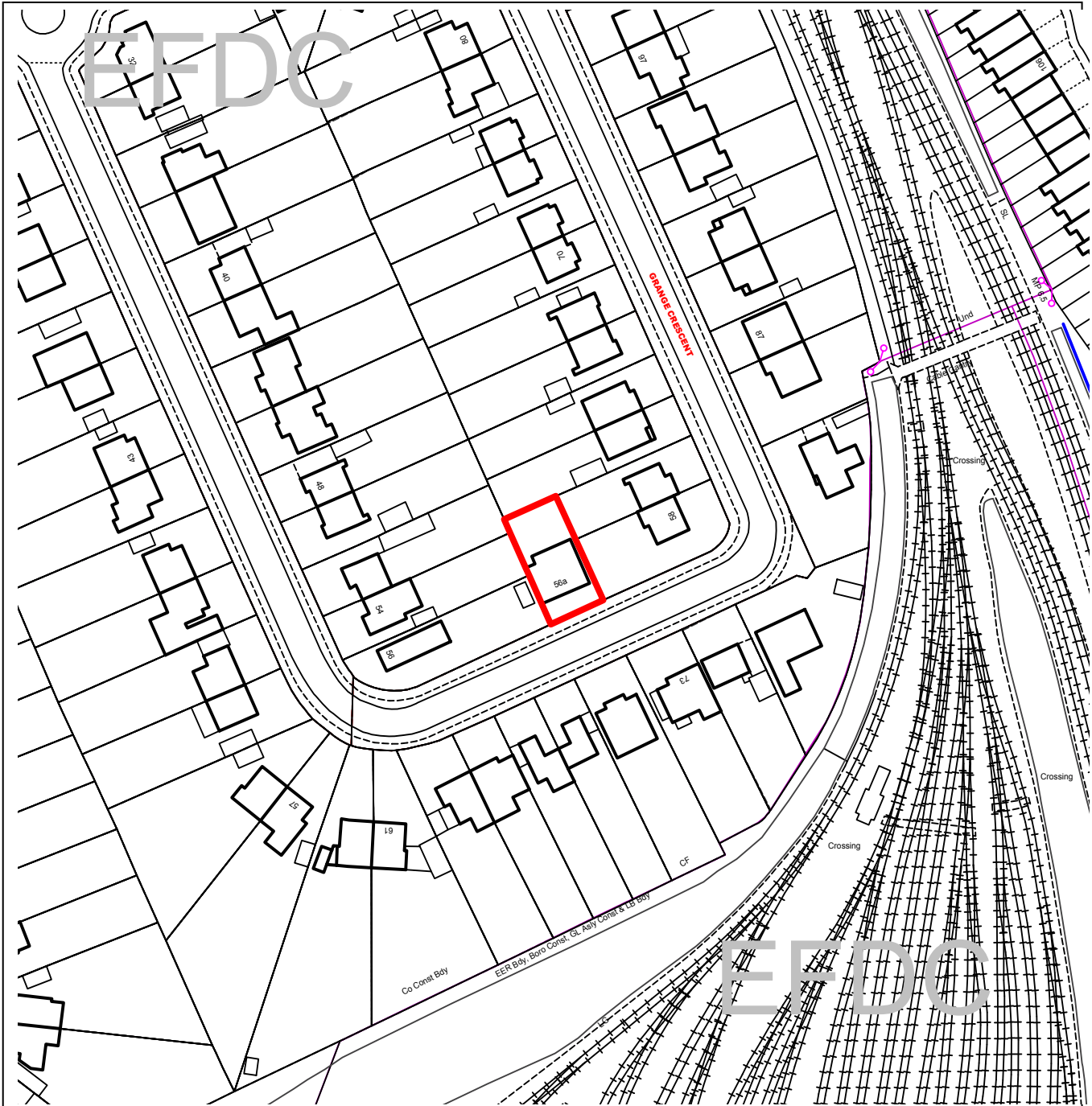
***Planning Application Case Officer: Dominic Duffin
Direct Line Telephone Number: 01992 564336***

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Agenda Item Number:	4
Application Number:	EPF/1422/10
Site Name:	56A Grange Crescent, Chigwell IG7 5JF
Scale of Plot:	1/1250

Report Item No: 5

APPLICATION No:	EPF/1680/10
SITE ADDRESS:	11a Loughton Way Buckhurst Hill Essex IG9 6AE
PARISH:	Buckhurst Hill
WARD:	Buckhurst Hill East
APPLICANT:	Dudrich (Holdings) Limited
DESCRIPTION OF PROPOSAL:	Proposed single storey side and rear extensions and alterations to roof space including rear dormer window. (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=520566

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:

Permission is sought to erect single storey side and rear extensions and to construct a rear dormer window. This proposal is a revision to a similar development previously proposed under application ref. EPF/0122/10, which was refused earlier this year.

The side extension would measure 1.8 metres wide by 3.8 metres deep and provide a cloakroom and new side entrance. It would have a gabled roof set lower than that of the main roof of the house.

The rear extension would measure 3.5 metres wide by 3.2 metres deep and provide an enlarged living area on the ground floor. It would have a flat roof and infill an area between an existing part width rear extension of similar scale and a rear extension to the attached house of similar depth.

The rear dormer window would measure 5.2 metres wide by 2.1 metres high and provide two bedrooms in the resultant roof space.

Description of Site:

A semi-detached bungalow situated on the southern side of Loughton Way that fronts onto the entrance of Roding View to the west. It is not in a conservation area. The plot has an irregular rectangular plan with off street parking for a single vehicle at the front.

The rear garden is at higher level and supported by a retaining wall adjacent to the house.

Relevant History:

EPF/0122/10 Proposed single storey front/side extension and alterations to roof space including rear dormer window. Refused.

Reason: The proposed stepped roof line of the extension relates poorly to the existing dwelling and the pair of bungalows when viewed from the street and is harmful to the street scene. In addition, the rear dormer is large and bulky when compared with the size of rear dormers adjoining the building and those immediately adjacent.

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:

NEIGHBOURS: 3 Neighbours consulted, one letter of representation received:

13 LOUGHTON WAY: No objection to the works on the proviso any work is carried out in accordance with building regulations because of drainage problems and sewage problems. Also, a minimum of 2 feet should be provided between proposed walls of both properties.

BUCKHURST HILL PARISH COUNCIL Objects: Overdevelopment of the site

Issues and Considerations:

The main issues raised by the proposal are the design and appearance of the development and its impact on the amenities of neighbouring properties. Since the proposal is a revision to a previously refused proposal those issues should be considered with a view to assessing whether it overcomes the reasons for the previous refusal.

Appearance and Design

The previous proposal was refused on the basis of its poor design.

When seen from the street the presently proposed side extension would complement the appearance of the existing gable end roof design. The ridge height would be lower than that of the original building and as such the revised proposal would appear appropriately subordinate to it. The revised side extension is therefore acceptable in terms of its height, roof detail and its overall appearance.

Whilst the revised rear dormer is large it would be set in from the eaves and set below the existing ridge such that it would be appropriately contained within the existing rear facing roof slope and not readily visible from the street. Consequently the design of the rear dormer would complement the appearance of the bungalow.

Due to its small size and sensitive siting the proposed rear infill extension would be of no consequence in design terms.

Neighbour amenity

The proposal will not cause any loss of light or lead to excessive overlooking of neighbouring property. Furthermore, it would not be of a scale that could appear overbearing. Overall, the proposal would cause no harm to the amenities of neighbouring occupiers.

Other matters

The neighbour at 13 Loughton Way has raised concerns of possible drainage issues and sewage. This is not a planning consideration.

The Parish Council has raised an objection on grounds of overdevelopment. The proposed enlargement of the bungalow is acceptable in design terms and in terms of its impact on amenity. Moreover, it would have no material impact on the amount of rear garden space retained, which would be adequate for a 3 bedroom dwelling. In the circumstances the objection on the basis of overdevelopment cannot be supported.

Conclusion

The design and appearance of the revised proposal is acceptable and it would not harm the amenities enjoyed by the occupants of neighbouring properties. As such the proposal overcomes the reasons for refusing the previous proposal and it is therefore recommended that planning permission be granted.

Should you wish to discuss the contents of this report item please use the following contact details by 2pm on the day of the meeting at the latest:

***Planning Application Case Officer: Paula Onyia
Direct Line Telephone Number:01992564103***

or if no direct contact can be made please email: contactplanning@eppingforestdc.gov.uk



Epping Forest District Council

Area Planning Sub-Committee South



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Agenda Item Number:	5
Application Number:	EPF/1680/10
Site Name:	11a Loughton Way, Buckhurst Hill IG9 6AE
Scale of Plot:	1/1250

Report Item No: 6

APPLICATION No:	EPF/1690/10
SITE ADDRESS:	Land Rear of 11a Loughton Way Buckhurst Hill Essex IG9 6AE
PARISH:	Buckhurst Hill
WARD:	Buckhurst Hill East
APPLICANT:	Dudrich (Holdings) Limited
DESCRIPTION OF PROPOSAL:	Demolition of existing garages and erection of a detached one bedroom residential dwelling. (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=520587

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 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 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, Class A-E shall be undertaken without the prior written permission of the Local Planning Authority.

- 6 The development, including site clearance, must not commence until a scheme of hard and soft 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.

- 7 Gates shall not be erected on the vehicular access to the site without the prior written approval of the Local Planning Authority.
- 8 All construction/demolition works and ancillary operations (which includes deliveries and other commercial vehicles to and from the site) which are audible at the boundary of noise sensitive premises, shall only take place between the hours of 07.30 to 18.30 Monday to Friday and 08.00 to 13.00 hours on Saturday, and at no time during Sundays and Public/Bank Holidays unless otherwise agreed in writing by the Local Planning Authority.

This application is before this Committee since 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:

Permission is sought to demolish an existing double garage and replace it with a detached one-bedroom bungalow.

The proposed bungalow measures 8.0 metres deep by 5.15 metres wide. It will be 4.5 metres to the ridge and 2.5 metres to the eaves designed with a hipped roof profile.

Description of Site:

The subject site is located in the built up area of Buckhurst Hill and the plot is positioned at the western extreme end of Dene Road, a cul-de-sac to the west of Rous Road. The site is flanked on the north by the rear gardens of properties that face onto Loughton Way and a pedestrian footpath demarcates it and immediate plots to the south that face onto Dene Road. It is not in a conservation area.

The site is relatively level and presently accommodates a detached, double garage of standard red brick construction with a flat roof. Ownership is private. Adjacent buildings to the plot facing onto Dene Road are two-storey post war semis of standard brick construction built to a uniform building line.

Relevant History:

EPF/0204/10 – Demolition of existing garages and erection of a detached one bedroom residential dwelling. Refused.

Reason: By reason of its design and external materials, the proposed new two-storey dwelling would appear as an incongruous building, out of keeping with the character of the street and appearance of neighbouring properties.

Policies Applied:

Adopted Local Plan Policies:

CP1, CP2, CP3 and CP6 – Achieving sustainable design objectives
DBE 1 - Impact on new buildings on surroundings
DBE 2 - New buildings amenity
DBE3 – Design in urban areas
DBE6 - Parking for new residential developments
DBE8 – Private amenity
DBE9 – Neighbouring occupiers amenity
H2A - Previously developed
H4A – Dwelling mix
ST1, ST2, ST4 and ST6 – Highway safety and car parking
LL11 – Landscaping

Summary of Representations

26 letters were sent out to neighbouring occupiers and 12 letters of representation have been received summarised as follows:

2 DENE ROAD: Objects on grounds of traffic congestion, disruption during construction works and whether this is brownfield land

3 DENE ROAD: Objects on highway safety and limited parking within the street.

10 DENE ROAD: Objects, the proposal will affect the turning circle used by large vehicles leaving the cul-de-sac, resulting in harm to highway safety. Potential noise, dust, concern of the removal of asbestos from the roof of the garage, pollution during building work and heavy vehicles blocking resident's driveways.

13 DENE ROAD: Object on grounds of increased congestion at the end of the road as there is presently limited parking in the street. Plans encroach on public footpath, and the path may need to be closed during construction, this is unacceptable.

14 DENE ROAD: Objects on grounds of poor design as the building will look like a shed. Also, the proposal will affect the turning circle used by large vehicles leaving the cul-de-sac, resulting in potential harm to highway safety. Potential noise, dust, pollution during building work and heavy vehicles blocking resident's driveways. Potential congestion. Law prohibits building on other people's gardens.

15 DENE ROAD Objects: Loss of much needed rentable garages. Proposed development will increase congestion and will increase highway safety hazard as a result of manoeuvring large vehicles.

21 DENE ROAD: Objects on grounds of highway safety and construction will affect dwelling structure.

22 DENE ROAD: Objects on the following grounds. The proposal will affect the turning circle used by large vehicles leaving the cul-de-sac, resulting in harm to highway safety. Potential noise, dust, concern of the removal of asbestos from the roof of the garage, pollution during building work. It could potentially block the public footpath during construction which is used by residents.

26 DENE ROAD Objects – Increased risk to sewers, inadequate parking provision on the street and no space for vehicles to turn around at the end of the street, no provision for wheelie bin storage at the front and the building is out of character in the street.

29 DENE ROAD: Objects on grounds that at present there is limited parking for residents and this proposal will exacerbate the present situation

13 LOUGHTON WAY Objects: The proposal will result in loss of light to garden area and will de-value property. Also, the ground is vulnerable to subsidence. Sewage and drainage concerns.

BUCKHURST HILL PARISH COUNCIL: Objects on grounds of overdevelopment of site and severe impact on parking.

BUCKHURST HILL RESIDENTS SOCIETY: The Society objects on grounds of overdevelopment in the midst of a very dense area of housing. Design is still inconsistent with surrounding properties. Traffic congestion in Dene Road which will be used for access will be exacerbated plus loss of parking and turning access in this cul de sac used for commuter parking. Owner has also applied to redevelop the house at 11A LOUGHTON WAY-this makes this a de facto garden development as part of the garden is being taken in to this site. National policy on garden grabbing is now quite clear. Both this and EPF/1680/10 should be viewed as a single application for this site and this garden development turned down as against national and local policy.

Issues and Considerations:

The main issues to consider in assessing this proposal site are sustainability, amenity of neighbouring occupiers, design of the new building and its appearance within the locality, highway safety and parking.

In addition, as this is a revised application, it also needs to be considered whether this proposal has overcome the reason for the previous refusal.

Principle of development

Planning Policy Statement 3: Housing, Annex B was amended and now excludes private residential gardens from the definition of previously developed land. Whilst this is a material consideration, since the site principally comprises of a hard standing area and double garage, it falls within the definition of previously developed land. Only a small portion of the rear garden area for 11A Loughton Way will be used to form part of the proposed new dwellings residential curtilage and because of its small size this does not alter the finding that the site is previously developed land.

The Council's policy supports the use of previously developed land. The use of the portion of land that will form part of the new curtilage for the new dwelling will remain residential. As such; the principle of this development is, on balance, acceptable.

Design and appearance

Urban design consideration of this site shows its position at the western extreme of the cul-de-sac allows good views when entering into Dene Road.

The appearance of surrounding dwellings that face onto Dene Road are two storey semi's characterised by hipped end roofs, finished with traditional red brick and brown tiled roofs.

The previous scheme was refused as a result of its design. The height and size of the presently proposed building, its roof detail, fenestration and external materials proposed are acceptable. This revised scheme is more traditional in appearance and as such, it would be in keeping with the locality. The size of the building takes into consideration the restrictions of this plot and is therefore acceptable.

Neighbours amenity

The nearest building to the plot is No. 15 Dene Road. This building is set back approximately 5.0 metres from the flank wall of the proposed new building. As such, the proposal will not result in harm to this neighbour's amenity.

The new dwelling provides private amenity space of approximately 38 square metres in the rear garden. With acceptable boundary treatment, it will not overlook neighbouring gardens. This can be secured by condition.

The proposed new building will not result in loss of light, outlook or material harm to immediate neighbour's amenity.

Sustainability

Sustainable patterns of development facilitate a reduction in car journeys and can be achieved by concentrating new development in locations close to public transport and facilities. The site is in an urban area and is within walking distance to a train station and bus routes. It is also close to shopping facilities. The location of this site is acceptable in terms of its sustainability

Parking and Road safety

The vehicle access arrangement for this site remains unchanged. As such, the proposal will not result in harm to highway safety.

The site provides parking for one car; this complies with the council's adopted parking standard and is acceptable for such a small development.

Landscaping

There are no significant landscaping concerns with this proposal. However, as a result of the position of this plot, the site would benefit from an acceptable hard and soft landscaping scheme; this could be secured by a condition.

Objections received

Strong objections received from neighbouring occupiers and the Parish Council are on grounds of potential highway safety, parking concerns, overdevelopment of the site, the design and appearance of the building and drainage/ sewage concerns:

The design and appearance of the replacement building is acceptable for this plot. Given the small scale of the development, appropriate provision of off-street parking and amenity space together

with the absence of harm to amenity it is concluded the proposal will not amount to an overdevelopment of the site.

The highway safety issues and limited parking in Dene Road have also been considered. The site is presently used for garaging of vehicles, as such this proposal will not worsen the present use of the site and it does not raise any highway safety concerns. The proposed parking arrangement is acceptable.

The impact on drainage and sewage, and the removal of asbestos on the existing garages are not planning considerations in this particular case. The site is not in a flood risk zone and other legislation controls the safety issues.

Conclusion

From the appraisal, this revised proposal is, on balance, acceptable in principle. The revised design of the building and its appearance in the locality is acceptable, as such it overcomes the reason for the previous refusal. It is therefore recommended that permission is granted with conditions.

Should you wish to discuss the contents of this report item please use the following contact details by 2pm on the day of the meeting at the latest:

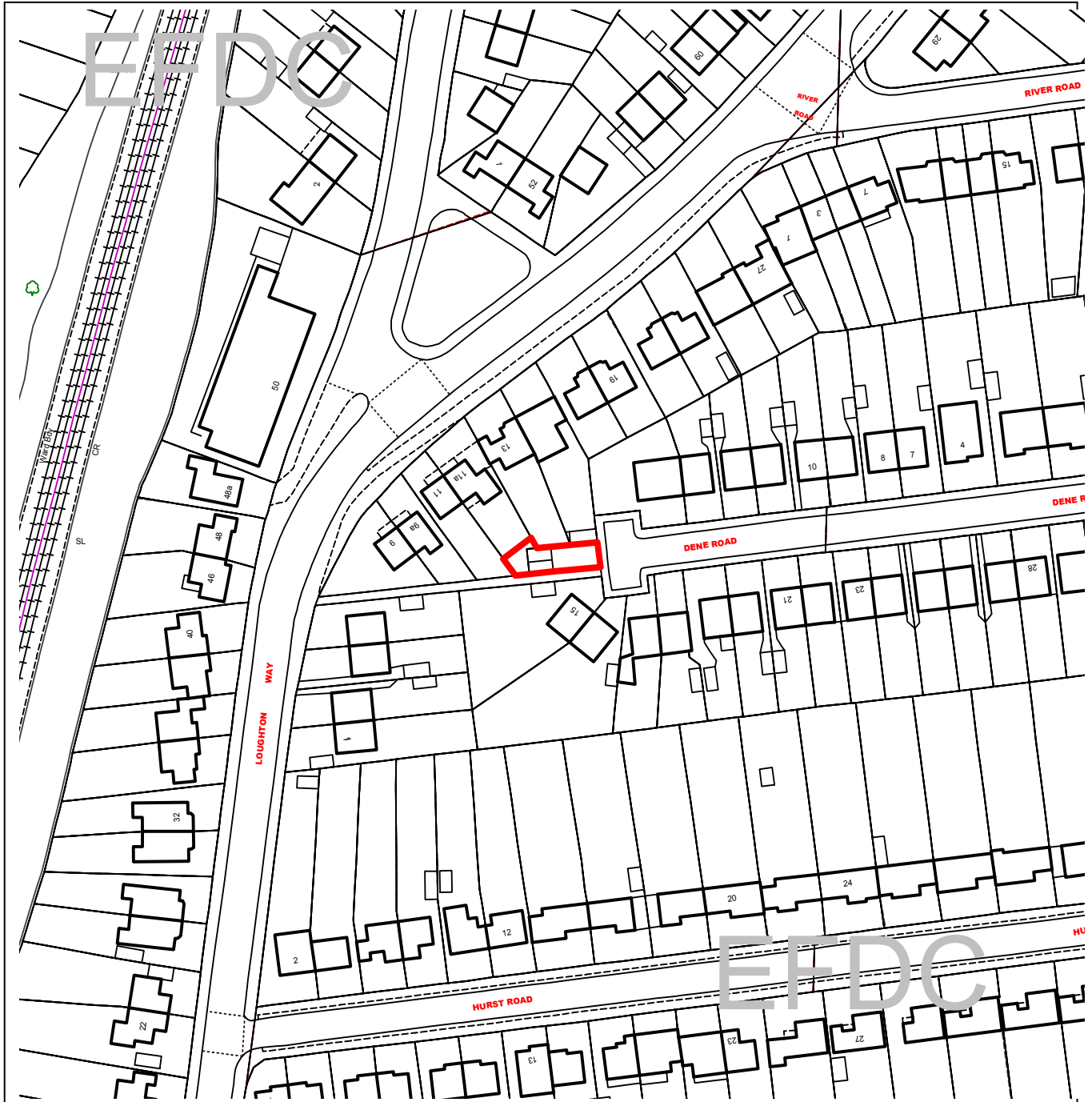
***Planning Application Case Officer: Paula Onyia
Direct Line Telephone Number: 01992 564103***

or if no direct contact can be made please email: contactplanning@eppingforestdc.gov.uk



Epping Forest District Council

Area Planning Sub-Committee South



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Agenda Item Number:	6
Application Number:	EPF/1690/10
Site Name:	11a Loughton Way, Buckhurst Hill IG9 6AE
Scale of Plot:	1/1250

Report Item No: 7

APPLICATION No:	EPF/1788/10
SITE ADDRESS:	Rear gardens of no. 94, and part rear garden of 92 Roding Road Loughton Essex IG10 3EF
PARISH:	Loughton
WARD:	Loughton Roding
APPLICANT:	Mr Narinder Sahota
DESCRIPTION OF PROPOSAL:	Erection of two bedroom one and a half storey detached dwelling with one off street car parking space (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/Anite!M.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=521012

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 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 Schedule 2 Part 1, Classes A, B and E shall be undertaken without the prior written permission of the Local Planning Authority.
- 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 the proposed window openings in the northeast and northwest elevations (ground and first floor level) 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.
- 6 Notwithstanding the detail shown on the approved plans, a parking space shall be provided with minimum dimensions of 2.9 by 5.5 metres.
- 7 Prior to occupation of the development a 1.5 metre x 1.5 metre pedestrian visibility splay, as measured from and along the highway boundary, shall be provided on both sides of the vehicular access. Such visibility splays shall be retained free of any obstruction in perpetuity. These visibility splays must not form part of the vehicular surface of the access.
- 8 Prior to commencement of the development details showing the means to prevent the discharge of surface water from the development onto the highway shall be submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be carried out in its entirety prior to the access becoming operational and shall be retained at all times.

This application is before this Committee as it is for a form of development that can not be approved at Officer level if there are more than two expressions of objection to the proposal. (Pursuant to Section CL56, Schedule A(f) of the Council's Delegated functions) and since the recommendation differs from the views of the local council (Pursuant to Section CL56, Schedule A (g) of the Council's Delegated Functions).

Description of Proposal:

This application seeks planning permission for the erection of a one and a half storey dwelling with a footprint of approximately 8.4 x 8.5 metres. The dwelling would have an eaves height of approximately 3.9 metres and a maximum height of 6.5 metres. The dwelling would have single storey lean-to additions to the front (facing Stonards Hill) and side (facing towards 92/94 Roding Road). At first floor level the dwelling would have a dormer to the front elevations and a rooflight to the rear. The dwelling would have a single car parking space to the front and an area of private amenity space (approximately 80m²) to the front/side, surrounded by a 1.8 metre high close boarded timber fence.

Description of Site:

The application site comprises the rearmost part of the gardens of 92, 94 and 94A Roding Road. To the north of the site is a private road providing access to the rear gardens (with garages) of properties in Roding Road and Stonards Hill and the allotments at the rear. The site is relatively level with only one small tree on the eastern boundary with the side access road. The street scene is made up of semi-detached and terraced dwellings. Some properties facing onto Roding Road (including the ground floor of 92 and 94 Roding Road) are in commercial use.

At the time of the Officer's site visit there was no available on street parking.

Relevant History:

- Grant permission 1990 – Two storey side and single storey rear extensions and replacement detached garage
- Grant permission 2003 – Change of use from retail shop/residential to 2 no. self contained two-bedroom flats with single storey side extension to accommodate new retail unit and store
- Grant permission 2004 – Two storey side extension incorporating the creation of an A2 unit and first floor accommodation
- EPF/0409/08. Erection of new house to rear gardens. Refused 23/05/08. Dismissed at appeal.
- EPF/1630/09. Detached chalet bungalow. Refused 26/11/09 for the following reason:

The proposed dwelling by virtue of its design (in particular the height, bulk and pitch of its roof and the proposed number of dormer windows) would fail to complement the street scene and as a result the dwelling would be an incongruous addition which would be detrimental to the character and appearance of the surrounding area, contrary to policies CP2(iv) and DBE1(i) of the Adopted Local Plan and Alterations.

Policies Applied:

CP2 – Protecting the Quality of the Rural and Built Environment
CP3 – Sustainable new development
DBE1 – Design of New Buildings
DBE2/9 - Impact of New Development
DBE6 - Parking for new residential developments
DBE8 – Private Amenity Space
LL10 – Retention of Site Landscaping
ST4 – Road Safety
ST6 – Vehicle Parking

Summary of Representations:

Notification of this planning application has been sent to 21 neighbouring properties and to Loughton Town Council.

LOUGHTON TOWN COUNCIL. Objection. The Committee objected to this application and reiterated its previous comments given on planning application EPF/0409/08 which were: The Committee objected to this application which was contrary to policies DBE6(ii) & DBE8(iii) of EFDC's Local Plan as the proposals might cause parking problems on an already overcrowded street and the amenity space was considered insufficient for a family house. Moreover, concern was expressed that the proposal introduced an unsympathetic change at this locality by its siting in the rear garden, which was out of character with properties in the immediate vicinity and set a precedent. Therefore, the Committee considered the development would harm the character and appearance of the area, by virtue of its size, siting and poor relationship with other neighbouring

properties, contrary to policies DBE(i)&(ii) and DBE2, in addition to the above mentioned policies of EFDC's Local Plan. Furthermore, the Committee considered this latest application contrary to Government recommendations given on Planning Policy Statement PPS3 on the issue of back garden development also known as 'garden grabbing'. The Committee drew the District Council Planning Officer's attention to the inaccurate plans submitted that omitted reference to a rear extension at no. 92 Roding Road (EPF/1308/10) by the same applicant, for which planning permission had recently been granted. The Committee was extremely concerned that the proposal would narrow the access road off Stonards Hill causing grave difficulties to larger vehicles as well as making it more hazardous for the Roding Road houses and allotment holders it served. The Committee also believed this could lead to a possible infringement of an easement. The Committee was most concerned by the proposed loss of an elder tree at the entrance to the access road, which it considered was a valuable component of the street scene. Members drew the District Council Arboricultural Officer's attention to its possible removal and sought clarification on whether this tree could be considered for a TPO.

LOUGHTON RESIDENTS ASSOCIATION. Objection. This proposal is for a one and a half / two storey dwelling with a double bedroom and bathroom upstairs, last years was for a chalet bungalow. This proposed property is a very sizeable property in what is the Applicant's garden. It is neither a full two storey house similar to the houses which are found on Stonards Hill onto which this property faces, nor a single storey outbuilding/shed that some residents have in their rear gardens. We consider that:

- The design is out of character with all of the surrounding houses and is too bulky and overbearing to be built in a small garden plot.
- The proposal would substantially compromise the street scene of Stonards Hill.
- The amenity space for the new house is too small.
- The new Government has strengthened the presumption against garden developments, which this appears to be.

Letters of objection have been received from the following neighbouring properties: 62, 72, 76, 88, 90, 98, 100 Roding Road, 1, 2, 3, 4, 5, 6, 8, 16 Stonards Hill. The grounds for objection are summarised below.

Design - Building out of keeping with other houses in the immediate area. No other properties with a similar appearance or dimensions. Property would be too large for the site and would look overbearing on a small garden plot. Plots have already been overdeveloped and the plot is too small for yet more development.

Drainage – have been flooding problems over last 30-40 years. This has worsened due to people paving and concreting their gardens. This should be an important consideration for the Council. There is no mention of the drainage channels at the entrance of the access road. Believe that there is an interceptor gully on the left hand side of the entrance, but EFDC do not have plans available to show this. 3 manholes situated in the access road close to 2 Stonards Hill. The access road is 6-8 inches lower than 94 Roding Road, therefore surface water would flood the access road. Repairs to the road were necessary in 2003 due to subsidence caused mainly by large amounts of water eroding the surface of the road.

Parking/Access – the parking entrance will remove existing parking facilities for local residents which are already in great demand. Parking is especially difficult during the day. Access to the alley will be restricted, including access by the emergency service.

Neighbouring amenity – insufficient amenity space retained for the properties in whose garden the proposed property would be built. The construction of the dwelling would be very disruptive to local residents and pedestrians – in particular the parking of large construction vehicles. Noise, cooking smells and perceived overlooking will affect 88, 90 Roding Road. Reduced light, visual impact and overlooking on 2 Stonards Hill (particularly between circular side window and kitchen

of 2 Stonards Hill). Concerns of overlooking have resulted in loss of a sale of neighbouring property.

Trees – removal of Elder tree. Existing trees have been cut down in the two gardens, which has already spoilt the look and environment of the neighbourhood. I suspect this is in preparation for the application.

Precedent – this application could set a precedent for other residents to make similar applications.

Garden Grabbing – No new houses are to be built on gardens.

Boundary – the fence line has been revised to include the land on which the elderberry tree stood. This reduces the width of the service road, which even now has problems with large vehicles. Evidence to justify extending the boundary into the service road should be produced.

Reduction to property values

Issues and Considerations:

The main issues to be considered are the acceptability of the principle of the residential development; the impacts of the proposed development on the amenities of the occupiers of neighbouring dwellings and on the character and appearance of the area and the levels of amenity for the future occupiers of the proposed dwelling. Consideration will also be had to parking and highways and trees and landscape matters.

Principle of Residential Development

The principle and need for additional residential family sized accommodation is acknowledged by the Council, although following a change to national planning policies, the site is no longer considered as previously developed land (as was the case when the previous applications and planning appeal were determined). Furthermore, the Government's guidance relating to minimum densities for new residential developments has been removed, with greater emphasis being placed on matters of design and individual site circumstances. Following this change in Government advice, Planning Policy Statement 3 (Housing) was amended and contains the following guidance:

'More intensive development is not always appropriate. However, when well designed and built in the right location, it can enhance the character and quality of an area'. Furthermore, the guidance states that in 'local areas of special character... if proper attention is paid to achieving good design, new development opportunities can be taken without adverse impacts on their character and appearance.' (para. 49). With regard to density, the guidance states *'the density of existing development should not dictate that of new housing by stifling change or requiring replication of existing style or form. If done well, imaginative design and layout of new development can lead to a more efficient use of land without compromising the quality of the local environment.'* (para. 50).

The site is in a sustainable location, within walking distance of Loughton London Underground Station and is additionally served by a bus route, in accordance with policy CP3. The proposed dwelling would front onto a road and would be sited on a building line comparable with that of 2 Stonards Hill. Subject to it being of a suitable design and having regard to the advice above, it is not considered that it would be harmful to the character of surrounding development.

Impact on neighbouring dwellings

The proposed dwelling would be located approximately 2.5 metres from the side boundary of 90 Roding Road. The rear roofslope would contain a rooflight. As this rooflight would serve a bathroom, it can be required to be obscure glazed and fixed shut by the use of a planning condition.

Due to the location of the dwelling alongside the flank of 2 Stonards Hill, there would not be a material loss of amenity. The glass blocks (which would provide light to the hall and landing) and the circular windows providing light to the downstairs bathroom may also be required to be obscure glazed. Indeed it is anticipated that the applicants would desire the privacy afforded by the use of obscure glazing to these rooms.

Rear gardens of an acceptable size would be retained for 92 and 94 Roding Road, albeit they would be considerably smaller than the gardens of surrounding properties.

Due to the constraints of the site and the resultant potential for even minor additions to the dwelling to impact on the amenities enjoyed by the occupiers of neighbouring properties (particularly additions at first floor level) it is recommended that a planning condition be imposed to remove permitted development rights for future additions.

Impact on Character and Appearance of the Area

The most recent planning application was refused by the Council on the basis that it would be harmful to the street scene. That planning application sought consent for a chalet bungalow, as it was concluded by the Inspector dealing with the appeal against the refusal of an earlier planning application that the combination of rising levels and the massing and full two storey scale of that proposed house would result in a large and dominant development. Accordingly, it appears that the Inspector felt that there was scope for an additional dwelling on the site, albeit not a full two storey dwelling.

The dwelling proposed is one and a half storeys in height and it is considered that it sits more comfortably within the street scene than the previously proposed two storey dwelling and bungalow. The design of the dwelling does not replicate anything else within the street and is somewhat quirky, particularly with regard to the use of fenestration. This application is accompanied by a relatively lengthy Design and Access Statement, in which the architect discusses the design principles behind the proposal. The architect advises that *'the building will have a simple street elevation echoing the bay fronted style of neighbouring properties. The property will have an individual character of its own being created from the concept of a simple white rendered box. The new house will be much lower than its neighbours in line with mews houses that are always subservient to their host buildings. The architectural references are that of a mews house. To achieve this, the height is only 1 ½ storeys high. The attic bedroom is contained within the roof slopes. The architectural style is a faint echo of the art deco style of the 1930's. Loughton contains many houses of this period'*. In the Planning Officer's opinion, this proposal achieves a suitable balance by presenting a dwelling that would complement existing dwellings within the street scene whilst respecting the need for a building that is of reduced scale and mass.

Amenity for Future Occupiers

There would be an adequate level of amenity for future occupiers within the dwelling. The proposed area of amenity space would be small, (the main area being approximately 4.5 metres deep and 13 metres wide) but satisfactory for a small 2 bed dwelling.

The level of amenity space is such that it is considered necessary to remove permitted development rights for extensions to the dwelling or for the creation of outbuildings within the garden, so that the adequacy of the amenity space to be retained may be considered through the determination of a planning application.

Boundary

Neighbours have raised issues regarding the site boundary adjacent to the access road. The applicants have confirmed that they are the sole owners of the application site and that the development will not encroach onto the access road. The trunk of the existing Elder tree stands mainly behind the existing brick pier to the rear garden of 92/94 Roding Road. Accordingly it appears to stand predominantly within the existing physical demarcation of the boundary. The boundary fence runs along the inside of the brick pier, which is approximately 40cm wide.

Parking and Access

The proposed dwelling would have one off-street parking space, which is considered acceptable for a two bed dwelling in this location, close to local shops and public transport links. The parking space is smaller than the current parking standards require. However, there is sufficient space to accommodate a parking space of the correct size and accordingly this may be required by planning condition. The Development Management Officer at Essex County Council is happy with the proposed access, subject to the imposition of planning conditions.

Much concern has been raised by local residents regarding the impact of the development on the access road located to the side of the site. The access road is of varying width along its length and generally has the form of two hard surfaced tracks with greenery between and to each side. There are many garages along the access road, some of which sit directly on the side and others which have small hardsurfaced aprons to the fronts. At the point at which the access road meets the pavement its width (measured between the brick piers of 94 Roding Road and 2 Stonards Hill) is 3.4 metres. Its usable width (between the greenery on either side) measures 2.4 metres. This width is reduced to 2.15 metres at a distance of 3 metres back from the pavement. A narrow part of the access road abutting the proposed bungalow south east of an adjacent garage would be included in the application site. The garage is separated from the fence alongside 2 Stonards Hill by a distance of 4.64 metres. The land at the access road within the application site is clearly visible as being distinct from the remainder of the access road. It is separated by greenery and is hardsurfaced in a different finish. The enclosure of this area of land will not reduce the width of the access road to an extent that would prevent its use, although it will remove an area which at present may be used to allow vehicles to pass. Notwithstanding this, the development proposed on this land is only the erection of a one metre high fence. As such an operation may normally be undertaken without the need for planning permission, it is not considered that this would justify the refusal of planning permission.

Trees and Landscape

Site landscaping may be secured by planning condition, if approval is given. This may also secure the replacement planting of an Elder tree, as shown on the submitted plan. The existing elder tree would be lost as a result of the development. It has undergone extensive works to reduce its crown and as a result its loss would not be detrimental to the street scene. It would not, therefore, be worthy of protection by a Tree Preservation Order (TPO).

Flood Risk

The Council's Land Drainage section has advised that the site does not lie within a flood zone. The development would cause only a negligible increase in surface water runoff and they do not, therefore, recommend the addition of any planning conditions.

Conclusion

In light of the above appraisal, it is considered that recent change in Government guidance regarding garden developments does not alter the principle of a residential development of this site, as identified previously by the Planning Inspector. It is considered that the design concerns identified in respect of previous proposals on this site have been addressed by the current proposal, which would make a positive contribution to the street scene. It is understood that local residents have considerable concerns regarding the proposed development, in particular with

regard to on-street parking and the use of the access road, but also with matters including the design of the building, the loss of the elder tree, flood risk and impacts of neighbouring amenity. However, subject to the use of the planning conditions discussed throughout this report it is not, on balance, considered that these concerns would justify the withholding of planning permission. Matters relating to the boundary dispute and possible reductions in property value are not afforded sufficient weight as to justify the refusal of the planning application. Accordingly, it is recommended that planning permission be granted.

Should you wish to discuss the contents of this report item please use the following contact details by 2pm on the day of the meeting at the latest:

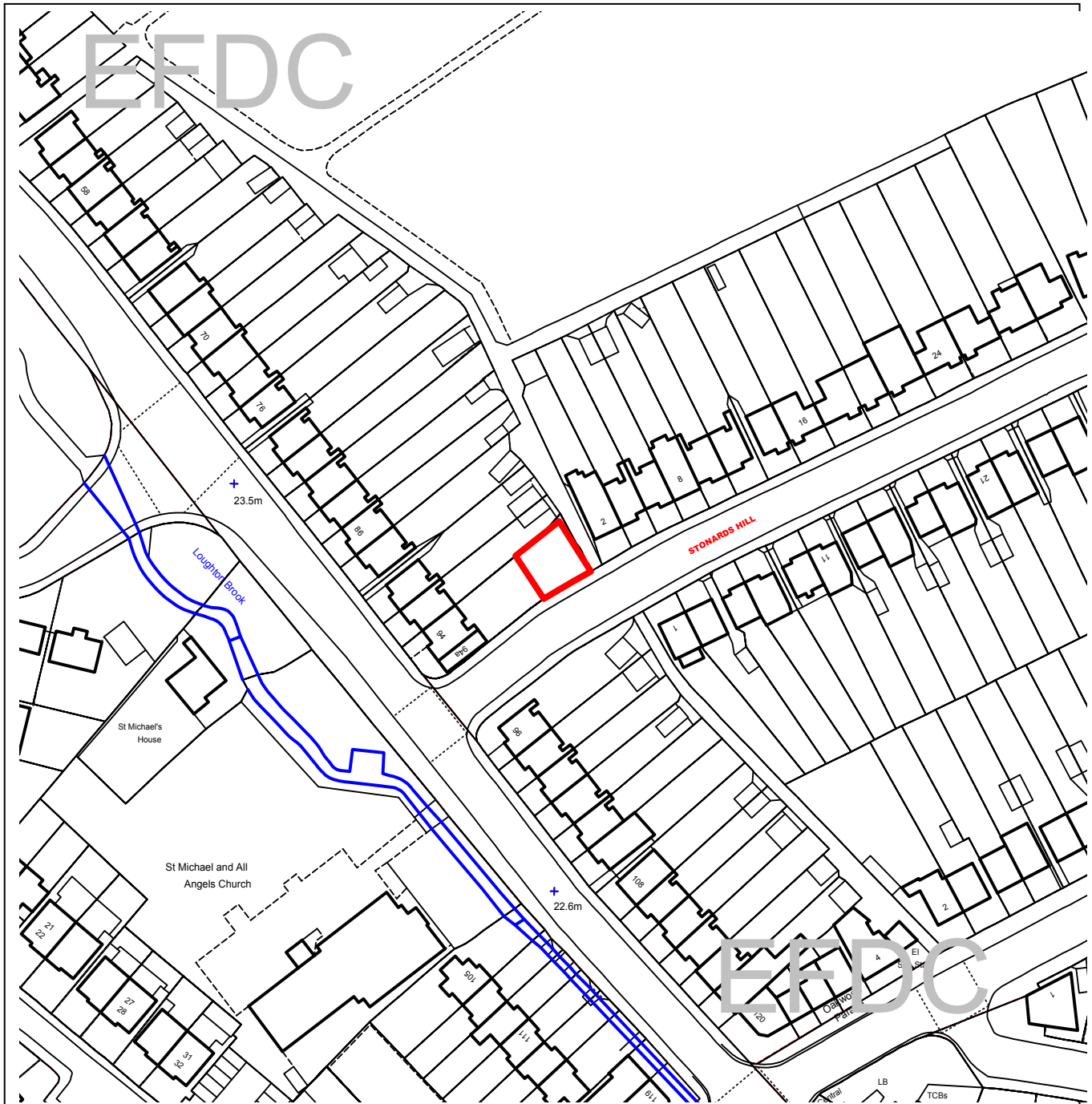
***Planning Application Case Officer: Mrs Katie Smith
Direct Line Telephone Number (01992) 564109***

or if no direct contact can be made please email: contactplanning@eppingforestdc.gov.uk



Epping Forest District Council

Area Planning Sub-Committee South



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Agenda Item Number:	7
Application Number:	EPF/1788/10
Site Name:	Rear garden of no. 94, and part rear garden of 92 Roding Road, Loughton, IG10 3EF
Scale of Plot:	1/1250