

**Report Item No: 1**

<b>APPLICATION No:</b>	EPF/1406/10
<b>SITE ADDRESS:</b>	Grange Court High Road Chigwell Essex IG7 6DS
<b>PARISH:</b>	Chigwell
<b>WARD:</b>	Chigwell Village
<b>APPLICANT:</b>	Mr David Morrison
<b>DESCRIPTION OF PROPOSAL:</b>	Conversion of Grange Court, Chigwell School from a boarding house to a Pre-Prep School, including a new single storey extension, internal and external refurbishment and associated landscaping works. (Revised application)
<b>RECOMMENDED DECISION:</b>	Grant Permission (With Conditions) Subject to Legal Agreement

**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=519657](http://planpub.eppingforestdc.gov.uk/AniteIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=519657)

**CONDITIONS**

- 1 The development hereby permitted must be begun not later than 30th June 2012.

Reason: To comply with the requirements of Section 91 of the Town and Country Planning Act 1990 (as amended) and to ensure that the development is commenced whilst the findings of submitted ecological studies are still relevant.

- 2 This consent shall inure solely for the benefit of the applicant Chigwell School and for no other organisation, person or persons.

Reason:- The nature of the proposed operations of the school including the provision on meals and the access arrangements are dependant on the School operating in association with Chigwell School. If the development were to proceed independently of Chigwell School there may be material harm to both neighbouring amenity and highway safety.

- 3 Details of the types and colours of the external finishes shall be submitted for approval by the local planning authority in writing prior to the commencement of the development, and the development shall be implemented in accordance with such approved details.

Reason: To protect the historic and architectural merits of the listed building and in the interest of visual amenity.

- 4 No development shall take place on site, including site clearance, tree works, demolition, storage of materials or other preparatory work, until all details relevant to the retention and protection of trees, hereafter called the Arboricultural Method Statement, have been submitted to the Local Planning Authority and approved in writing. Thereafter the development shall be undertaken only in accordance with the approved details, unless the Local Planning Authority has given its prior written consent to any variation.

The Arboricultural Method Statement shall include a tree protection plan to show the areas designated for the protection of trees, shrubs and hedges, hereafter referred to as Protection Zones. Unless otherwise agreed, the Protection Zones will be fenced, in accordance with the British Standard Trees in Relation to Construction-Recommendations (BS.5837:2005) and no access will be permitted for any development operation.

The Arboricultural Method Statement shall include all other relevant details, such as changes of level, methods of demolition and construction, the materials, design and levels of roads, footpaths, parking areas and of foundations, walls and fences. It shall also include the control of potentially harmful operations, such as burning, the storage, handling and mixing of materials, and the movement of people or machinery across the site, where these are within 10m of any designated Protection Zone.

- 5 The fencing, or other protection which is part of the approved Statement shall not be moved or removed, temporarily or otherwise, until all works, including external works have been completed and all equipment, machinery and surplus materials removed from the site.

The Arboricultural Method Statement shall indicate the specification and timetable of any tree works, which shall be in accordance with the British Standard Recommendations for Tree Works (BS.3998: 1989).

The Arboricultural Method Statement shall include a scheme for the inspection and supervision of the tree protection measures. The scheme shall be appropriate to the scale and duration of the works and may include details of personnel induction and awareness of arboricultural matters; identification of individual responsibilities and key personnel; a statement of delegated powers; frequency, dates and times of inspections and reporting, and procedures for dealing with variations and incidents. The scheme of inspection and supervision shall be administered by a suitable person, approved by the Local Planning Authority but instructed by the applicant.

Reason:- To comply with the duties indicated in Section 197 of the Town and Country Planning Act 1990, so as to ensure that the amenity value of the most important trees, shrubs and hedges growing within or adjacent to the site is adequately protected during the period of construction.

- 6 No tree, shrub, or hedge which are shown as being retained on the approved plans shall be cut down, uprooted, wilfully damaged or destroyed, cut back in any way or removed other than in accordance with the approved plans and particulars, without the written approval of the Local Planning Authority. All tree works approved shall be carried out in accordance with British Standard Recommendations for Tree Work (B.S.3998: 1989).

If any tree shown to be retained in accordance with the approved plans and particulars is removed, uprooted or destroyed, or dies, or becomes severely damaged or diseased within 3 years of the completion of the development, another tree, shrub, or hedge shall be planted at the same place, and that tree, shrub, or hedge shall be of such size, specification, and species, and should be planted at such time as may be specified in writing by the Local Planning Authority.

If within a period of five years from the date of planting any replacement tree is removed, uprooted or destroyed, or dies or becomes seriously damaged or defective another tree of the same species and size as that originally planted shall be planted at the same place, unless the Local Planning Authority gives its written consent to any variation.

Reason:- To comply with the duties indicated in Section 197 of the Town and Country Planning Act 1990, so as to safeguard the amenity of the existing trees and to ensure a satisfactory appearance to the development.

- 7 No development shall take place, including site clearance or other preparatory work, until full details of both hard and soft landscape works (including tree planting) have been submitted to an approved in writing by the Local Planning Authority, and these works shall be carried out as approved. These details shall include, as appropriate, and in addition to details of existing features to be retained: proposed finished levels or contours; means of enclosure; car parking layouts; other vehicle artefacts and structures, including signs and lighting and functional services above and below ground. Details of soft landscape works shall include plans for planting or establishment by any means and full written specifications and schedules of plants, including species, plant sizes and proposed numbers / densities where appropriate. If within a period of five years from the date of the planting or establishment of any tree, or shrub or plant, that tree, shrub, or plant or any replacement is removed, uprooted or destroyed or dies or becomes seriously damaged or defective another tree or shrub, or plant of the same species and size as that originally planted shall be planted at the same place, unless the Local Planning Authority gives its written consent to any variation.

Reason:- To comply with the duties indicated in Section 197 of the Town and Country Planning Act 1990 so as to ensure that the details of the development of the landscaping are complimentary, and to ensure a satisfactory appearance to the development.

- 8 No development shall take place, including site clearance or other preparatory work, until all details relevant to the implementation of hard and soft landscape works and tree planting, hereafter called the Landscape Method Statement, have been submitted to the LPA, and the development shall not commence until the Landscape Method Statement has been approved by the LPA in writing. All landscape works

shall be undertaken in accordance with the approved details, unless the LPA has given its prior written consent to any variation.

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

- 9 No development shall take place until the applicant has secured the implementation of a programme of archaeological work in accordance with a written scheme of investigation which has been submitted by the applicant and approved by the Planning Authority.

Reason:- The site is an Archaeological site where any remains are irreplaceable and are an interest of acknowledged importance which may be highly vulnerable to damage or destruction. Unless the Authority is satisfied that a proper scheme for investigation has been agreed the remains should be left undisturbed.

- 10 The development shall proceed in accordance with the recommendations and biodiversity enhancements set out in the Bat Survey Report (June 2010) prepared by The Wildlife Survey Unit and submitted with the planning application, unless otherwise agreed in writing by the local planning authority.

Reason: To ensure that there are no adverse ecological issues, as required by PPS9.

- 11 A sample panel of brickwork minimum size 900 x 900mm shall be built on site showing the brick bond, mortar and pointing profile prior to commencement of the hall extension and approved in writing by the local planning authority and the development shall be carried out in accordance with the approved panel.

Reason: To protect the historic and architectural merits of the listed building and in the interest of visual amenity.

- 12 Prior to the commencement of the development hereby approved, the applicants shall secure a Traffic Regulation Order along the High Road (within the vicinity of the site) which shall prevent the dropping off and picking up of pupils from the highway.

Reason: In the interest of highway safety and efficiency.

- 13 Prior to the commencement of the development hereby approved, details showing the provision of adequate turning and off loading facilities for delivery /construction vehicles within the limits of the site together with an adequate parking area, clear of the highway, for those employed in developing the site and wheel washing facilities shall be submitted to the Local Planning Authority for approval in writing. The development shall proceed in accordance with the agreed detail.

Reason: In the interests of highway safety.

- 14 The use of Grange Court as a pre-prep school hereby approved shall not be commenced until signs and lines required by the Traffic Regulation Order secured pursuant to condition 12 of this planning permission have been provided.

Reason: In the interest of highway safety and efficiency.

- 15 Prior to the first use of the development hereby approved, notwithstanding the detail shown on the approved plans, the access shall be widened to 6m and at its centre line shall be provided with a clear to ground visibility splay with dimensions of 2.4m by 14.2m to the south west and 2.4m by 22m to the north east, as measured from and along the nearside edge of the carriageway. The required visibility splays shall be retained free from any obstruction at all times thereafter.

Reason: To ensure that vehicles can enter and leave the highway in a controlled manner and to provide adequate inter-visibility between vehicles using the access and those on the existing public highway in the interest of highway safety.

- 16 In accordance with the approved plans, the gates provided at the vehicular access shall be inward opening only and shall be set back a minimum of 6 metres from the nearside edge of the carriageway.

Reason: To enable vehicles using the access to stand clear of the carriageway whilst gates are being opened and closed in the interest of highway safety.

- 17 No primary cooking shall take place within the development hereby approved.

Reason: In the interest of neighbouring amenity.

- 18 Following the commencement of the use of Grange Court as a pre-prep school hereby approved, deliveries to the site shall be received only between the hours of 0730 to 1830 Monday to Friday and at no times during weekends or bank and public holidays.

Reason: In the interest of neighbouring amenity.

- 19 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.

Reason: In the interests of the amenities of noise sensitive properties.

- 20 No unbound material shall be used in the surface finish of the driveway within 6 metres of the highway boundary of the site.

Reason: To avoid displacement of loose material onto the highway in the interests of highway safety.

**Subject to, within 6 months of the resolution to grant planning permission, the completion of a Section 106 Agreement securing the following matters prior to the commencement of the development:**

- 1. The payment of a financial contribution of £5,000 to cover the costs of advertising a Traffic Regulation Order.**

*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 conversion of Grange Court to a pre-prep school, which would form part of Chigwell School. The pre-prep school would offer early years education to 108 children between the ages of 4 and 7. Staff accommodation would also be provided within the existing building. An extension is proposed to the side of the building which would house accommodate a dining hall and would be of a contemporary design, in contrast to the existing building.

Within the ground floor of the building, four classrooms (2 x reception and 2 x Year One) would be accommodated in addition to the reception area, Head's office, 2 x resource rooms, library and performance area. Toilets and changing rooms would also be provided and the new extension would provide a dining/assembly hall with servery. At first floor level two further (2 x Year Two) classrooms would be provided with an environmental studies room, a creativity room, a meeting room, staff room and staff flat. The second floor would accommodate two more classrooms, the upper floor of the staff flat, a staff bedsit and an additional resource room.

The proposed extension is designed very much as an 'add-on' to the existing building in order that the integrity of the existing listed building is maintained. Accordingly, the proposed 10 x 11 metre extension would be linked to the main building by a covered walkway. The extension would be of contemporary design, with glass being the main elevational finish. It would have a 'V' shaped pitched roof with a maximum height of 4.5 metres. A lift shaft would be provided externally on the south western elevation of the building.

Six car parking spaces are proposed within the formal car park and an additional 13 car parking spaces around the circular driveway. 5 bicycle racks would also be provided.

### **Description of Site:**

The application site comprises Grange Court, a Grade II\* listed detached three storey Georgian house, located in Chigwell High Road, on the opposite side of the road to the main School campus. The site occupies an area of approximately 4 hectares, including a forecourt and large grounds to the rear. The building presently provides staff and pupil accommodation for Chigwell School. However, planning permissions have recently been secured for the use of nearby Church House and Harsnetts House for pupil accommodation. There are some considerable variations in land levels across the site. The site, which is located within the Chigwell Village Conservation Area, is surrounded by residential properties to the rear and both sides.

Grange Court dates from the late 18th century. It is a house of distinct architectural presence. Its five bay frontage has a Doric portico surmounted by a pedimented window at its centre, and is flanked by single bays with round-headed recesses. To the left is a two storey block with Venetian windows whose roof supports a Doric cupola. The rear elevation has a more complex centrepiece set between two storey canted bays flanked by arcaded wings. The interior of the house retains some 18th century features - cornices, doorcases etc - and also features dating from a significant phase of alteration perhaps dating from the early years of the 20th century.

### **Relevant History:**

EPF/0202/10. Conversion of Grange Court, Chigwell School from a boarding house to a Pre-Prep School, including a new one storey extension, internal and external refurbishment and associated landscaping works. Withdrawn.

EPF/0229/10. Grade II\* listed building application for the conversion of Grange Court, Chigwell School from a boarding house to a Pre-Prep School, including a new one storey extension, internal and external refurbishment and associated landscaping works. Withdrawn.

There is a current planning application for listed building consent which is also included in the agenda for this committee meeting.

### **Policies Applied:**

CP2 - Protecting the Quality of the Rural and Built Environment  
CP3 – New Development  
DBE 1, & 4 - Design  
DBE 2, 9 - Amenity  
HC7 – Development within Conservation Areas  
HC10 – Work to listed buildings  
HC12 - Development affecting the setting of listed buildings  
LL1 – Landscaping  
LL10 – Retention of Landscaping  
NC4 - Nature Conservation  
ST6 - Highway Safety

### **Summary of Representations:**

Notification of this application was sent to Chigwell Parish Council and to 14 neighbouring residents. A site notice was displayed.

The following representations have been received:

40 Letters of support have been received from the following properties:

- 73 Hainault Road; 46 Oak Lodge Avenue; 17 Tudor Close; 2 Fairview Drive; 102, 128 High Road, 2 Green Lane; 14 New Forest Lane; 23 Chester Road; 16 Regency Close; 3 Little Haylands; 18 Ely Place; "Wakes Hall" Roding Lane; Barrington Barn at Rolls House Rolls Park Corner; 52 Chigwell Rise; 22 Coolgardie Avenue; 33 Stradbroke Drive; CHIGWELL
- 20 Roebuck Lane; 10 The Rise; 107 Queens Road; BUCKHURST HILL
- "Greengates" 24 Albion Hill; 15 Swan Lane; 1b Wellfields; 1 Treetops View; 68 Tycehurst Hill; LOUGHTON
- 28a Piercing Hill THEYDON BOIS
- 10 Greensted Green ONGAR
- 11 Bentley Way; 47 Monkams Avenue; 29 Regents Drive WOODFORD GREEN
- "Montrose" Woodman Lane Sewardstonebury; 33 Forest View; CHINGFORD
- 3 Mulberry Gardens HARLOW
- 31 Brownlea Gardens; 3 Regal House Royal Crescent; ILFORD
- 50 Glenham Drive GANTS HILL
- 54 Addison Road WANSTEAD
- 57 Forest Drive West LONDON

The representations received in support of the proposed development are summarised below:

- The building was originally purchased by Chigwell Scholl with funds from Old Chigwellians as a junior school and as a tribute to those Old Boys who died in WWII.
- The school will accept local children which are presently travelling to Woodford, Loughton and Buckhurst Hill.
- School presently runs a car share scheme – in one class 22 children used to be brought to school in 20 cars – this has reduced to 7.
- This historic building has been underutilised for years – the use will ensure the future preservation of the building.
- There are a shortage of pre-prep schools within the local area.
- The development will allow children to benefit from a high standard of education at an earlier age.
- Will allow younger siblings of children attending Chigwell School to be dropped off at the same time thereby reducing journeys.
- Many children will be local and will walk.

7 Letters of Objection have been received from the following properties:

- "Trotwood House" 54 High Road; 1, 4, 5, 6 Kings Mews; St Mary's Church High Road; 'Cedar Court' 24a Meadow Way CHIGWELL

The representations received in objection to the proposed development are summarised below:

- Existing traffic problems within the High Road, especially during school drop-off and collection times will be made far, far worse by the proposal to make Grange Court a pre-prep school. Congestion results in our drives being blocked by traffic queues and other problems such as noise and pollution.
- Concerned regarding the dangers to school children arising from the development. Previously a child has been killed outside a school in Buckhurst Hill and injured in Chigwell. The School has very extensive grounds where they could build a pre-prep school without seriously affecting the status quo.
- The travel plan (walking bus) is not achievable in line with guidance from Sustrans, not is it sustainable.
- The proposed contemporary glass building will be totally out of character with the rest of Grange Court and out of step with the character of Chigwell Village.
- The dining room would be located 5 metres from the bottoms of the gardens of 5 and 6 Kings Mews. The smell of 120 hot dinners being prepared daily will waft over to



neighbouring properties. Also concerned about waste storage for the kitchen – in particular with regard to outside storage attracting vermin. Where would wheelie bins be kept?

- Noise nuisance from creative and noisy play, outdoor breaks and from the large 'performance area'.
- At present, trees within Grange Court are poorly maintained and cause a nuisance. Additional planting will exacerbate this. Additional trees will reduce natural light to properties in Kings Mews.
- Will make the area an undesirable place to live and will drive down the value of prestige properties.
- Other local schools such as Loyola, Daiglen, Braeside, Coopersale and Oaklands offer education to excellent standards – there are sufficient places available to fit the demand for private schooling in the area. The applicants have not submitted statistics to the contrary.
- It is established from the survey undertaken by current pupils that the majority of children are taken to school by car. If parents arrive late for the drop-off/collection at the main campus then there is a high possibility that they will take the easy option of parking temporarily and illegally in the High Road, causing an obstruction.
- The building has not been used as a junior school since the properties in Kings Mews were developed.
- There will be little privacy between the site and properties in Kings Mews, on a reciprocal basis.
- The beautiful building itself (Grange Court) will be harmed with so many people in it. A grade 2 building should be preserved, not abused.
- St Mary's Church – we were initially approached by Chigwell School asking if parents could use the Church car park and discussions have been held with the School. However, due to legal and other reasons we were unable to agree to this request, but did offer to lease an adjoining plot of land for their use. This was declined and we understand that they now intend to 'bus-in' children from a remote drop-off point. We remain concerned as to how this would be policed and feel that some parents would still be tempted use the church car park. For this reason we intend to erect a barrier during the school run periods, thus also denying parking for some parents with children in the senior school who already 'illegally' park there.

CHIGWELL PARISH COUNCIL. The Council **VERY STRONGLY OBJECTS** to this application on the grounds of a wide range of concerns which are shown below:

- The proposal would exacerbate existing traffic movement problems in the local area.
- The proposal will have an adverse impact on highway safety in the area.
- The poor visibility for access to/exit from the site, particularly as the entrance wall is "listed" and, therefore, cannot be redesigned in order to improve visibility.
- The new one storey extension would create overlooking and a loss of privacy to the occupants of neighbouring properties.
- The proposal would give rise to an unacceptable level of noise during break times for residents of Meadow Way, High Mead, Kings Mews and surrounding properties.
- The proposal for a Pre-Prep School is wholly inappropriate within the curtilage of this Listed Building.
- The new dining hall proposal detracts from the street scene in a Conservation Area.
- This proposal lends itself to a future planning application for on-site cooking facilities which is opposed.

The Parish Council also endorses the concerns expressed by a local resident regarding the proposed "Walking Bus" system to move pupils from the main School site to Grange Court. These concerns are outlined below:

- The route involves crossing a main road and walking in front of several driveways in constant use i.e. The Old Kings Head, Kings Mews, main school drop off in the morning and afternoon.
- In the event of building works or renovation, which residents/businesses along the High Road are perfectly entitled to carry out, how is the “Bus” diverted to avoid hazards and cross the road safely?
- What happens during inclement weather - rain, wet leaves, ice and snow when there is high risk of trip/fall hazards?
- What happens if a child is unwell e.g. asthma? This is both frightening for the child and the others around them - remember they are under 7 years old.
- To comply with the safety requirements, any parents who volunteer to assist with the “Bus” will have to be CRB checked and make time commitments - this is not an arrangement which can be worked ad hoc.
- The School submitted the following as a projection of pupil attendance, with a proposal of 1 teacher and 1 assistant per class:
  - Year One attendance - 40 children, 4 teachers, 4 assistants (5 children: 1 adult).
  - Year Two attendance - 74 children, 6 teachers, 6 assistants (6 children: 1 adult).
  - Year Three/Four attendance - 108 children, 6 teachers, 6 assistants (9 children: 1 adult).
  - The above ratio of key staff to pupils does not meet the required safety guidelines.
- As under 17s may not supervise children on a “Walking Bus”, it is not permissible for any form of rota to involve other teenage pupils at the School e.g. Prefects asked to help as part of their duties, or students on the Duke of Edinburgh Scheme who may consider this part of the required Community timesheet.
- Parents will need to complete consent forms for children to participate - will handholding with adults/opposite sex cause any potential religious/personal conflict?

Finally, the Parish Council has been made aware that local residents would not be adverse to this proposal if it were within the 80 acres of the School’s grounds and was supported by an appropriate entrance/exit strategy. Local residents would also prefer Grange Court to be restored to full residential use, rather than a Pre-Prep School, in order to provide funding for the proposal to be developed within the grounds of the School itself.

### **Issues and Considerations:**

The main issues to be considered are the impacts of the proposed development on:

- neighbouring amenities:
- the grade II\* listed building;
- the character and appearance of the Conservation Area and wider area;
- highway safety, especially in terms of the suitability of the proposed access and parking arrangements;
- trees and landscaping;
- ecology

### **Neighbouring Amenity**

The site is bounded by neighbouring residences to the rear and both sides. Properties in Kings Mews are located to the north of the site with their rear gardens abutting the side boundary of the

site, 5 Barton Close is also located to the north of the site, to the rear of the existing building. 24 and 24a Meadow Way are located to the rear (east) of the site and 74 High Road is located to the south – the building is positioned alongside Grange Court and the rear gardens of both properties are separated by a public footpath.

Neighbouring residents would be most affected by any noise and disruption that might be generated by the proposed use and particular concern has been raised with respect to the proximity of the proposed dining room/kitchen in relation to properties in Grange Court. Consideration must also be given to the impacts of the proposed extension on neighbouring amenities in terms of potential loss of light and outlook. Concerns raised in relation to congestion and highway issues will be considered later within this report.

It is considered that the main source of noise from the proposed use would be from children using the outside areas. Accordingly, the properties which would be most exposed to such potential noise are 24 and 24a Meadow Way, 4 and 5 Barton Close, 6 Kings Mews and 74 High Road (although separated by the access path). The proposed use would clearly give rise to additional noise and disturbance, particularly during break times, in comparison with the existing use of the building. Whilst there would be additional noise, it is not considered that this would be detrimental to neighbouring amenity having regard to the hours that the school would be open (Monday to Friday 0845 – 1500). The courtyard area to the side of the proposed extension would be for delivery access only. A planning condition may be used to limit the hours during which deliveries may be received and it is considered that this is necessary in this instance, having regard to the location of the courtyard area at the end of the fairly short gardens of properties in Kings Mews.

The applicants have advised that the proposal is for the building to revert to its earlier, post war, use as a junior school. However, little weight is attached to this previous use as there has been a considerable change in the circumstances of the site and locality, not least in terms of residential development around Grange Court.

A local resident in Meadow Way has also raised concern that there may be some parents parking in Meadow Way and walking along the pathway to the High Road to avoid using the walking bus (approximately a 200 metre walk). However, as will be discussed later in this report, the Highways Authority has suggested that the children should be registered at the main school campus to deter parents from dropping off their children at Grange Court. Such an arrangement would also deter parents from parking in Meadow Way.

Concern has been raised regarding the potential for food odours from the kitchen/dining room within the proposed extension. The applicant has advised that no food would be cooked on the premises, as meals would be prepared in the main school kitchen and brought over to the dining room to be served at lunchtime. On this basis, it is not considered that there would be any material harm arising to nearby residents from food odours. However, as this application does not proposed any extraction/ventilation equipment it is considered necessary to impose a planning condition which would prevent any primary cooking within the site.

The proposed extension would be located at the end of the rear garden of 6 Kings Mews and would be approximately 4.5 metres in height. There would be some reduction in outlook, but having regard to the height of the building and the separation from the dwelling it is not considered that this would be to an extent where it would cause a material loss of amenity to the occupiers of this dwelling. The extension would be located to the south west of 6 Kings Mews but would not result in a material reduction in natural light, due to its height and position in relation to Grange Court itself.

The potential for overlooking of neighbouring properties from the school buildings would be mitigated by the boundary planting/screening.

### Impact on Listed Building

Following the withdrawal of the previous application for planning permission and listed building consent, the applicants have undertaken pre-application discussions with both the Historic Buildings Advisor at Essex County Council and with English Heritage. Advice provided has been incorporated into this revised scheme.

The Historic Buildings Advisor has provided the following advice:

*Alterations* - the special architectural character of the grade II\* listed building is currently marred by 20<sup>th</sup> century insertions and services, some of which will be removed and improved under the proposed conversion. The revised application specifies more of these improvements and the refurbishment of historic fixtures, which is welcome, and it notes agreement to retaining a historic door in the wall of the performance area where it would be blocked in.

A key revision is the retention of the original wall in room 1 and locating the lift in the room behind. This new location for the lift results in a visible external lift shaft and glass link, but this is preferable to the intervention required for an internal lift. The treatment seems reasonably sympathetic; it is minimal in design and being set back from the front and rear of the building, its visual impact will be reduced.

*The extension* - on balance, I have no objection to the hall extension. I consider the revised design an improvement, with more visual interest on all elevations and the height reduced. However, conditions covering detail will be vital (in particular, to ensure that the edge of the roof is not too heavy, the brickwork has an appropriate bond and pointing and glazing is suitably recessed).

Grange Court is a fine Georgian building in need of sensitive refurbishment. The proposed alterations to the building and its setting should achieve this. On listed building grounds the proposed works are welcomed subject to the use of conditions to ensure appropriate details.

English Heritage have provided the following comment:

In response to the original scheme English Heritage questioned both the effect of the proposed alterations to the interior on its integrity and the effect of the proposed hall on the balance of the principal elevation. It is now proposed to treat the interior of the house more conservatively, in part by placing the lift externally. The effect of the works on the interior would now be neutral, or possibly beneficial. The construction of a detached lift may detract from the character of the house to some degree, but as the shaft would be screened by existing planting this effect should be slight. It is still proposed to build a hall to the left of the house, and this would inevitably affect - and detract from - the balance of the building's architecture. The design has been modified, however, so as to reduce its presence. At the same time the physical relationship between it and the historic building has been altered, allowing the interesting side porch to be preserved.

Having regard to the comments made by both the Historic Buildings Advisor at Essex County Council and by English Heritage, it is considered that the impact of the proposed development on the Grade II\* listed building would be acceptable, as it would not be to the detriment of its historic or architectural merit.

### Impact on Conservation Area

This application originally proposed the replacement of the existing boundary wall with a wall with railing above. The Council's Conservation Officer raised concern regarding this boundary treatment which was considered to be out of keeping with Grange Court and, as a result, harmful to the setting of the Conservation Area. Following this advice, the applicant has reconsidered the front boundary treatment and has revised the proposal to include a replacement solid brick wall,

which would retain the height of the existing wall. This is considered to be acceptable and has addressed those concerns.

All other aspects of the development, including the change of use, the extensions to the listed building and the proposed landscaping would preserve the character and appearance of the Conservation Area.

#### Access, Parking and Highway Safety

This application proposes that the existing entrance to Grange Court from the High Road would be retained only for staff and deliveries. Pupils would be dropped off by their parents at the main school campus (with a hard surfaced tennis court providing the temporary car parking at the start and end of the school day). The pupils would then be walked over to Grange Court with their teachers and parents/guardians as part of a 'walking bus'. The only exception to this proposal would be disabled children and those needing to arrive or leave early for a medical appointment. In these circumstances parents would be provided with a code to access the gates into Grange Court.

County Highways have advised that they would not wish to see this development go ahead without the implementation of Traffic Regulation Orders (TRO's) to restrict the loading and unloading of vehicles along the High Road within vicinity of the site. Without the aforementioned TRO's, drop off/pick up from the High Road in connection with the proposed development may occur and this would be unacceptable to the Highway Authority in terms of highway safety and efficiency. The implementation of a TRO is subject to public consultation. Accordingly, however willing the applicant might be to provide them, if someone objects and their objection is upheld then the TRO's may not be implemented. Careful consideration has been given as to how to deal with this matter. Discussions have taken place between the Planning Officer, Highways Officer, the Council's Senior Lawyer and the applicant. The applicant understands the need for the TRO and has advised that they would not want to pursue the development in the absence of the TRO, due to the resultant risk to highway safety. It is, therefore recommended that if consent is granted planning conditions are attached to require the approval of the TRO application prior to the commencement of the development and the implementation of the TRO's requirements (for example the display of signage and the painting of the road) prior to the first use of the site as a school. Requiring the TRO to be agreed prior to the commencement if the development would mean that if the TRO was not agreed, the development would not proceed.

A fee to cover the advertisement of the TRO is required by the Highway Authority, if consent is granted. This would be for the sum of £5000 and may be secured by legal agreement.

The Highway Authority considers that the proposed arrangement of the pick up/drop off with a walking bus is not ideal, but has discussed the arrangement with its Journey to Schools section (who deal with School Travel Plans across the County). This section was satisfied with the proposed arrangements of the walking bus from the existing Chigwell School Car Park to the proposed school. However, in order to ensure no parents are tempted to drop off directly at Grange Court, it is suggested that registration occurs at the main school and the pupils are walked down afterwards. Such an arrangement may be secured by the use of a planning condition requiring details of the management of the 'walking bus' to be agreed.

County Highways have also suggested a number of planning conditions which they consider should be imposed, if consent is granted.

Concern has been raised by Chigwell Parish Council and by local residents regarding highway safety and congestion. The Highway Authority agrees that the proposed access arrangements are not ideal but considers any potential harm to the interests of highway safety and efficiency would

be mitigated by compliance with the planning conditions suggested. They consider that the High Road has the capacity to deal with the additional traffic movements that would be generated by the proposed development. On balance it is, therefore considered that the proposed arrangements would be acceptable and would not be to the detriment of the safe and efficient operation of the surrounding highway.

### Trees and Landscaping

There are a number of mature trees on the application site and accordingly careful consideration must be given to the impact of the proposed development on these trees.

The main tree issue is the impact of the proposed development on the Holm Oak, which is located close to the northern boundary of the site adjacent to the site of the proposed extension and which appeared to be threatened by the foundations of the extension. However, the submitted tree survey details and describes the investigations which have been undertaken and on this basis the Councils Arboricultural Officer is satisfied that, with care and some pruning, the tree will not be harmed. This may be secured by the use of a tree protection/retention condition.

The application proposes the felling of one tree, a self-seeded sycamore. Due to the number of trees within the site, the applicant does not propose to replace these trees, as it would be overshadowed. The Councils Arboricultural Officer is happy with this approach.

The Robinia tree, which is located to the front of Grange Court in the centre of the driveway and is believed to be a successor to the 'William Penn tree', would be retained within the development proposal.

Whilst it is accepted that there is no need for additional tree planting arising from the proposed development, it is considered that the development will require some additional landscaping. This may also be secured by the use of a planning condition, if consent is granted.

### Ecology

Epping Forest District Council Policy NC4 states that "Development proposals will be expected to make adequate provision for the protection, enhancement and suitable management of established habitats of local significance for wildlife. Such provision may be more stringent when there are known protected species either on the site or likely to be affected by the development" PPS9: 'Biodiversity and Geological Conservation' states that a Government objective for planning is "ensuring that biological and geological diversity are conserved and enhanced as an integral part of social, environmental and economic development." It goes on to say that "Planning Authorities should refuse permission where harm to the species or their habitats would result unless the need for, and benefits of, the development clearly outweigh that harm."

The previous application was refused on the grounds of insufficient evidence provided to demonstrate that a European protected species, i.e. bats, would not be adversely affected by the development. The new bat survey in June 2010 by The Wildlife Survey Unit recorded bats in the area adjacent to the building and a Common Pipistrelle maternity roost colony on the south eastern face of the building. To avoid disturbance or destruction of this colony, and in order to accept this application, the measures outlined in the recommendations in the survey report must be adhered to. The biodiversity enhancements must also be followed. The shelf life of this assessment is two years.

On this basis that a new bat survey would be required to be carried out if the development does not commence by June 2010. In the circumstances, should planning permission be granted, it is necessary to require it to be commenced by this date rather than within the standard three year period. The applicant would be able to apply in the future to vary this planning condition, if this

was necessary, but at that stage an updated survey could be provided to demonstrate the situation at that time. With regard to the test of reasonableness, it is considered that this condition would comply, as it should be possible to commence within the time period, even bearing in mind the anticipated delay that would be necessary to secure the TRO prior to the commencement of development.

**Conclusion:**

In light of the above appraisal, it is considered that the concerns raised previously in respect of the impact of the proposed development on the listed building have been addressed by this revised proposal. Whilst the Parish Council and local residents remain very concerned about the consequences of the proposal for neighbouring amenity, parking and traffic flow, on balance of these issues it is not considered the proposal would cause harm that could justify the withholding of planning permission. Concerns raised previously in respect of ecological matters have been addressed by the submission of surveys, subject to the development being commenced within the period covered by those surveys. The level of support from both within and outside the District for the proposed school is noted, but little weight is attached to this in reaching a recommendation as the impacts of the development on neighbouring residents is afforded far greater weight. However, the balance of all of the issues is such that it is considered that this is an acceptable proposal which would accord with local plan policies. Subject to the imposition of the planning conditions discussed in this report, it is not considered that there are no other material considerations which would justify the refusal of the planning application. On this basis, the application is recommended for approval.

***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:***

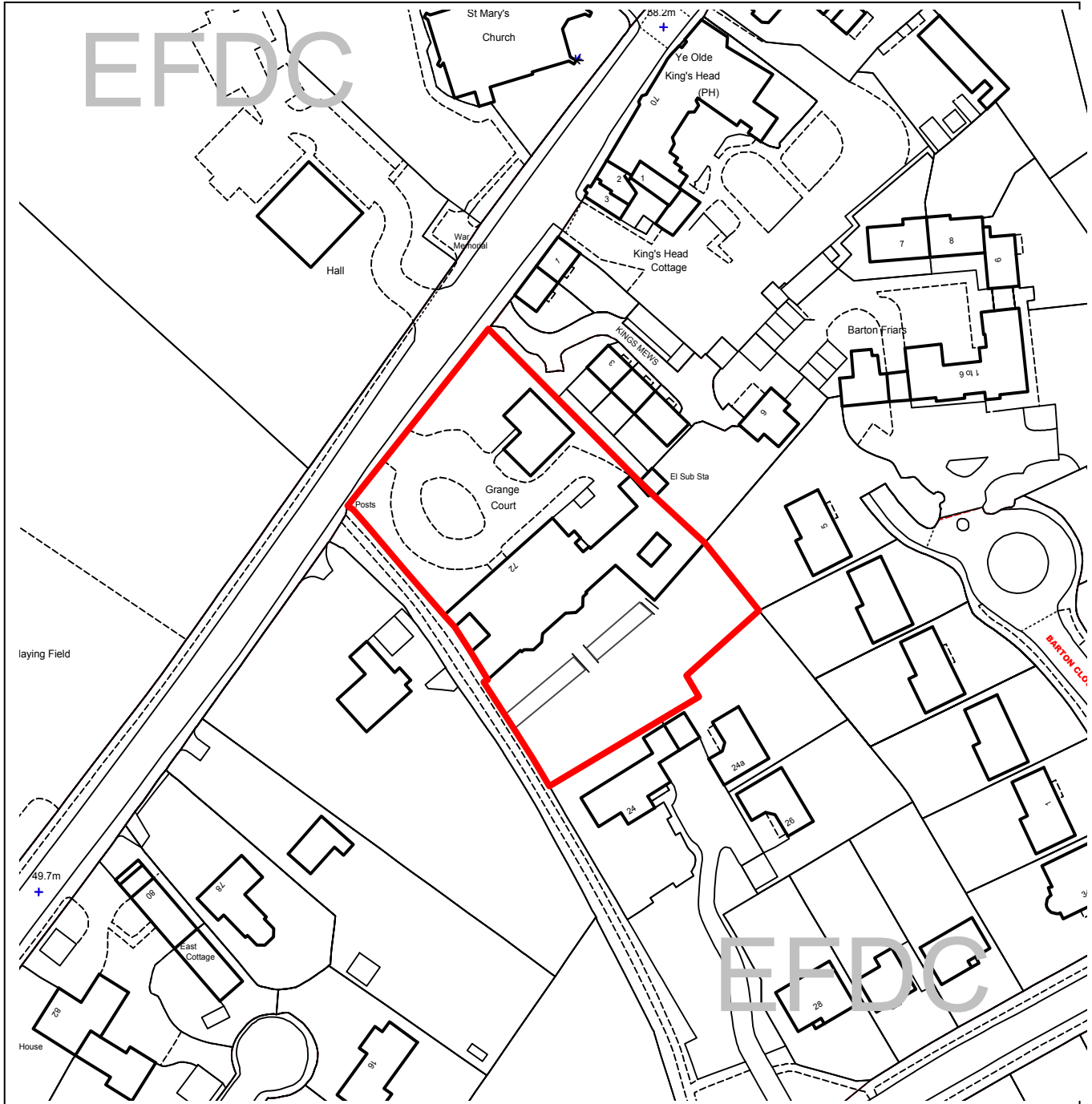
***Planning Application Case Officer: Mrs Katie Smith  
Direct Line Telephone Number: (01992) 564109***

***or if no direct contact can be made please email: [contactplanning@eppingforestdc.gov.uk](mailto:contactplanning@eppingforestdc.gov.uk)***



# Epping Forest District Council

## Area Planning Sub-Committee South



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<b>Agenda Item Number:</b>	<b>1</b>
Application Number:	EPF/1406/10
Site Name:	Grange Court, High Road, Chigwell, IG7 6DS
Scale of Plot:	1/1250



## Report Item No: 2

<b>APPLICATION No:</b>	EPF/1408/10
<b>SITE ADDRESS:</b>	Grange Court High Road Chigwell Essex IG7 6DS
<b>PARISH:</b>	Chigwell
<b>WARD:</b>	Chigwell Village
<b>APPLICANT:</b>	Mr David Morrison
<b>DESCRIPTION OF PROPOSAL:</b>	Grade II* listed building application for the conversion of Grange Court, Chigwell School from a boarding house to a Pre-Prep School, including a new single storey extension, internal and external refurbishment and associated landscaping works. (Revised application)
<b>RECOMMENDED DECISION:</b>	Grant Permission (With Conditions)

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

[http://planpub.eppingforestdc.gov.uk/AniTelM.websearch/ExternalEntryPoint.aspx?SEARCH\\_TYPE=1&DOC\\_CLASS\\_CODE=PL&FOLDER1\\_REF=519658](http://planpub.eppingforestdc.gov.uk/AniTelM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=519658)

### CONDITIONS

- 1 The works hereby permitted must be begun not later than the expiration of three years, beginning with the date on which the consent was granted.

Reason:- To comply with the requirements of Section 18 (1) of the Planning (Listed Buildings and Conservation Areas) Act 1990.

- 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.

Reason: To protect the historic and architectural merits of the listed building and in the interest of visual amenity.

- 3 A sample panel of brickwork minimum size 900 x 900mm shall be built on site showing the brick bond, mortar and pointing profile prior to commencement of the hall extension and approved in writing by the local planning authority and the development shall be carried out in accordance with the approved panel.

Reason: To protect the historic and architectural merits of the listed building and in the interest of visual amenity.

- 4 Additional drawings that show details of proposed new windows, doors, glazing, rooflights, eaves, verges, fascias, cills, structural openings and junctions with the existing building, by section and elevation at scales between 1:20 and 1:1 as appropriate, shall be submitted to and approved by the Local Planning Authority in writing prior to the commencement of any works.

Reason: To protect the historic and architectural merits of the listed building.

- 5 Details and colours of all external pipes, extracts, grilles, flues, lights and any alarm boxes or satellite dishes to be fixed to the fabric of the building shall be submitted to and approved by the Local Planning Authority prior to starting work any work on site.

Reason: To protect the historic and architectural merits of the listed building.

*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 listed building consent for internal and external works associated with the conversion of Grange Court to a pre-prep school, which would form part of Chigwell School. Staff accommodation would also be provided within the existing building. An extension is proposed to the side of the building which would house a dining hall and would be of a contemporary design, in contrast to the existing building.

Within the ground floor of the building, four classrooms (2 x reception and 2 x Year One) would be accommodated in addition to the reception area, Head's office, 2 x resource rooms, library and performance area. Toilets and changing rooms would also be provided and the new extension would provide a dining/assembly hall with servery. At first floor level two further (2 x Year Two) classrooms would be provided with an environmental studies room, a creativity room, a meeting room, staff room and staff flat. The second floor would accommodate two more classrooms, the upper floor of the staff flat, a staff bedsit and an additional resource room.

The proposed extension is designed very much as an 'add-on' to the existing building in order that the integrity of the existing listed building is maintained. Accordingly, the proposed 10 x 11 metre extension would be linked to the main building by a covered walkway. The extension would be of contemporary design, with glass being the main elevational finish. It would have a 'V' shaped pitched roof with a maximum height of 4.5 metres. A lift shaft would be provided externally on the south western elevation of the building.

Six car parking spaces are proposed within the formal car park and an additional 13 car parking spaces around the circular driveway. 5 bicycle racks would also be provided.

#### **Description of Site:**

The application site comprises Grange Court, a Grade II\* listed detached three storey Georgian house, located in Chigwell High Road, on the opposite side of the road to the main School campus. The site occupies an area of approximately 4 hectares, including a forecourt and large grounds to the rear. The building presently provides staff and pupil accommodation for Chigwell School. However, planning permissions have recently been secured for the use of nearby Church

House and Harsnetts House for pupil accommodation. There are some considerable variations in land levels across the site. The site, which is located within the Chigwell Village Conservation Area, is surrounded by residential properties to the rear and both sides.

Grange Court dates from the late 18th century. It is a house of distinct architectural presence. Its five bay frontage has a Doric portico surmounted by a pedimented window at its centre, and is flanked by single bays with round-headed recesses. To the left is a two storey block with Venetian windows whose roof supports a Doric cupola. The rear elevation has a more complex centrepiece set between two storey canted bays flanked by arcaded wings. The interior of the house retains some 18th century features - cornices, doorcases etc - and also features dating from a significant phase of alteration perhaps dating from the early years of the 20th century.

### **Relevant History:**

EPF/0202/10. Conversion of Grange Court, Chigwell School from a boarding house to a Pre-Prep School, including a new one storey extension, internal and external refurbishment and associated landscaping works. Withdrawn.

EPF/0229/10. Grade II\* listed building application for the conversion of Grange Court, Chigwell School from a boarding house to a Pre-Prep School, including a new one storey extension, internal and external refurbishment and associated landscaping works. Withdrawn.

There is a current planning application for planning permission to extend the building and use it as a pre prep school, which is also included in the agenda for this committee meeting.

### **Policies Applied:**

HC10 – Work to listed buildings

### **Summary of Representations:**

Notification of this application was sent to Chigwell Parish Council and to 14 neighbouring residents. A site notice was displayed.

The following representations have been received:

40 Letters of support have been received from the following properties:

- 73 Hainault Road; 46 Oak Lodge Avenue; 17 Tudor Close; 2 Fairview Drive; 120, 128 High Road, 2 Green Lane; 14 New Forest Lane; 23 Chester Road; 16 Regency Close; 3 Little Haylands; 18 Ely Place; "Wakes Hall" Roding Lane; Barrington Barn at Rolls House Rolls Park Corner; 52 Chigwell Rise; 22 Coolgardie Avenue; 33 Stradbroke Drive; CHIGWELL
- 20 Roebuck Lane; 10 The Rise; 107 Queens Road; BUCKHURST HILL
- "Greengates" 24 Albion Hill; 15 Swan Lane; 1b Wellfields; 1 Treetops View; 68 Tycehurst Hill; LOUGHTON
- 28a Piercing Hill THEYDON BOIS
- 10 Greenstead Green ONGAR
- 11 Bentley Way; 47 Monkams Avenue; 29 Regents Drive WOODFORD GREEN
- "Montrose" Woodman Lane Sewardstonebury; 33 Forest View; CHINGFORD
- 3 Mulberry Gardens HARLOW
- 31 Brownlea Gardens; 3 Regal House Royal Crescent; ILFORD
- 50 Glenham Drive GANTS HILL
- 54 Addison Road WANSTEAD
- 57 Forest Drive West LONDON

The representations received in support of the proposed development are summarised below:

- The building was originally purchased by Chigwell School with funds from Old Chigwellians as a junior school and as a tribute to those Old Boys who died in WWII.
- The school will accept local children which are presently travelling to Woodford, Loughton and Buckhurst Hill.
- School presently runs a car share scheme – in one class 22 children used to be brought to school in 20 cars – this has reduced to 7.
- This historic building has been underutilised for years – the use will ensure the future preservation of the building.
- There is a shortage of pre-prep schools within the local area.
- The development will allow children to benefit from a high standard of education at an earlier age.
- Will allow younger siblings of children attending Chigwell School to be dropped off at the same time thereby reducing journeys.
- Many children will be local and will walk.

6 Letters of Objection have been received from the following properties:

- “Trotwood House” 54 High Road; 1, 4, 5, 6 Kings Mews; St Mary’s Church High Road; CHIGWELL

The representations received in objection to the proposed development are summarised below:

- Existing traffic problems within the High Road, especially during school drop-off and collection times will be made far, far worse by the proposal to make Grange Court a pre-prep school. Congestion results in our drives being blocked by traffic queues and other problems such as noise and pollution.
- Concerned regarding the dangers to school children arising from the development. Previously a child has been killed outside a school in Buckhurst Hill and injured in Chigwell. The School has very extensive grounds where they could build a pre-prep school without seriously affecting the status quo.
- The travel plan (walking bus) is not achievable in line with guidance from Sustrans, not is it sustainable.
- The proposed contemporary glass building will be totally out of character with the rest of Grange Court and out of step with the character of Chigwell Village.
- The dining room would be located 5 metres from the bottoms of the gardens of 5 and 6 Kings Mews. The smell of 120 hot dinners being prepared daily will waft over to neighbouring properties. Also concerned about waste storage for the kitchen – in particular with regard to outside storage attracting vermin. Where would wheelie bins be kept?
- Noise nuisance from creative and noisy play, outdoor breaks and from the large ‘performance area’.
- At present, trees within Grange Court are poorly maintained and cause a nuisance. Additional planting will exacerbate this. Additional trees will reduce natural light to properties in Kings Mews.
- Will make the area an undesirable place to live and will drive down the value of prestige properties.
- Other local schools such as Loyola, Daiglen, Braeside, Coopersale and Oaklands offer education to excellent standards – there are sufficient places available to fit the demand for private schooling in the area. The applicants have not submitted statistics to the contrary.
- It is established from the survey undertaken by current pupils that the majority of children are taken to school by car. If parents arrive late for the drop-off/collection at the main campus then there is a high possibility that they will take the easy option of parking temporarily and illegally in the High Road, causing an obstruction.

- The building has not been used as a junior school since the properties in Kings Mews were developed.
- There will be little privacy between the site and properties in Kings Mews, on a reciprocal basis.
- The beautiful building itself (Grange Court) will be harmed with so many people in it. A grade 2 building should be preserved, not abused.
- St Mary's Church – we were initially approached by Chigwell School asking if parents could use the Church car park and discussions have been held with the School. However, due to legal and other reasons we were unable to agree to this request, but did offer to lease an adjoining plot of land for their use. This was declined and we understand that the now intend to 'bus-in' children from a remote drop-off point. We remain concerned as to how this would be policed and feel that some parents would still be tempted use the church car park. For this reason we intend to erect a barrier during the school run periods, this also denying parking for some parents with children in the senior school who already 'illegally' park there.

CHIGWELL PARISH COUNCIL. The Council **VERY STRONGLY OBJECTS** to this application on the grounds of a wide range of concerns which are shown below:

- The proposal would exacerbate existing traffic movement problems in the local area.
- The proposal will have an adverse impact on highway safety in the area.
- The poor visibility for access to/exit from the site, particularly as the entrance wall is "listed" and, therefore, cannot be redesigned in order to improve visibility.
- The new one storey extension would create overlooking and a loss of privacy to the occupants of neighbouring properties.
- The proposal would give rise to an unacceptable level of noise during break times for residents of Meadow Way, High Mead, Kings Mews and surrounding properties.
- The proposal for a Pre-Prep School is wholly inappropriate within the curtilage of this Listed Building.
- The new dining hall proposal detracts from the street scene in a Conservation Area.
- This proposal lends itself to a future planning application for on-site cooking facilities which is opposed.

The Parish Council also endorses the concerns expressed by a local resident regarding the proposed "Walking Bus" system to move pupils from the main School site to Grange Court. These concerns are outlined below:

- The route involves crossing a main road and walking in front of several driveways in constant use i.e. The Old Kings Head, Kings Mews, main school drop off in the morning and afternoon.
- In the event of building works or renovation, which residents/businesses along the High Road are perfectly entitled to carry out, how is the "Bus" diverted to avoid hazards and cross the road safely?
- What happens during inclement weather - rain, wet leaves, ice and snow when there is high risk of trip/fall hazards?
- What happens if a child is unwell e.g. asthma? This is both frightening for the child and the others around them - remember they are under 7 years old.
- To comply with the safety requirements, any parents who volunteer to assist with the "Bus" will have to be CRB checked and make time commitments - this is not an arrangement which can be worked ad hoc.

- The School submitted the following as a projection of pupil attendance, with a proposal of 1 teacher and 1 assistant per class:
  - Year One attendance - 40 children, 4 teachers, 4 assistants (5 children: 1 adult).
  - Year Two attendance - 74 children, 6 teachers, 6 assistants (6 children: 1 adult).
  - Year Three/Four attendance - 108 children, 6 teachers, 6 assistants (9 children: 1 adult).
  - The above ratio of key staff to pupils does not meet the required safety guidelines.
- As under 17s may not supervise children on a “Walking Bus”, it is not permissible for any form of rota to involve other teenage pupils at the School e.g. Prefects asked to help as part of their duties, or students on the Duke of Edinburgh Scheme who may consider this part of the required Community timesheet.
- Parents will need to complete consent forms for children to participate - will handholding with adults/opposite sex cause any potential religious/personal conflict?

Finally, the Parish Council has been made aware that local residents would not be adverse to this proposal if it were within the 80 acres of the School’s grounds and was supported by an appropriate entrance/exit strategy. Local residents would also prefer Grange Court to be restored to full residential use, rather than a Pre-Prep School, in order to provide funding for the proposal to be developed within the grounds of the School itself.

### **Issues and Considerations:**

The main issue to be considered is whether the proposed works preserve the special architectural and historic character of this Grade II\* listed building. Matters unrelated to that issue have also been raised by local residents and the Parish Council and they will be considered when the related application for planning permission is determined.

#### **Impact on Listed Building**

Following the withdrawal of the previous applications for planning permission and listed building consent, the applicants have undertaken pre-application discussions with both the Historic Buildings Advisor at Essex County Council and with English Heritage. Advice provided has been incorporated into this revised scheme.

The Historic Buildings Advisor has provided the following advice:

*Alterations* - the special architectural character of the grade II\* listed building is currently marred by 20<sup>th</sup> century insertions and services, some of which will be removed and improved under the proposed conversion. The revised application specifies more of these improvements and the refurbishment of historic fixtures, which is welcome, and it notes agreement to retaining a historic door in the wall of the performance area where it would be blocked in.

A key revision is the retention of the original wall in room 1 and locating the lift in the room behind. This new location for the lift results in a visible external lift shaft and glass link, but this is preferable to the intervention required for an internal lift. The treatment seems reasonably sympathetic; it is minimal in design and being set back from the front and rear of the building, its visual impact will be reduced.

*The extension* - on balance, I have no objection to the hall extension. I consider the revised design an improvement, with more visual interest on all elevations and the height reduced. However, conditions covering detail will be vital (in particular, to ensure that the edge of the roof is not too heavy, the brickwork has an appropriate bond and pointing and glazing is suitably recessed).

Grange Court is a fine Georgian building in need of sensitive refurbishment. The proposed alterations to the building and its setting should achieve this. On listed building grounds the proposed works are welcomed, subject to the use of conditions to ensure appropriate details.

English Heritage have provided the following comment:

In response to the original scheme English Heritage questioned both the effect of the proposed alterations to the interior on its integrity and the effect of the proposed hall on the balance of the principal elevation. It is now proposed to treat the interior of the house more conservatively, in part by placing the lift externally. The effect of the works on the interior would now be neutral, or possibly beneficial. The construction of a detached lift may detract from the character of the house to some degree, but as the shaft would be screened by existing planting this effect should be slight. It is still proposed to build a hall to the left of the house, and this would inevitably affect - and detract from - the balance of the building's architecture. The design has been modified, however, so as to reduce its presence. At the same time the physical relationship between it and the historic building has been altered, allowing the interesting side porch to be preserved.

Following an amendment to the originally submitted application, the front wall will be retained as a solid wall rather than a wall with railings above. Following this revision, the boundary treatments would not be harmful to the setting of the listed building.

Having regard to the comments made by both the Historic Buildings Advisor at Essex County Council and by English Heritage, it is considered that the impact of the proposed development on the Grade II\* listed building would be acceptable, as it would not be to the detriment of its historic or architectural merit.

**Conclusion:**

In light of the above appraisal, it is considered that the concerns raised previously in respect of the impact of the proposed works on the listed building have been addressed by this revised proposal. Accordingly, the application is recommended for approval.

***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:***

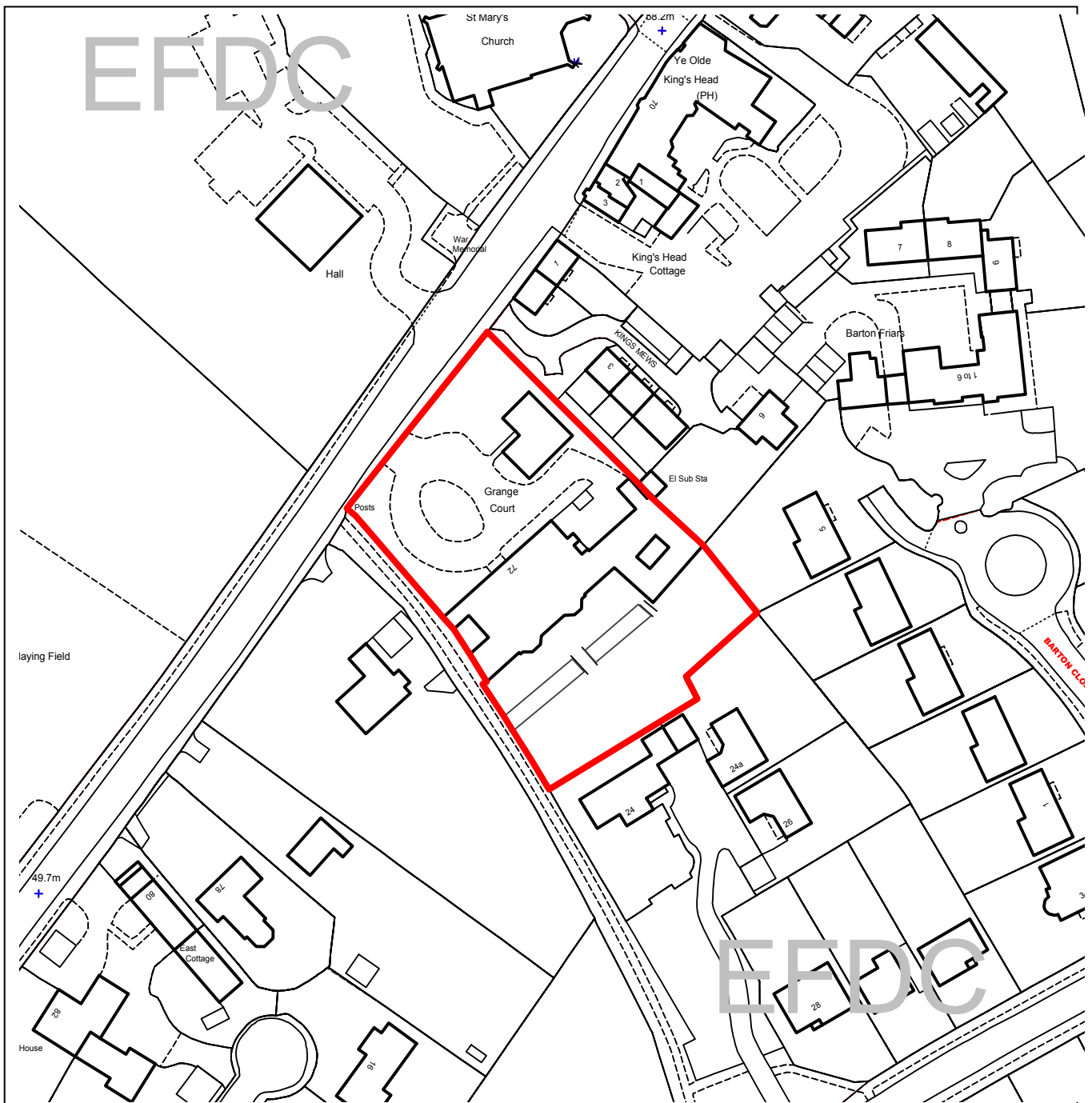
***Planning Application Case Officer: Mrs Katie Smith  
Direct Line Telephone Number: (01992) 564109***

***or if no direct contact can be made please email: [contactplanning@eppingforestdc.gov.uk](mailto:contactplanning@eppingforestdc.gov.uk)***



# Epping Forest District Council

## Area Planning Sub-Committee South



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<b>Agenda Item Number:</b>	<b>2</b>
Application Number:	LB/EPF/1408/10
Site Name:	Grange Court, High Road, Chigwell, IG7 6DS
Scale of Plot:	1/1250



**Report Item No: 3**

<b>APPLICATION No:</b>	EPF/1733/10
<b>SITE ADDRESS:</b>	36 Poundfield Road Loughton Essex IG10 3JN
<b>PARISH:</b>	Loughton
<b>WARD:</b>	Loughton Alderton
<b>APPLICANT:</b>	Mr Peter Martin
<b>DESCRIPTION OF PROPOSAL:</b>	Division of house into 1 no. three bedroom and 1 no. one bedroom houses including a raised platform to provide a side access.
<b>RECOMMENDED DECISION:</b>	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=520827](http://planpub.eppingforestdc.gov.uk/AniteIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=520827)

**CONDITIONS**

- 1 The development hereby permitted must be begun not later than the expiration of three years beginning with the date of this notice.

Reason: To comply with the requirements of Section 91 of the Town and Country Planning Act 1990 (as amended).

- 2 The parking area shown on the approved plan shall be provided prior to the first occupation of the development and shall be retained free of obstruction for the parking of residents and visitors vehicles.

Reason:- In the interests of highway safety.

- 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.

Reason:- In the interests of visual amenity.

- 4 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.1 (h) shall be undertaken without the prior written permission of the Local Planning Authority.

Reason:- To ensure space is retained for off-street parking associated with this new house.

- 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 Class A of Part 1, Schedule 2 to the Order shall be undertaken at either house hereby approved without the prior written permission of the Local Planning Authority.

Reason:- The specific circumstances of this site warrant the Local Planning Authority having control over any further development.

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

**Description of Proposal:**

The applicant seeks planning permission for the division of an existing end of terrace dwelling into one 3 bedroom dwelling and one 1 bedroom dwelling. The one bedroom dwelling would occupy a previously built two storey side extension.

No external changes are proposed to the existing building apart from a raised platform to provide a side entrance to the 1 bedroom dwelling and the first floor flank window is to be blocked up. Entry to the 3 bedroom dwelling would be via the existing front door.

The existing hard paving would be divided by landscaping to provide room for one off street car space for the 1 bedroom dwelling and two off street parking spaces for the 3 bedroom dwelling. The existing rear garden would also be split in half to provide both dwellings with sizeable rear private amenity space.

**Description of Site:**

The subject site is located on the northern side of Poundfield Road, approximately 60 metres east of Alderton Hall Lane. The site itself is relatively level and regular in shape.

Towards the front of the site is a double storey end of terrace dwelling finished from facing brickwork and render with a plain tiled roof. Off street parking is located on the hard surface towards the front of the dwelling. A large private open space area is located to the rear of the site.

The site is located within a well established residential area that mainly comprises of terrace style dwellings. The size, form, and scale of the buildings within the surrounding area are all similar. Front setbacks from the highway are consistent within the street scene.

**Relevant History:**

EPF/0489/00 – Two storey side extension with single storey front projection. (approved with conditions)

EPF/1335/01 - Demolition of existing conservatory and erection of rear ground floor extension and conservatory. (approved with conditions)

**Policies Applied:**

CP2 – Protecting the rural and built environment  
DBE1 – Design of new buildings  
DBE2 – Effect on neighboring properties

DBE6 – Car parking in new development  
DBE8 – Private amenity space  
DBE9 – Loss of Amenity  
DBE11 – Sub-division of properties  
ST4 – Road safety  
ST6 – Vehicle parking

### **Summary of Representations**

19 properties were consulted, the following responses were received.

LOUGTON TOWN COUNCIL –The committee objected to this planning application as it was concerned that the subdivision of the end of terrace property would create an over-intensification of use that would set an undesirable precedent. It was therefore considered to be in contrary to Policy DBE11 (i) of the Epping Forest District Councils Adopted Local Plan and Alterations.

NEIGHBOURS: At the time of writing this report, three letters of objection were received from the following residents:

53 POUNDFIELD – Initially objected on the following grounds: An additional dwelling in this location would be an increase in intensity within the surrounding area and in particular result in additions parking and traffic congestion leading to a harmful impact upon highway safety. Disruption and noise in an area which has reached saturation. However, 53 POUNDFIELD has since rescinded their objection as it has been confirmed that all parking will be off-road.

70 GREENFIELDS, – We purchased the land at the rear of 30-36 Poundfield Road and the addition of the raised platform (new side entrance) would be contrary to a covenant on the land restricting any permanent structure being constructed and giving the opportunity for further building applications. No objection to internal changes, only concern over side entrance access to this building.

44 ALDERTON HILL LANE, – Concern over boundary disputes regarding the recently acquired back land development between neighbours and that my land is included in the proposal. Also the addition of the raised platform (new side entrance) would be contrary to a covenant on the land restricting any permanent structure being constructed.

### **Issues and Considerations:**

The main issues to be addressed in this case is whether the design and appearance of the development is acceptable, consequences of the increase in the intensity of use of the site and the surrounding and whether it would cause a harmful impact to the amenities of the adjoining property occupiers.

The only external changes proposed to the building are a new entrance to the side of the building that would consist of a raised platform and associated steps together with the blocking up of a first floor side-elevation window and the replacement of a garage door in the front elevation with a window. Aside from any subdivision for the front garden there would be little indication that the building contains 2 houses. Due to the minor nature of these changes, it is considered that alterations to the external appearance of the building required to facilitate its subdivision would not cause a harmful impact to the character of the surrounding area or to the appearance of the existing street scene.

Policy DBE11 states that the subdivision of residential properties into some other form of multiple occupancy whether they be flats, maisonettes or a new dwelling would be granted permission provided that it does not increase the intensity of the use of the site to the extent that would detract

from the character of the surrounding area. This is a particular concern of the Parish council in respect of this proposal.

In this case, the proposed subdivision to create two separate dwellings would be of a sufficiently limited scale that it would not be harmful to the character of the surrounding area. Both dwellings would have an adequate amount of rear private open space to meet the recreational needs of residents that is in accordance with adopted planning policy. The one bedroom house would have some 90m<sup>2</sup> of private amenity space and the 3 bedroom house some 100m<sup>2</sup>.

Notwithstanding the loss of the existing garage, off-street parking provision would be in accordance with the current parking standards for housing with 2 spaces for the 3 bedroom dwelling and one space for the 1 bedroom dwelling. Given that level of on-site provision, the proposal would not lead to a materially greater impact on demand for on-street car parking in the locality.

Having regard to the ease in which the site is able to accommodate the proposal in accordance with adopted standards for amenity space and parking provision and since there would be no significant internal alteration adjacent to the attached house, 34 Poundfield Road, it is concluded that the proposal would not have a materially greater impact on the amenities enjoyed by the occupants of neighbouring dwellings. Accordingly, the proposal complies with policy DBE11.

In relation to the neighbours concerns regarding a covenant that may prohibit the erection of any permanent structures on the application site, this is not a material consideration relevant to an assessment of the planning merits of this proposal. It would need to be dealt with as a civil matter between the applicant and the neighbours. The applicant does state in his application that he is the sole owner of the entire application site.

### **Conclusion:**

In conclusion, the proposed development is acceptable in terms of its design and appearance in that it would reflect and maintain the character of the street scene and the surrounding area without causing a harmful increase in the intensity of the use of the site. It would not cause harm to the amenities of adjoining property occupiers and it would accord with adopted standards for off-street parking provision and amenity space provision. As such, the proposal complies with the relevant policies contained within the Adopted Local Plan and Alterations therefore 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 4pm on the day of the meeting at the latest:***

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

***or if no direct contact can be made please email: [contactplanning@eppingforestdc.gov.uk](mailto:contactplanning@eppingforestdc.gov.uk)***



# Epping Forest District Council

## Area Planning Sub-Committee South



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<b>Agenda Item Number:</b>	<b>3</b>
Application Number:	EPF/1733/10
Site Name:	36 Poundfield Road, Loughton, IG10 3JN
Scale of Plot:	1/1250

**Report Item No:4**

<b>APPLICATION No:</b>	EPF/1897/10
<b>SITE ADDRESS:</b>	63 Manor Road Chigwell Essex IG7 5PH
<b>PARISH:</b>	Chigwell
<b>WARD:</b>	Grange Hill
<b>APPLICANT:</b>	Dr N Bukhari
<b>DESCRIPTION OF PROPOSAL:</b>	Demolition of existing detached dwelling and greenhouse and the construction of new detached house with basement, integral garage and rooms in the roof. (Revised application)
<b>RECOMMENDED DECISION:</b>	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=521421](http://planpub.eppingforestdc.gov.uk/AniteIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=521421)

**CONDITIONS**

- 1 The development hereby permitted must be begun not later than the expiration of three years beginning with the date of this notice.

Reason: To comply with the requirements of Section 91 of the Town and Country Planning Act 1990 (as amended).

- 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.

Reason:- To ensure a satisfactory appearance in the interests of visual amenity.

- 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 side extensions generally permitted by virtue of Schedule 2, Part 1, Class A and no outbuildings within 7 metres of the approved building permitted by virtue of Schedule 2, Part 1, Class E shall be undertaken without the prior written permission of the Local Planning Authority.

Reason:- The scale of the approved dwelling and the resultant importance of the space retained to either side of the site warrant the Local Planning Authority having control over any further development.

- 4 No development shall take place on site, including site clearance, tree works, demolition, storage of materials or other preparatory work, until all details relevant to the retention and protection of trees, hereafter called the Arboricultural Method Statement, have been submitted to the Local Planning Authority and approved in writing. Thereafter the development shall be undertaken only in accordance with the approved details, unless the Local Planning Authority has given its prior written consent to any variation.

The Arboricultural Method Statement shall include a tree protection plan to show the areas designated for the protection of trees, shrubs and hedges, hereafter referred to as Protection Zones. Unless otherwise agreed, the Protection Zones will be fenced, in accordance with the British Standard Trees in Relation to Construction-Recommendations (BS.5837:2005) and no access will be permitted for any development operation.

The Arboricultural Method Statement shall include all other relevant details, such as changes of level, methods of demolition and construction, the materials, design and levels of roads, footpaths, parking areas and of foundations, walls and fences. It shall also include the control of potentially harmful operations, such as burning, the storage, handling and mixing of materials, and the movement of people or machinery across the site, where these are within 10m of any designated Protection Zone.

- 5 The fencing, or other protection which is part of the approved Statement shall not be moved or removed, temporarily or otherwise, until all works, including external works have been completed and all equipment, machinery and surplus materials removed from the site.

The Arboricultural Method Statement shall indicate the specification and timetable of any tree works, which shall be in accordance with the British Standard Recommendations for Tree Works (BS.3998: 1989).

The Arboricultural Method Statement shall include a scheme for the inspection and supervision of the tree protection measures. The scheme shall be appropriate to the scale and duration of the works and may include details of personnel induction and awareness of arboricultural matters; identification of individual responsibilities and key personnel; a statement of delegated powers; frequency, dates and times of inspections and reporting, and procedures for dealing with variations and incidents. The scheme of inspection and supervision shall be administered by a suitable person, approved by the Local Planning Authority but instructed by the applicant.

Reason:- To comply with the duties indicated in Section 197 of the Town and Country Planning Act 1990, so as to ensure that the amenity value of the most important trees, shrubs and hedges growing within or adjacent to the site is adequately protected during the period of construction.

- 6 A replacement tree or trees, of a number, species, size and in a position as agreed in writing by the Local Planning Authority, shall be planted, and shall be inspected by the Local Planning Authority and agreed to be in accordance with the details prior to implementation of the felling hereby agreed, unless varied with a written agreement of the Local Planning Authority. If within a period of five years from the date of planting any replacement tree is removed, uprooted or destroyed, or dies, or becomes seriously damaged and defective another tree of the same species and size of that originally planted shall be planted at the same place, unless the Local Planning Authority gives its written consent to any variation.

Reason:- To comply with the duties indicated in Section 197 of the Town and Country Planning Act 1990, so as to ensure that the amenity value of the existing tree or trees is maintained by the provision of adequate replacement.

- 7 No development shall take place, including site clearance or other preparatory work, until full details of both hard and soft landscape works (including tree planting) have been submitted to an approved in writing by the Local Planning Authority, and these works shall be carried out as approved. These details shall include, as appropriate, and in addition to details of existing features to be retained: proposed finished levels or contours; means of enclosure; car parking layouts; other vehicle artefacts and structures, including signs and lighting and functional services above and below ground. Details of soft landscape works shall include plans for planting or establishment by any means and full written specifications and schedules of plants, including species, plant sizes and proposed numbers / densities where appropriate. If within a period of five years from the date of the planting or establishment of any tree, or shrub or plant, that tree, shrub, or plant or any replacement is removed, uprooted or destroyed or dies or becomes seriously damaged or defective another tree or shrub, or plant of the same species and size as that originally planted shall be planted at the same place, unless the Local Planning Authority gives its written consent to any variation.

Reason:- To comply with the duties indicated in Section 197 of the Town and Country Planning Act 1990 so as to ensure that the details of the development of the landscaping are complimentary, and to ensure a satisfactory appearance to the development.

- 8 A flood risk assessment shall be submitted to and approved by the Local Planning Authority prior to commencement of development. The assessment shall include calculations of increased run-off and associated volume of storm detention using Windes or other similar programme. The approved measures shall be undertaken prior to the first occupation of the building hereby approved and shall be adequately maintained in accordance with a management plan to be submitted concurrently with the assessment.

Reason:- The development is of a size where it is necessary to avoid generating any additional flood risk downstream of the storm drainage outfall.



- 9 All material excavated from the below ground works hereby approved shall be removed from the site unless otherwise agreed in writing by the Local Planning Authority.

Reason: In order to control any alteration to levels or spreading of material not indicated on the approved plans in the interests of amenity and the protection of natural features.

- 10 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.

Reason:- To avoid the deposit of material on the public highway in the interests of highway safety.

*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:**

This application seeks planning permission for the demolition of the existing 7 bed detached dwelling and the erection of a replacement 6/7 bed detached dwelling. The replacement dwelling would be substantially larger than existing in terms of its height, depth and width.

The proposed dwelling would be of classical style, comprising a prominent central section (containing three storeys of accommodation) with parapet detailing to the front elevation with subservient two storey sections either side, each with a one and a half storey front projection. The front elevation of the dwelling would be generally symmetrical. To the rear there would be an 8.3 by 16.5 metre projection housing a swimming pool.

The maximum dimensions of the proposed dwelling would be 10 metres in height; 34 metres in width and 18 metres in depth (31.7 metres in depth including the swimming pool projection).

The development is proposed to be finished with multi red facing bricks, reconstituted stone and natural slate roof tiles. The site boundary with Manor Road would be enclosed by 1.8m high metal railings.

#### **Description of Site:**

The application site comprises a two and a half storey detached dwelling set in a large plot on the southern side of Manor Road. The plot is double width, measuring approximately 48 x 93 metres. There is a slight reduction in levels, with the land level falling from the road to the rear of the site. However, this is not to an extent which is considered to be significant. The site and surrounding area is covered by a blanket tree preservation order, issued in 1974.

The vicinity of the site is characterised by large dwellings set within spacious plots. Property styles and designs vary considerably, although ridge heights within this part of the street scene are generally similar and reflect the slight decrease in levels along Manor Road from east to west. On this side of Manor Road, formal boundary treatments are rarer and generally less conspicuous than on the opposite side of the road. However, no. 59 does have railings similar to those

proposed. No 57, is a double width plot which is slightly smaller than the application site. That plot is occupied by a large two storey mock Tudor dwelling, which spans most of the plot width.

### **Relevant History:**

EPF/0866/10. Demolition of existing detached dwelling and the construction of new detached house with integral garage and rooms in the roof. Refused 09/08/10 for the following reasons:

- 1 The proposed development would result in the loss of three oak trees and one mature hornbeam tree which are all protected by a tree preservation order. The applicant has failed to provide any justification for the felling of these trees, which would be detrimental to visual amenity. The loss of these trees would be contrary to policies LL9 and LL10 of the adopted Local Plan and Alterations.
  
- 2 The proposed dwelling, by reason of its excessive height in relation to neighbouring properties, its resultant bulk and elements of its detailed design would be overly prominent within the street scene and harmful to the character and appearance of the local area, contrary to policies DBE1; CP2 (iv); and CP7 of the adopted Local Plan and Alterations.

### **Policies Applied:**

#### Adopted Local Plan and Alterations

##### Core Policies

CP1 – Achieving Sustainable Development Objectives  
CP2 - Protecting the Quality of the Rural and Built Environment  
CP3 – New Development  
CP6 – Achieving Sustainable Urban Development Patterns  
CP7 – Urban Form and Quality

##### Design and the Built Environment

DBE1 – Design of New Buildings  
DBE2 – Detrimental Effect of Existing Surrounding Properties  
DBE3 - Design in Urban Areas  
DBE6 - Car Parking  
DBE8 – Private Amenity Space  
DBE9 – Excessive Loss of Amenity for Neighbouring Properties

##### Housing

H3A – Housing Density Mix  
H4A - Dwelling Mix

##### Landscape and Landscaping

LL1 – Character, Appearance and Use  
LL7 – Promotes the Planting, Protection and Care of Trees  
LL - Works to Preserved Trees  
LL9 - Felling of Preserved Trees  
LL10 – Adequacy of provision for Retention

##### Sustainable Transport

ST4 – Road Safety  
ST6 – Vehicle Parking

## **Summary of Representations:**

Notification of this application was sent to Chigwell Parish Council and to 10 neighbouring properties.

The following representations have been received:

67 MANOR ROAD. - Objection. Whilst I acknowledge that the plot next door is large it seems wrong that such a mega home should be proposed on the land. It would not be in character with the road and spoil the nature of the plot. There are some very mature and protected trees on the site which deserve their own space and root protection. The proposed home would surely impinge on their health. I am particularly upset that a swimming pool is planned which is expected to reach such a long way back from the house and so spoil the land lines to the rear and frankly the enjoyment of our garden. This is most unnecessary and selfish. In addition the space at either side of the plot is very narrow so the proposed home would come very close to my boundary.

86 MANOR ROAD. - Support. I am glad to see that the property will eventually be brought back into use.

CHIGWELL PARISH COUNCIL. - Objection. The Council objects to this application on the grounds that the proposed dwelling is obtrusive and the roof height is of an overbearing nature. Furthermore, the proposed rear extension extends far beyond the existing rear building line and will result in an adverse effect on the neighbouring properties.

## **Issues and Considerations:**

The main issues in this case are:

- the impacts of the proposed development on the amenities presently enjoyed by the occupiers of neighbouring dwellings;
- the level of amenity for future occupiers of the proposed dwelling;
- the acceptability of the design in relation to the character and appearance of the area; and
- the impacts on protected trees.

## **Neighbouring Amenity**

The proposed development would result in the addition of a substantial property within the site, which would extend further back within the site in relation to neighbouring dwellings. The impacts of this relationship will, therefore, require careful consideration.

With regard to 61 Manor Road, the proposed dwelling would extend 3.2 metres to the rear of this property at first floor level and 7 metres at ground floor level. However, as a distance of approximately 7 metres would be retained to the side boundary (and a further 1.2 metres to the dwelling at no.61) it is not considered that there would be a material loss of amenity. The dwelling would be partially screened by existing boundary planting, some of which comprises protected trees.

To the other side boundary, the proposed dwelling would be located approximately 6.3 metres from neighbouring dwelling no. 67 (7.8 metres at first floor level). Due to this distance, it is not considered that the main part of the dwelling would result in a material loss of amenity. However, the swimming pool projection (which would have a parapet wall up to a height of 4 metres) would extend back 20.8 metres from the rear wall of the neighbouring dwelling. This would be a substantial distance. Notwithstanding this, the swimming pool would be screened by the dense

vegetation which is present along this boundary. Furthermore, due to its separation from the site boundary (5-6 metres along its length), its impact on the neighbour would not be to the extent that it would be detrimental to the levels of amenity which are presently enjoyed.

Balconies are proposed to the rear elevation. It is considered that the existing planting on the site boundaries is sufficiently dense to avoid any material loss of privacy to neighbouring gardens. Notwithstanding this, if there were concerns regarding potential overlooking these could be addressed by the use of a planning condition.

### Amenity for Future Occupiers

All habitable bedrooms within the dwelling would benefit from acceptable levels of natural light and outlook. The sections through the main element of the proposed building suggest floor to ceiling heights ranging from 2.4 metres within the second floor to 3 metres at ground floor level.

The property would benefit from a large area of private amenity space.

### Character and Appearance

The proposed dwelling would be substantially larger than neighbouring properties. The applicant has drawn comparison with no. 57, which sits on a similar sized plot. No 57 was erected prior to 1949 and has a lengthy planning history including several approvals for two storey side extensions in the 1970's which include separate units of occupation. Further consents for extension were granted throughout the 1980's and in 1991. Most recently, consents were given in 2003 for a single storey rear extension and front railings and gates and in 2004 for a single storey side extension. The railings and gates have not yet been implemented (depending on whether or not the rear extension was added, the consent may have now lapsed).

According to application drawings, no. 57 has a two storey width of approximately 35 metres and a main ridge height of 8.5 metres. From the site inspection, its height appears to be slightly lower than no. 59, respecting the fall in levels. Accordingly, no 57 is slightly wider than the proposed dwelling. The design of the proposed dwelling, with the subservient sections to the side detracts from its width in comparison to no. 57. Furthermore, the proposed development would also retain space to either side of the plot. The combination of these factors would have the effect of ensuring width of the two storey footprint appears acceptable in its context.

The proposed building would stand at a maximum of 9.7 metres, taller than both nos. 67 and 61. However the height of the proposed dwelling has been reduced following the previous submission and due to the staggers height of the dwelling, its overall height would not be readily visible in comparison with its neighbouring buildings. As a consequence the height of the proposed dwelling is considered to be acceptable.

The space either side of the dwelling is a key consideration of determining that the dwelling would not be too bulky within the site and wider street scene. This space may be safeguarded against undesirable encroachments in the future by the removal of Class A permitted development rights relating to side extensions and Class E rights in respect of outbuildings within 7m of the flank elevations.

The proposal has been revised to reduce the depth and width (and as a result the height) of the forward projecting side wings of the dwelling. A pediment proposed to the front elevation has also been omitted for the scheme. It is considered that these revisions have reduced the complexity of the dwelling and have also reduced its prominence. Overall, these revisions have improved the proposal to the extent that it would not appear as an overbearing addition to the street scene.

The proposed addition of 1.8 metre high iron railings along the full width of the plot frontage would present a formal finish to the site which does not presently exist. The existing site frontage is softer in appearance, comprising a hedge and small wooden gates. This is considered to be an attractive feature and is one which is common on this side of Manor Road. However, there are other examples of more formal boundary treatments, notably at no. 59. Whilst the application site is considerably wider (therefore resulting in a larger section of railings) a similar boundary treatment has been approved in recent years at the other double width plot in the vicinity of the site, no. 57. The railings would enable views through into the front garden, which includes several protected trees. Reinforcements of the existing hedge are proposed and these may be secured under a landscaping condition. On balance of these issues, it is considered that the proposed railings would be acceptable.

### Trees

The site is covered by a blanket Tree Preservation Order which protects all trees which were present when the Order was made in 1974.

A Tree Survey and Constraints plan have been submitted. This indicates that the following trees should be felled due to their health – T6 (cherry), T8 (cypress), T12 (Oak), T13 (cypress), T23 (Apple), T25 (Apple), T26 (Apple), T29 Apple, T39 (Oak). The Council's Arboricultural Officer has no objection to the removal of these trees. However, two replacement Oaks will be required.

The plans show T19 (Pear), T20 (Pear) and T21 (Apple) entirely within the footprint of the proposed new dwelling –no objection to the removal of these trees is raised.

In addition to the proposed loss of the above trees, T31 (Oak) adjacent to the swimming is shown to be removed. The reason given for that proposed felling is that the tree would block a considerable amount of daylight to the proposed swimming pool. The loss of this tree is accepted by the Council's Arboricultural Officer on this basis. However, the applicant should be clear that this acceptance does not set a precedent regarding the future removal of two other trees which are also close to the rear of the property. These are all mature trees and the felling of any individual tree has to be carefully considered as clearly any replacement will take 100 years + to reach the size of what would be lost. These two trees would reduce light to the proposed dwelling, but only to ancillary rooms such as the dressing room/ensuite bathroom at first floor and to rooms which have sufficient glazing that adequate levels of natural light will be retained (the ground floor lounge). It is the view of the Council's Planning and Arboricultural Officers that there will be an acceptable level of light to these rooms and it is supposed that the applicant and their agent also consider this to be the case, on the basis that these trees are proposed to be retained. On this basis it is considered likely that the Council would resist any future proposals for the removal of these trees on grounds of their impact on amenity.

This site contains a lot of trees and in order to ensure that retained trees are not damaged during works it is important that ongoing supervision takes place by the owners Arboricultural Consultant. The particularly important issues will be site set up, the creation of new service runs where they impact on root protection areas, the construction of fencing around the entire perimeter (as this will be in root protection areas), and if there are any changes in levels. Planning conditions are recommended to ensure that this proposal is undertaken with care to allow for the safe retention of trees and to create pleasant landscaped gardens with replacement trees for those which will be lost.

### Other Matters

The proposed development would utilise the existing vehicular access onto Manor Road. This will be acceptable. Adequate provision will be made for vehicle parking.

*Flood Risk* – The site does not lie within an Environment Agency flood zone. However, the development is of a size where it is necessary to avoid generating additional runoff and the opportunity of new development should be taken to provide existing surface water runoff. A flood risk assessment is, therefore, required. This can be secured by the use of a planning condition, if permission is granted. Further details regarding the proposed disposal of surface water (to avoid generating additional surface water run-off) should also be required by the use of a planning condition. Additionally, an informative may be used, advising the applicant of the potential hydrological and flood implications of the development at basement level. This informative advises the applicant that they could be liable for effects on neighbouring properties and suggests that they thoroughly investigate the implications of the development.

### Conclusion:

In light of the above appraisal, it is considered that the proposed development would have an acceptable appearance and would not cause a material loss of amenity the occupiers of neighbouring dwellings. Whilst the proposed development would result in the loss of some protected trees, these have been justified to the satisfaction of the Council's Arboricultural Officer. Accordingly, subject to the use of the planning conditions discussed throughout this report, 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:***

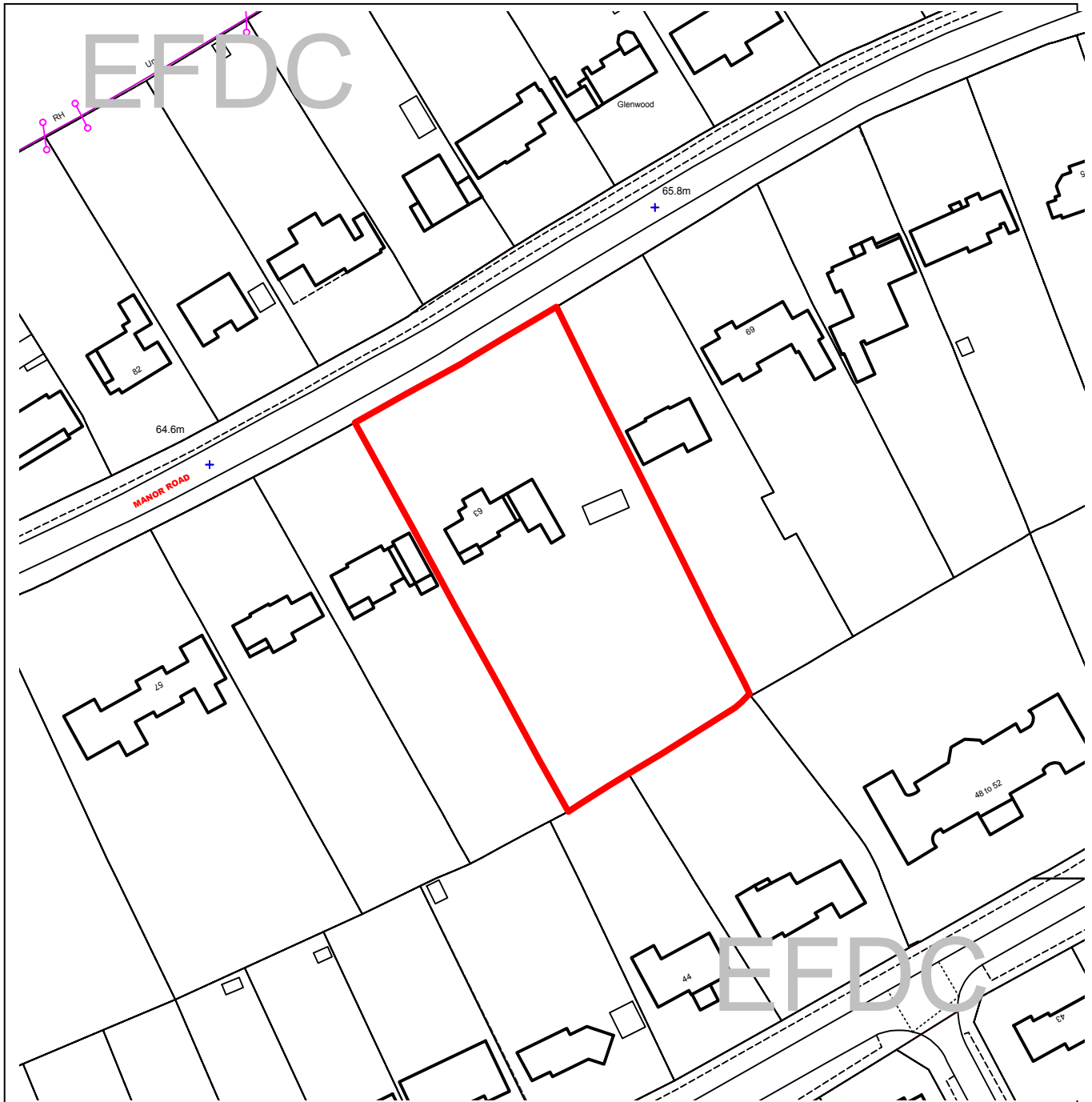
***Planning Application Case Officer: Mrs Katie Smith  
Direct Line Telephone Number: (01992) 564109***

***or if no direct contact can be made please email: [contactplanning@eppingforestdc.gov.uk](mailto:contactplanning@eppingforestdc.gov.uk)***



# Epping Forest District Council

## Area Planning Sub-Committee South



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<b>Agenda Item Number:</b>	<b>4</b>
Application Number:	EPF/1897/10
Site Name:	63 Manor Road, Chigwell, IG7 5PH
Scale of Plot:	1/1250

**Report Item No:5**

<b>APPLICATION No:</b>	EPF/1937/10
<b>SITE ADDRESS:</b>	48 - 52 Stradbroke Drive Chigwell Essex IG7 5QZ
<b>PARISH:</b>	Chigwell
<b>WARD:</b>	Grange Hill
<b>APPLICANT:</b>	Mr A Subaskaran
<b>DESCRIPTION OF PROPOSAL:</b>	Erection of replacement dwelling. (Revised application)
<b>RECOMMENDED DECISION:</b>	Grant Permission (With Conditions)

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

[http://planpub.eppingforestdc.gov.uk/AniTelM.websearch/ExternalEntryPoint.aspx?SEARCH\\_TYPE=1&DOC\\_CLASS\\_CODE=PL&FOLDER1\\_REF=521529](http://planpub.eppingforestdc.gov.uk/AniTelM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=521529)

**CONDITIONS**

- 1 The development hereby permitted must be begun not later than the expiration of three years beginning with the date of this notice.

Reason: To comply with the requirements of Section 91 of the Town and Country Planning Act 1990 (as amended).

- 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.

Reason:- To ensure a satisfactory appearance in the interests of visual amenity.

- 3 Prior to first occupation of the building hereby approved the proposed window openings in the side elevations at first and second 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.

Reason:- To prevent the overlooking of neighbouring properties.

- 4 The development, including site clearance, must not commence until a tree protection plan, to include all the relevant details of tree protection has been submitted to the Local Planning Authority and approved in writing.

The statement must include a plan showing the area to be protected and fencing in accordance with the relevant British Standard (Trees in Relation to Construction-Recommendations; BS.5837:2005). It must also specify any other means needed to ensure that all of the trees to be retained will not be harmed during the development,



including by damage to their root system, directly or indirectly.

The statement must explain how the protection will be implemented, including responsibility for site supervision, control and liaison with the LPA.

The trees must be protected in accordance with the agreed statement throughout the period of development, unless the Local Planning Authority has given its prior written consent to any variation.

Reason:- To comply with the duties indicated in Section 197 of the Town & Country Planning Act 1990 so as to ensure that the amenity value of the existing tree is potentially maintained by the provision of an adequate replacement tree.

- 5 The development, including site clearance, must not commence until a scheme of landscaping and a statement of the methods of its implementation have been submitted to the Local Planning Authority and approved in writing. The approved scheme shall be implemented within the first planting season following the completion of the development hereby approved.

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

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

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

Reason:- To comply with the duties indicated in Section 197 of the Town and Country Planning Act 1990 so as to ensure that the details of the development of the landscaping are complementary, and to ensure a satisfactory appearance to the development.

- 6 All material excavated from the below ground works hereby approved shall be removed from the site unless otherwise agreed in writing by the Local Planning Authority.

Reason: In order to control any alteration to levels or spreading of material not indicated on the approved plans in the interests of amenity and the protection of natural features.

- 7 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.

Reason: In the interests of the amenities of noise sensitive properties.

- 8 Prior to commencement of development, details of levels shall be submitted to and approved by the Local Planning Authority showing the levels of the site prior to development and the proposed levels of all ground floor slabs of buildings, roadways and accessways and landscaped areas. The development shall be carried out in accordance with those approved details.

Reason: To enable appropriate consideration to be given to the impact of the intended development upon adjacent properties.

- 9 Notwithstanding the provisions of the Town and Country Planning General Permitted Development Order 1995 as amended (or any other order revoking, further amending or re-enacting that order) no extensions generally permitted by virtue of Schedule 2 Part 1, Class A shall be undertaken without the prior written permission of the Local Planning Authority.

Reason:- The specific circumstances of this site warrant the Local Planning Authority having control over any further development to ensure that there is not harm to protected trees or to the amenities of the occupiers of neighbouring properties.

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

Reason:- To ensure that such development is not harmful to the amenities of the occupiers of neighbouring dwellings.

- 11 A flood risk assessment shall be submitted to and approved by the Local Planning Authority prior to commencement of development. The assessment shall include calculations of increased run-off and associated volume of storm detention using Windes or other similar programme. The approved measures shall be undertaken prior to the first occupation of the building hereby approved and shall be adequately maintained in accordance with a management plan to be submitted concurrently with the assessment.

Reason:- The development is of a size where it is necessary to avoid generating any additional flood risk downstream of the storm drainage outfall.

- 12 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.

Reason:- To avoid the deposit of material on the public highway in the interests of highway safety.

- 13 No unbound material shall be used in the surface finish of the driveway within 6 metres of the highway boundary of the site.

Reason: To avoid displacement of loose material onto the highway in the interests of highway safety.

- 14 Prior to commencement of the development details shall be approved in writing by the local Planning Authority showing the means to prevent the discharge of surface water from the development onto the highway. The approved scheme shall be carried out in its entirety before the access is first used and shall be retained at all times.

Reason: To prevent hazards caused by flowing water or ice on the highway.

*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 anticipated 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 a replacement dwelling. The proposed dwelling would have accommodation across four levels (including basement and roof space) including 14 bedrooms (including a possible 2 bed annex/staff flat at ground floor level and bedsit in the basement), a playroom, two studies, a prayer room, (all of which could be used as additional bedrooms) three reception rooms, a kitchen, a music room, a swimming pool, an entertainments lounge, a beauty parlour, a cinema and a gym.

The proposed dwelling would have garaging for six or seven vehicles with scope for additional parking to the front of the dwelling. The garage would be served by a lift access and turn table. The existing 'in/out' accesses would be retained.

The proposed dwelling would generally follow the footprint of the existing two storey dwelling on the site, although it would have a more rectangular plan, which would infill parts of the existing 'H' shaped footprint.

#### **Description of Site:**

The application site comprises a large detached two storey property located in a fairly uniform building line on the northern side of Stradbroke Drive. The road is comprised predominantly of large detached two storey units. However, there are differences evident between plot and dwelling size between each property. The site is currently occupied by a neo-Georgian mansion, whilst the road has a variety of property styles. The site is subject to a 'blanket Tree Preservation Order', with many protected trees.

#### **Relevant History:**

There is a lengthy planning history on this site. The most recent and relevant applications are:

EPF/0968/05. Outline application for demolition of existing dwelling and erection of three detached dwellings. Refused 17/10/05, subsequently allowed on appeal. The planning permission was not taken up and has now lapsed.

EPF/2354/07. Demolition of existing house and erection of detached house with basement and rooms in roof space. Refused 22/02/08.

The above was refused planning permission for the following reasons:

1. *The proposed dwelling, by virtue of its size and bulk, would be out of keeping and visually detrimental to the character and appearance of the street scene, contrary to policy DBE1 of the Adopted Local Plan and Alterations.*
2. *The proposed dwelling, by virtue of the number of windows and the balcony in the front elevation, would result in a material loss of amenity to neighbouring properties opposite the site, contrary to policy DBE2 of the Adopted Local Plan and Alterations.*

EPF/1159/08. Demolition of existing house and erection of detached house with basement and rooms in roof space. Refused 25/07/08.

The above was refused planning permission for the following reasons:

1. *The proposed dwelling, by virtue of its size and bulk, would be out of keeping and visually detrimental to the character and appearance of the street scene, contrary to policy DBE1 of the Adopted Local Plan and Alterations.*

EPF/0034/09. Demolition of existing dwelling and the construction of a replacement house. (Revised application). Refused 04/03/09. For the following reason:

1. *The proposed dwelling, by virtue of its size and bulk would be out of keeping and visually detrimental to the character and appearance of the street scene, contrary to policy DBE1 of the Adopted Local Plan and Alterations.*

An appeal against the above refusal of planning permission was subsequently dismissed.

EPF/1640/09. Demolition of existing house and construction of replacement. (Revised application). Refused 16/11/2009 for the following reason:

1. *The design of the proposed dwelling, in particular the roof form and the third floor dormer window, would result in the building having a bulky appearance which would be an overly prominent, overbearing addition within the street scene which would be harmful to the spacious character of the locality, contrary to policies CP2 (iv) and DBE1 (i) (ii) of the adopted Local Plan and Alterations.*

### **Policies Applied:**

#### Adopted Local Plan and Alterations

CP2 – Protecting the Quality of the Rural and Built Environment

DBE1 - Design of New Buildings

DBE2/9 - Impact of New Development

DBE6 - Residential Car Parking

DBE8 - Private Amenity Space

LL10 - Retention of Site Landscaping

ST4 – Road Safety

ST6 - Vehicle Parking

## Summary of Representations:

Notification of this application was sent to Chigwell Parish Council and to 12 neighbouring residents. This report has been prepared in advance of the end of the public consultation period, which closes on 8<sup>th</sup> November 2010. Any additional representations received will be verbally reported to the Committee.

The following representations have been received to date:

43, 45 & 47 STRADBROKE DRIVE. Objection. The proposed house, by virtue of size and bulk, will adversely affect the street scene – over 30% bigger than existing (due to the basement). No increased parking provisions – car parking will be chaotic. House will be dominant facing our three houses (26 front windows increased to 36). Increased traffic will impact on cul-de-sac residents, mostly occupying four bedroom houses. The 'hotel' type amenities for the 14 bedroom residence may provide upsetting to the occupiers of the cul-de-sac. There have been specific problems on late night parties at the present house. Tree protection fencing will not safeguard against damage because there is limited space available. Skips will not be able to be parked on the road, due to limited parking in the proximity. Limited space for earth moving equipment to avoid the protected tree. Disturbance and disruption will be caused during construction. Known subsidence problems in Stradbroke Drive.

58 STRADBROKE DRIVE. Objection. I am shocked by the size and bulk of the proposed house. The large current property allows for daylight to be seen between the garage and building and right hand extension. However the new design would be one solid block where no light will be seen in the street and the design is totally overpowering from the road. Stradbroke Drive is a prestige road with a number of large detached houses but this proposal is on a scale which is unprecedented for the road, especially this 'close' end where the road is narrower. This application should be given full consideration by a planning committee. Concerned regarding existing use of house for parties – when a larger house is built larger parties may occur. May cause disruption during construction, subsidence and damage to property, grass verges and roads and may leave mess of the road – there are currently five houses under construction in Stradbroke Drive, this is enough for residents to take at one time.

TU-BOYS, 3 GLENSIDE: Objection raised on the following grounds:

1. The scale and intensity of the development would be in sharp contrast to the established character of the locality. Moreover, by reason of its bulk and massing would appear disproportionately large in the street scene. As a consequence, the proposal would be harmful to the character of the locality and appearance of the street scene.
2. No provision has been made to accommodate the inevitable increase in parking.
3. The scale of this development would inevitably generate an increase in traffic and subsequent congestion.

Please Note: Events held at this property have been the cause of significant nuisance over the past 2 years with late night parties, noise, congestion, fireworks, litter and Corporate Style Events. Efforts through the Planning Office, Environmental Health, Licensing Department and Essex Police have failed to curtail these activities. A larger property would likely exacerbate this problem!

4. The existing roads have been the subject to heavy haulage and plant machinery for many years with the resulting damage to the surface and numerous listed trees. A development of this magnitude would inevitably turn the immediate area into an on-going building site for a very long period, as has happened further along Stradbroke Drive. Furthermore, it

follows that the substantial workers transport required would cause serious congestion in the adjoining roads.

5. The area has suffered a significant increase in surface water problems over recent years which have been investigated by Thames Water who concluded that a significant cause of this was the diverting of the underground streams by previous deep excavations. However, when this was brought to the attention of Planning officer's in conjunction with other applications, I was informed "it had not been considered!" A basement of the size and depth of the one proposed can only exaggerate this problem.

CHIGWELL PARISH COUNCIL:- "Whilst it is acknowledged that the revised application proposes a slightly smaller and less bulky development, the Council continues to **STRONGLY OBJECT** to this application on the grounds that the proposed dwelling, by virtue of its excessive size and bulk, would be out of keeping and visually detrimental to the character and appearance of the street scene. The Council is of the opinion that **the existing house represents the optimum size capable of being on the existing plot** and any increase in size will severely affect the functionality of the street.

The Council is concerned that the excavation necessary for the proposed basement will only exacerbate the current water table problems which already result in localised flooding.

In addition, there are concerns that the front garden is of insufficient size to accommodate adequate off-street parking and the Council has been made aware of significant parking problems in the cul-de-sac, which arise currently for neighbouring properties, and is deeply concerned about the implications of any further enlargement of the property. The Council is also aware of the deep concerns of local residents regarding the loss of local amenities.

The Council is also concerned that the design of the dwelling lends itself to commercial/leisure use, rather than a domestic dwelling, and is aware that there are already local concerns regarding commercial use at this site."

The following representations were received (in addition to those from residents who have already responded to this revised application) in response to the previous planning application, which proposed a similar type of development:

CAMPAIGN TO PROTECT RURAL ESSEX. Objection. Although reduced in size, the proposed new build is still a significantly large proportioned dwelling which will appear cramped within the site. The dwelling will look totally out of place and lead to an overbearing presence amongst the other houses within this leafy cul-de-sac, ruining the ambience of the street scene. There is an excessive number of windows. The basement would make up over a third of the volume of the building. The soil is London Clay and the site slopes. Will be difficult to avoid damage to the root systems of trees. Excavation will be an impediment to the free movement of ground water. Could cause water logging of tree roots and damage to neighbouring properties.

CHIGWELL RESIDENTS ASSOCIATION. Objection. The proposed dwelling is totally inappropriate in terms of its scale and massing to the street scene. Would dominate neighbouring homes. Its height, roof line and design would detract from the harmony of the street scene. The detailing of the proposed building would be inappropriate to the style and ambience of existing homes, clashing with their size and style. The new application is not a reduction in bulk form previous schemes due to the increased basement area. Policy DBE10 says that new buildings should enhance and compliment the street scene. There is insufficient space for the number of vehicles that this dwelling would generate. It seems inevitable that the parking would spill out onto the roadway and grass verges.

## **Issues and Considerations:**

*The main issues to be considered are the impacts of the proposed development on the amenities of the occupiers of neighbouring dwellings, on the character and appearance of the area and on the protected trees on the site. Highway issues and the consequences for flood risk are also considered below.*

### Impact on neighbouring dwellings

The height of the dwelling adjacent to the two neighbouring dwellings would increase, as the sides of the existing dwelling are single storey with considerably lower roofs above. With regard to no 46, the proposed dwelling would extend approximately 10.4 metres beyond the rear of this property. However, as it would also be located approximately 11 metres to the side of this dwelling, it is not considered that there would be a material loss of light or outlook (the proposed dwelling would be to the north east of this neighbouring property). Turning to the impact on no. 54, the proposed dwelling would be mainly single storey close to this side boundary. Again, whilst the proposed dwelling would extend to the rear of this property, it is considered that it would be set far enough away not to cause any material loss of amenity. The proposed dwelling would be to the west of this neighbouring dwelling and whilst there would be some loss of later afternoon/evening sunlight, it is considered that this would be minimal, having regard to the level of light achieved at present, due to the existing property.

The dwelling would have a large number of windows, 36 in the front elevation and 30 in the rear. There would also be a long balcony along the width of the two storey element of the rear elevation. This balcony would be shielded from the properties either side by protecting sections of the building. Furthermore, due to the position of the building in relation to neighbouring dwellings, it is considered unlikely that there would be a material loss of privacy to either of the properties to the side.

Whilst there would be a large number of windows facing towards the properties in Manor Road to the rear of the site, the application property would retain a garden of approximately 30 metres and the properties in Manor Road have gardens of approximately 45 metres in length. Accordingly, it is not considered that there would be a material loss of amenity to these properties.

With regard to the properties opposite, it is generally accepted that the fronts of properties facing onto streets have reduced privacy, as they are open to public view. However, in this case the dwellings opposite are located in a cul-de-sac through which there is no through traffic. When considering previous proposals on this site, the view has been taken that the number of windows that were proposed and the use of a front balcony would have caused a material loss of amenity to properties located on the opposite site of Stradbroke Drive. However, the number of windows has been reduced (from 48 originally to 36 in this proposal) and the balcony has been omitted from the design. Having regard to this it is considered that there would not be a material loss of privacy to the residents of properties opposite the development.

Concerns made previously regarding the increased basement area are noted, however, it is not considered that this would cause harm to neighbouring amenity which would justify the refusal of planning permission. The impacts of the basement on trees will be considered later in this report, as will neighbours concerns regarding parking provision.

### Impact on Character and Appearance of the Area

There have been several planning applications for this site, all with varying designs of dwelling. Bearing in mind the number of applications on this site in recent years, it is necessary to consider this application in light of the previous submissions. The 2007 application was refused permission

on two grounds, firstly the size and bulk and secondly the detailed design including the number of windows.

The 2008 application proposed significantly fewer windows in the front elevation and addressed this reason for refusal, although the scheme was again refused planning permission on the basis of its size and bulk. Following the refusal of that application, which proposed 2/3 storeys of accommodation within the side wings, the applicant was advised to reduce to the side windows in height to a single storey, although it was accepted that some limited accommodation could be provided within the roof space.

Subsequently a revised application was submitted which actually increased the height of the side wings (eaves height from 5.2m to 5.5m) to a full two storeys retaining second floor accommodation within the roof space. That application also introduced a Mansard roof to the main two storey section of the proposed dwelling and increased the number of windows to that section from 2 to 6.

This last application, refused consent last year, stepped down the height of the side wings which was considered to be a positive feature, but introduced further sections of Mansard roof to the side wings. It was considered that those revisions were retrograde steps and, overall, the quality of design had deteriorated from previous submissions.

It is considered that the design of the dwelling proposed through this planning application has addressed the concerns raised previously, without giving rise to any additional harm. Stradbroke Drive is characterised by large detached houses, although the application property is the largest dwelling within the street. Whilst the proposed dwelling would closely follow the footprint of the existing dwelling, it would be larger in terms of its bulk. However, there was an outstanding outline planning permission for the erection of three detached dwellings on the site. That permission had the design of the dwellings reserved, but it is anticipated that it would have led to two-storey buildings on the parts of the site where the current proposal would be single storey. Even though the outline planning permission has lapsed, the decision to grant planning permission remains a material consideration.

This application proposes a dwelling which would be comparable with the existing in terms of its two storey width. Whilst the existing single storey side wings would increase in mass, they would be clearly subservient to the main dwelling, as the first floor accommodation would be entirely contained within the roof space.

The height of the proposed dwelling would be comparable with that of no.46, but only because number 46 stands at a higher land level. Notwithstanding this, the height of the proposed dwelling would be staggered, such that its maximum height would not be easily read in comparison with that of adjacent properties within the street scene.

### Trees

The site is covered by an 'area' Tree Preservation Order which protects all trees which were present when the Order was made in 1974.

The Tree Consultant's layout plan for the development is based on a previous proposal and differs for the development proposed through this application. However, it does not appear that the proposed layout will alter these comments. Notwithstanding this, the plan should be corrected when additional information is prepared in respect of matters reserved by planning condition, if consent is granted, as this will impact on the tree protection requirements.

In terms of development processes this will be a tight site in which to work, the basement is extensive and will leave a compact area for materials, site hut etc. Therefore regular inspections



throughout the construction to ensure that retained trees are not being impacted upon will be necessary.

The loss of the tree referred to as T15 and the section of hedge referred to as H3 is accepted, as the area is waterlogged. The works proposed to the hedges referred to as H1 and H2 are accepted. However, as H1 provides some screening to the neighbouring property it is important to ensure that demolition or construction in this area is undertaken without a detrimental impact on this hedge – details of protection should be included in the Arboricultural Method Statement, which may be secured by the use of a planning condition.

A landscape scheme should also be required by condition to be submitted for approval in order to ensure that there is some greening of the frontage to soften the impact of the proposed development.

It is noted that T21 and T23 are protected by the area TPO. The Tree Report suggests that these trees should be felled. However, as they are outside the area for the proposed development a further application to work on those protected trees will need to be submitted if this application is approved. In that event, the applicant/agent will be advised.

### Highways and Parking

Previously, there has been much concern from neighbouring residents and local groups regarding the adequacy of the proposed parking for the new dwelling. It is understood that there have been serious difficulties in relation to parking associated with this house recently. However, it is also understood that such incidences have often occurred from uses which do not fall within the lawful use of the site as a family dwelling. This is a matter which needs to be considered outside of the Development Control process. For the purposes of this application, the proposal indicates that there would be parking available for 6/7 vehicles within the basement garage (accessible by car lift) and the property frontage appears to be capable of accommodated at least the same number of cars again (albeit not independently accessible). Having regard to the Council's vehicle parking standards, this is considered to be more than adequate.

### Flood Risk

Concern has been raised previously with regard to flooding and water drainage issues arising from the proposed basement. The site lies outside of the flood zones identified by both the Environment Agency and also those identified locally by the Council. However, the development is of a size where it is necessary to avoid generating additional runoff and the opportunity of new development should be taken to provide existing surface water runoff. A flood risk assessment is, therefore, required. This may be secured by the use of a planning condition, if permission is granted. Further details regarding the proposed disposal of surface water (to avoid generating additional surface water run-off) should also be required by the use of a planning condition. Additionally, the Council's Land Drainage section have also recommended the use of an informative, advising the applicant of the potential hydrological and flood implications of the development at basement level. This informative advises the applicant that they could be liable for effects on neighbouring properties and suggests that they thoroughly investigate the implications of the development.

### Conclusion:

In light of the above appraisal, it is considered that the design concerns which have been raised in relation to previous applications for a similar development on this site have been addressed through this revised proposal. Whilst the proposed dwelling would be taller than that which exists at present, the increased bulk of the building is not considered to be at a level where it would be detrimental to the visual amenities of the street scene. Neighbour concerns relating to the

subterranean increase in the mass of the dwelling are noted, but it is not considered that this element would be detrimental to the street scene. The proposal is for a large dwelling, but the plot is also large and it is not considered that it would be overdeveloped. Accordingly, it is considered that the proposed dwelling would not result in any material harm to the character and appearance of the area.

The impact of the proposed dwelling on the amenities of neighbouring properties has been carefully considered and it is concluded the proposal would not cause any material harm to those interests. Parking is a significant concern for local residents. However, there is scope for a large number of vehicles to be parked onsite – both within the basement garage and on the property frontage. The number of vehicles to be accommodated at the dwelling is not anticipated to be greater than those that would have been parked in relation to the three houses which had outline planning permission.

It is considered that issues relating to the protected trees within the site and flood risk may be suitably dealt with by the use of planning conditions.

In the circumstances, 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:***

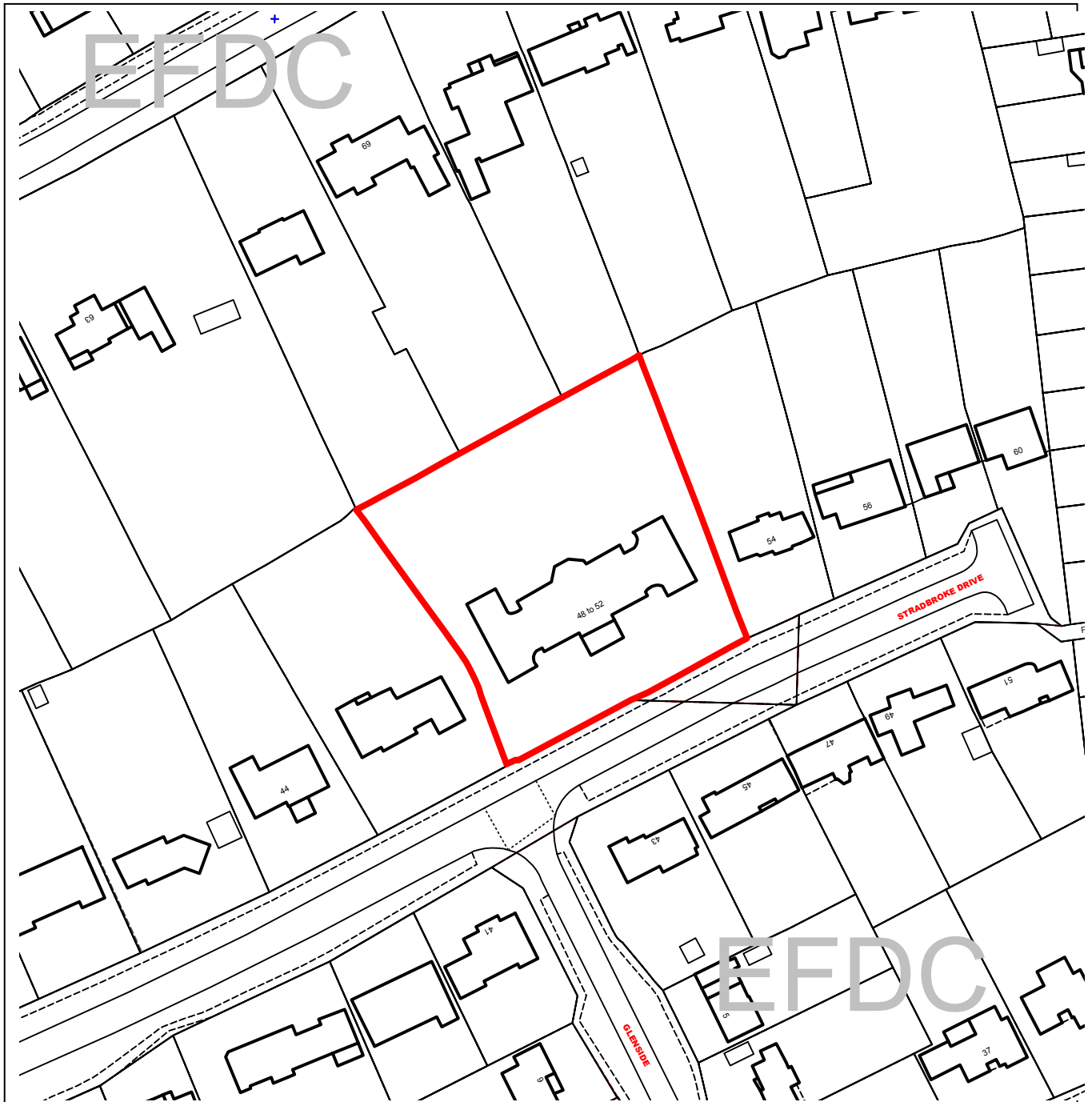
***Planning Application Case Officer: Mrs Katie Smith  
Direct Line Telephone Number: (01992) 564109***

***or if no direct contact can be made please email: [contactplanning@eppingforestdc.gov.uk](mailto:contactplanning@eppingforestdc.gov.uk)***



# Epping Forest District Council

## Area Planning Sub-Committee South



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<b>Agenda Item Number:</b>	<b>5</b>
Application Number:	EPF/1937/10
Site Name:	48-52 Stradbroke Drive, Chigwell, IG7 5QZ
Scale of Plot:	1/1250

**Report Item No: 6**

<b>APPLICATION No:</b>	EPF/2003/10
<b>SITE ADDRESS:</b>	Former Beagles Hut The Retreat Retreat Way Chigwell Essex IG7 6EL
<b>PARISH:</b>	Chigwell
<b>WARD:</b>	Chigwell Row
<b>APPLICANT:</b>	Weston Homes PLC - Mr Adam Halford
<b>DESCRIPTION OF PROPOSAL:</b>	Minor material amendment on EPF/0485/09 (detached house). Numerous alterations including addition of basement level.
<b>RECOMMENDED DECISION:</b>	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=521760](http://planpub.eppingforestdc.gov.uk/AniteIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=521760)

**CONDITIONS**

- 1 The development hereby permitted must be begun not later than the expiration of three years beginning with the date of this notice.

Reason: To comply with the requirements of Section 91 of the Town and Country Planning Act 1990 (as amended).

- 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.

Reason:- To ensure a satisfactory appearance in the interests of visual amenity.

- 3 The development, including site clearance, must not commence until a tree protection plan, to include all the relevant details of tree protection has been submitted to the Local Planning Authority and approved in writing.

The statement must include a plan showing the area to be protected and fencing in accordance with the relevant British Standard (Trees in Relation to Construction-Recommendations; BS.5837:2005). It must also specify any other means needed to ensure that all of the trees to be retained will not be harmed during the development, including by damage to their root system, directly or indirectly.

The statement must explain how the protection will be implemented, including responsibility for site supervision, control and liaison with the LPA.

The trees must be protected in accordance with the agreed statement throughout the period of development, unless the Local Planning Authority has given its prior written consent to any variation.

Reason:- To comply with the duties indicated in Section 197 of the Town & Country Planning Act 1990 so as to ensure that the amenity value of the existing tree is potentially maintained by the provision of an adequate replacement tree.

- 4 The development, including site clearance, must not commence until a scheme of hard and soft landscaping (including details of the materials for the driveway) 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.

Reason:- To comply with the duties indicated in Section 197 of the Town and Country Planning Act 1990 so as to ensure that the details of the development of the landscaping are complementary, and to ensure a satisfactory appearance to the development.

- 5 All material excavated from the below ground works hereby approved shall be removed from the site unless otherwise agreed in writing by the Local Planning Authority.

Reason: In order to control any alteration to levels or spreading of material not indicated on the approved plans in the interests of amenity and the protection of natural features.

- 6 The parking area shown on the approved plan shall be provided prior to the first occupation of the development and shall be retained free of obstruction for the parking of residents and visitors vehicles.

Reason:- In the interests of highway safety and to ensure that there is adequate provision for off-street parking.

- 7 Notwithstanding the provision of the Town and Country Planning General Permitted Development Order 1995 (or of any equivalent provisions of any Statutory Instrument revoking or re-enacting the Order) no windows other than any shown on the approved plan shall be formed at any time in walls or roof slopes of the development hereby permitted without the prior written approval of the Local Planning Authority.

Reason: To safeguard the privacy of adjacent properties.

- 8 Notwithstanding the provisions of the Town and Country Planning General Permitted Development Order 1995 as amended (or any other order revoking, further amending or re-enacting that order) no development generally permitted by virtue of Schedule 2, Part 1, Class E shall be undertaken without the prior written permission of the Local Planning Authority.

Reason:- The specific circumstances of this site warrant the Local Planning Authority having control over any further development.

*This application is before this Committee since the recommendation conflicts with a previous resolution of a Committee (Pursuant to Section CL56, Schedule A (i) of the Council's Delegated Functions).*

### **Description of Proposal:**

This application seeks a minor, but material amendment to planning permission reference EPF/0485/09, which was granted by the Planning Inspectorate for the development of a detached dwelling on this site.

The applicant has identified 17 changes between this proposal and the approved development and has provided their reasons for requesting the changes. These are as follows:

1. The replacement of glass patio sliding doors to flooding glass doors – to add to the contemporary feel of the property.
2. The removal of all thermo wood cladding on the first floor of the property with the exception of the extruding wall on the first floor rear elevations – to maximise cost efficiency whilst adding to the contemporary feel of the property.
3. Replacing the sedum roof with a standing seam metal roof – to add to the contemporary feel of the property. The material will be pleasing all year round and will be of lower maintenance than the sedum roof.
4. The removal of the chimney – to simplify the design of the building.
5. Introduction of a garage at ground floor level (replacing bed 4 and a bathroom) – to add secure and covered parking facilities.
6. Alignment of rear bathroom (first floor) and utility room (ground floor) windows – to provide a more attractive and symmetric elevation.

7. Enlargement of front door and subsequent amendment to entrance fenestration – to improve accessibility and to create an eye catching feature to draw attention to the entrance.
8. Replacement of windows with folding glass doors (from dining areas to external terrace – will maintain light and provide access to the terrace.
9. Removal of window on the east facing elevation – to maximise wall space in the living area.
10. Removal of external door leading to utility room and introduction of new window looking into the dining area on the west facing elevation – to provide more functional wall space within utility room and to increase light to dining area whilst breaking up the solid wall to create a more attractive western elevation.
11. Introduction of a basement to the scheme which will provide a large master bedroom, games room, sauna, Jacuzzi, wine cellar, bathroom and basement terrace – the basement will increase the floor space of the dwelling, providing an array of luxury facilities for the property including a master bedroom and bathroom relocated from the ground floor – whilst there will be an increase in floor space the number of bedrooms will be retained at 4.
12. Enlargement of the patio area and the introduction of a pedestrian bridge – increasing the patio size provides a larger and more usable amenity space. The bridge provides access over the light well.
13. Introduction of two light wells – to provide natural light to the basement.
14. Removal of exterior wall at the front of the property – the removal of the garden wall increases the open aspect of the property and maximises light entering the light well.
15. The single storey wing of the property which accommodates bed 4 and bathroom at present will be extended by 2 metres to accommodate the new garage – to provide secured and covered car parking.
16. Brick plinth removed – the brick plinth has been removed from the single storey wing to simplify the design and accentuate the contemporary image.
17. The construction of a 1.8 metre high boundary wall along the northwest boundary with a timber sliding gate providing access to the site – To provide privacy and security.

### **Description of Site:**

A rectangular parcel of land with a single storey utilitarian building within an urban area that serves to provide changing facilities for a running club. This use has now ceased and the building is in a poor state. The building is surrounded by Leylandii conifers on the site that are in a poor state of appearance and maintenance. Access is via a single lane access road from the Retreat Way flatted development (2.5 storeys) that bounds the site to the north, two storey detached housing to the west and south and an area of managed woodland, the subject of a tree preservation order to the northeast. A preserved tree is situated in the southern corner of the site.

The site is not in a conservation area.

### **Relevant History:**

EPF/0485/09. Demolition and clearance of existing site and redevelopment with a detached house with ancillary car parking and associated hard surfacing and landscaping. Refused 28/05/2009. Subsequently allowed at appeal.

### **Policies Applied:**

#### Local Plan

CP1, 3, 6 & 7 Core Policies re sustainable development  
H1A, H2A, H3A, H4A Housing Provision

DBE 1, 2 Design of new buildings  
ST4 & 6 Highways & Parking  
DBE 6 Parking  
DBE 8 Amenity Space  
DBE 9 Amenity for neighbours  
LL1, 7 Landscaping  
LL10 Landscaping and Protected Trees

### **Summary of Representations:**

Notification of this application was sent to Chigwell Parish Council and to 33 neighbouring residents. This report has been prepared in advance of the end of the public consultation period, which closes on 9<sup>th</sup> November 2010. Any additional representations received will be verbally reported to the Committee.

The following representations have been received to date:

47 RETREAT WAY. My first floor flat will be overlooked and my privacy impeded. This development will result in the loss of the green environment forever and preserved trees, that wildlife relies on, would die.

CHIGWELL PARISH COUNCIL: - The Council continues to **OBJECT** to this application on the grounds of the close proximity of the new development to the existing flats, according to the Essex Design Guide. The Council also considers that the development is not in keeping with the area and the surrounding dwellings.

### **Issues and Considerations:**

The main issues to be considered are the impacts of the changes to the approved development on neighbouring amenities, on the character and appearance of the area and on trees within and around the application site. Changes in circumstances since the planning permission was granted at appeal must also be taken into consideration.

Changes in circumstances since approval was granted

Since the planning permission was granted at appeal alterations have been made to Government planning advice. Despite the alterations to Government guidance, this site remains designated as previously developed land. The guidance relating to minimum densities for new residential developments has been removed, with greater emphasis now 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).

### **Neighbouring Amenity**

Concern was raised previously regarding the potential for a ground floor window in the lounge to overlook 11 Sylvan Way, due to the change in levels. The Planning Inspector found that any



potential overlooking could be avoided by the use of a planning condition requiring that the window be obscure glazed. However, this window is now omitted from the development entirely.

An additional window would be added to the north western elevation (facing towards the block of flats). This window would be further away from the flats than the approved kitchen window in the same elevation. It is not considered that there would be any material loss of privacy, having regard to the land levels and the proposed 1.8 metre high boundary fence.

A planning condition was attached to the previous consent to prevent any future additional windows openings being formed in the building. Due to the relationship with neighbouring properties, it is necessary for this condition to remain, if consent is granted.

### Character and Appearance

Whilst most of the alterations to the external appearance proposed dwelling are fairly minor, it is considered that some of the features which are omitted from this revised proposal (the sedum roof and the wooden cladding) were sympathetic to the sylvan setting of the application site. Notwithstanding this, it is not considered that these alterations would result in the development having an unacceptable appearance. The alterations to fenestration layouts have positively enhanced the appearance of the proposed dwelling.

The addition of a brick wall along the north western boundary of the site (excluding the length that it within the root protection area of the tree referred to as T1 which will remain as close boarded timber fence) is considered to be an improvement to the appearance of the development.

### Trees and Landscaping

There are a number of trees located around the site. The proposed two metre extension to accommodate the required garage length would not harm the health of nearby trees.

The existing approval was subject to planning conditions relating to tree protection and retention and also requiring landscaping of the site. It is considered that these conditions would protect the health of nearby trees and would ensure that there is sufficient landscaping to soften the development.

A planning condition is considered necessary to ensure that all excavated material from the basement is removed from the site, to ensure that soil levels within the site are not alerted, as this may affect the health of nearby trees.

### Other Matters

A planning condition was attached to the appeal consent to remove class E permitted development rights which would allow for the construction of outbuildings. However, as the main area of amenity space appears to be forward of the principal elevation, large outbuildings could not be erected without the need for planning permission. Nevertheless, since the layout of the dwelling is not conventional (the principal elevation does not front a highway) it is considered that such a condition would still be necessary, as it would avoid any future doubt or disagreement over interpretation of the General Permitted Development Order.

### **Conclusion:**

In light of the above appraisal, it is considered that the proposed revisions to the approved scheme would not impact upon the amenities of the occupiers of neighbouring dwellings, or be harmful to either the character and appearance of the area or to the health of nearby mature trees. Despite recent changes to Government planning policies, there has not been a change in circumstances

that alters the principle of the proposed development. For this reason, it is recommended that the non-material variation to the approved plans is accepted.

***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](mailto:contactplanning@eppingforestdc.gov.uk)***



# Epping Forest District Council

## Area Planning Sub-Committee South



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<b>Agenda Item Number:</b>	<b>6</b>
Application Number:	EPF/2003/10
Site Name:	Former Beagles Hut, The Retreat, Retreat Way, Chigwell, IG7 6EL
Scale of Plot:	1/1250

**Report Item No: 7**

<b>APPLICATION No:</b>	EPF/2016/10
<b>SITE ADDRESS:</b>	43 Alderton Hill Loughton Essex IG10 3JD
<b>PARISH:</b>	Loughton
<b>WARD:</b>	Loughton St Marys
<b>APPLICANT:</b>	Mr Jon Steward
<b>DESCRIPTION OF PROPOSAL:</b>	Erection of new entrance gates, piers, dwarf wall and wrought iron railings. (Revised application)
<b>RECOMMENDED DECISION:</b>	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=521789](http://planpub.eppingforestdc.gov.uk/AniteIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=521789)

**CONDITIONS**

- 1        The development hereby permitted must be begun not later than the expiration of three years beginning with the date of this notice.  
  
Reason: To comply with the requirements of Section 91 of the Town and Country Planning Act 1990 (as amended).
- 2        Materials to be used for the finishes of the proposed gates, railings, wall and piers shall be as shown on the submitted drawing, No1. .  
  
Reason:- To safeguard the visual amenities of the locality.
- 3        The gates detailed on drawing No1 shall be set back at least 6.0m from the edge of the adjacent carriageway of Alderton Hill.  
  
Reason: To safeguard the visual amenities of the area.
- 4        The wall, railings and piers shown to be set 4.2m from Alderton Hill on drawing No1 shall be set back at least 4.2m from the edge of the adjacent carriageway of Alderton Hill.  
  
Reason: To safeguard the visual amenities of the area.
- 5        The development, including site clearance, must not commence until a scheme of landscaping and a statement of the methods of its implementation have been submitted to the Local Planning Authority and approved in writing. The approved scheme shall be implemented within the first planting season following the completion of the development hereby approved.

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

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

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

Reason:- To comply with the duties indicated in Section 197 of the Town and Country Planning Act 1990 so as to ensure that the details of the development of the landscaping are complementary, and to ensure a satisfactory appearance to the development.

- 6 The development, including site clearance, must not commence until a tree protection plan, to include all the relevant details of tree protection has been submitted to the Local Planning Authority and approved in writing.

The statement must include a plan showing the area to be protected and fencing in accordance with the relevant British Standard (Trees in Relation to Construction-Recommendations; BS.5837:2005). It must also specify any other means needed to ensure that all of the trees to be retained will not be harmed during the development, including by damage to their root system, directly or indirectly.

The statement must explain how the protection will be implemented, including responsibility for site supervision, control and liaison with the LPA.

The trees must be protected in accordance with the agreed statement throughout the period of development, unless the Local Planning Authority has given its prior written consent to any variation.

Reason:- To comply with the duties indicated in Section 197 of the Town & Country Planning Act 1990 so as to ensure that the amenity value of the existing tree is potentially maintained by the provision of an adequate replacement tree.

*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 to erect a front wall with piers and railings and two sets of gates.

The piers and gates would be approximately 2.0m in height. The walls between the piers would be a maximum of 500mm high. They would support railings that would be 1200mm high giving the combination of wall and railings a total height of 1.8m.

The piers would be 450mm wide and set approximately 4m apart. The wall with railings would be set 4.2m back from the metalled part of Alderton Hill. The gates and their supporting piers would set 6m back from the carriageway.

The wall and piers would be made of stock brick and topped with a concrete coping. The gates and railings would be wrought iron with a black coloured finish.

The proposal would involve the removal of an existing conifer hedge some 2m high that largely screens views of the house from the road.

### **Description of Site:**

A large detached house on the south side of Alderton Hill approximately mid way along its length. The front garden is enclosed between 2 vehicular accesses by a substantial conifer hedge as are the side boundaries of the site. The front garden includes a number of trees as does 41 Alderton Hill. A grass verge separates the hedge from the carriageway of Alderton Hill, which has no footway on its southern side.

### **Relevant History:**

EPF/2221/09                      Erection of new front garden wall and railings. Refused on the basis it would appear incongruous and obtrusive in its context because of its height, design and siting and on the basis that the proposal failed to make adequate provision for the retention of trees and hedgerow.

In 2003 a preserved tree adjacent to the site boundary with Alderton Hill was felled because it was diseased.

### **Policies Applied:**

CP2	Quality of Rural and Built Environment
DBE1	Design of New Buildings
DBE2	Effect on Neighbouring Properties
DBE9	Loss of Amenity
LL10	Adequacy of Provision for Landscape Retention

### **SUMMARY OF REPRESENTATIONS:**

Six neighbours were consulted but no replies received

LOUGHTON TOWN COUNCIL: Objection. The height, design and position of the gates/railings would appear incongruous and obtrusive causing excessive harm to the character and appearance of the locality.

ESSEX COUNTY COUNCIL (HIGHWAY AUTHORITY) – No objection.

### **Issues and Considerations:**

There are no highway safety issues raised by the proposal. Furthermore, the proposal would have no impact on the living conditions of neighbouring dwellinghouses. Accordingly, the main issue to

be considered when assessing the merits of the proposal is its impact on the character and appearance of the locality.

There is a general mix of boundary treatments along the Alderton Hill ranging from relatively open boundaries through soft means of enclosure (e.g. hedge) to similar means of enclosure to that proposed. However front garden boundaries in this section of the road are mainly enclosed by hedgerow. A previous similar proposal was considered to appear incongruous and obtrusive and therefore likely to cause excessive harm to the appearance of the locality.

This proposal differs from that previously refused primarily because the structure would be positioned much further into the site from the edge of the carriageway. This set back of 6.0m to the gates and 4.2m to the railings and piers considerably reduces the impact of the proposal. In addition, the height of the wall supporting the railings has been reduced to create a more open design.

As previously stated, there is no dominant style of front boundary treatment along Alderton Hill, but the proposal is similar to other examples nearby. The front boundaries of both 39 and 47 Alderton Hill are enclosed by boundary treatment similar to that proposed that is similarly set back from the road. Within this context this revised proposal would not necessarily appear harmfully out of place within the streetscene.

The loss of the existing conifer hedge would not be in the interests of the visual amenities of the locality. The applicant does not propose to replace it. Instead, it is proposed to create an open lawn between the new boundary treatment and the carriageway. The open aspect would result in a development that would appear more prominent than had the proposal included landscaping adjacent to it or between it and the carriageway. The introduction of such landscaping would reduce the prominence of the proposal to the extent that it would appear acceptable within its wider context. Accordingly, it is necessary to secure such landscaping to ensure the proposal would be an acceptable form of development. This can be achieved by the imposition of a suitable condition on any planning permission granted.

A tree of some amenity value is located close to the boundary with No41 Alderton hill and within the grounds of this site. Following consultation with the trees section of the Council a condition providing details of tree protection measures for this tree is deemed necessary. Any permission given will be conditioned accordingly.

### **Conclusion:**

The repositioning of the proposed boundary treatment further into the site together with the reduction in height of brick wall between the piers significantly reduces its visual impact. Subject to the provision of appropriate landscaping to further soften its appearance the proposed boundary treatment would have an acceptable impact on the character and appearance of the locality. Consequently it is recommended that the application be approved 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:***

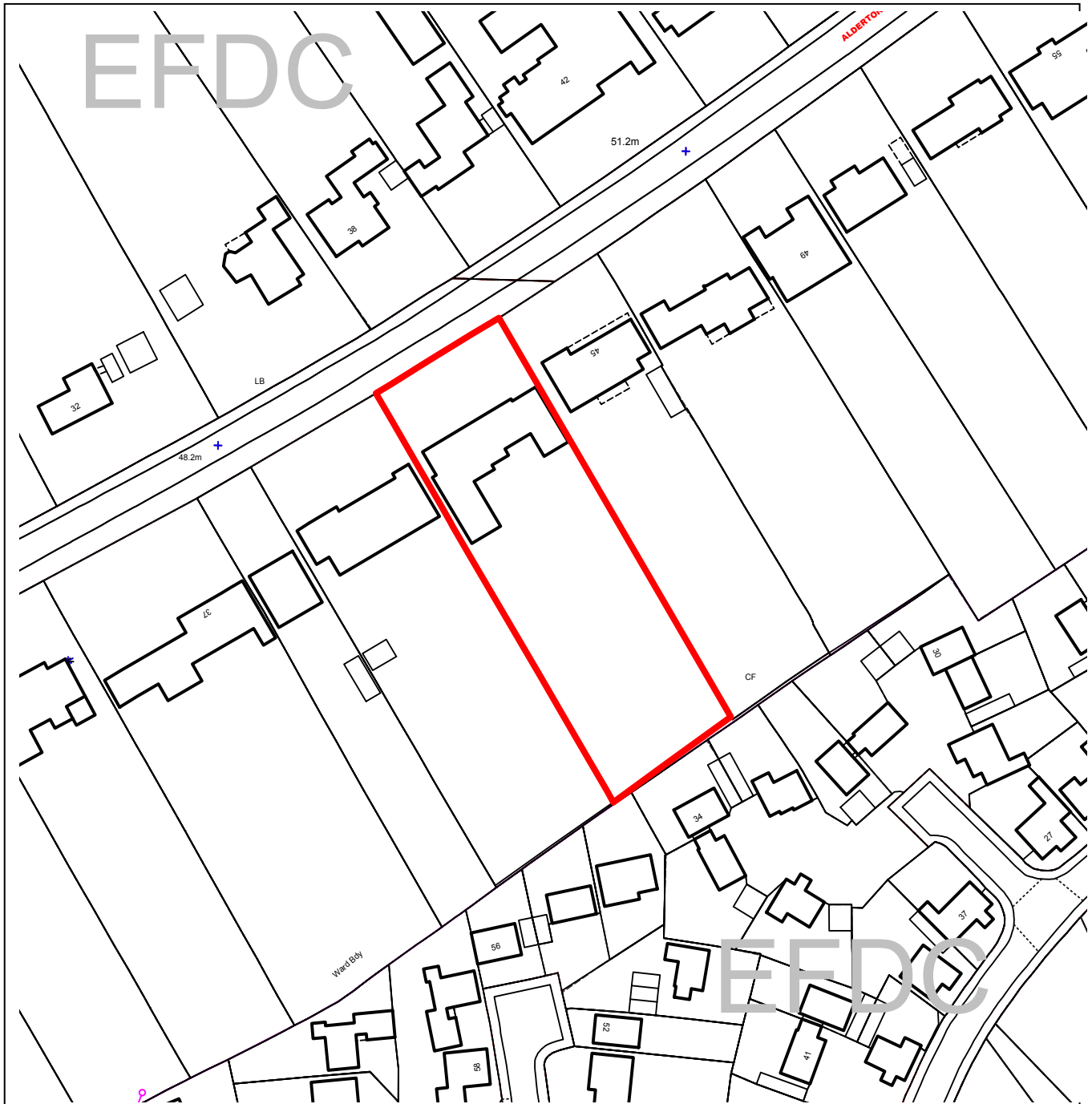
***Planning Application Case Officer: Dominic Duffin  
Direct Line Telephone Number: 01992 564336***

***or if no direct contact can be made please email: [contactplanning@eppingforestdc.gov.uk](mailto:contactplanning@eppingforestdc.gov.uk)***



# Epping Forest District Council

## Area Planning Sub-Committee South



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<b>Agenda Item Number:</b>	7
Application Number:	EPF/2016/10
Site Name:	43 Alderton Hill, Loughton, IG10 3JD
Scale of Plot:	1/1250



**Report Item No: 8**

<b>APPLICATION No:</b>	EPF/2030/10
<b>SITE ADDRESS:</b>	18 Alderton Hill Loughton Essex IG10 3JB
<b>PARISH:</b>	Loughton
<b>WARD:</b>	Loughton St Marys
<b>APPLICANT:</b>	Mr & Mrs S Sharif
<b>DESCRIPTION OF PROPOSAL:</b>	External remodelling to include front, sides and rear two storey extensions, extensions to existing roof. (Revised application)
<b>RECOMMENDED DECISION:</b>	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=521849](http://planpub.eppingforestdc.gov.uk/AniteIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=521849)

**CONDITIONS**

- 1 The development hereby permitted must be begun not later than the expiration of three years beginning with the date of this notice.

Reason: To comply with the requirements of Section 91 of the Town and Country Planning Act 1990 (as amended).

- 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.

Reason:- To ensure a satisfactory appearance in the interests of visual amenity.

- 3 The proposed window openings in the first and second floor flank elevations shall be fitted with obscured glass and have fixed frames to a height of 1.7metres above the floor of the room in which the window is installed and shall be permanently retained in that condition.

Reason:- To prevent the overlooking of neighbouring properties.

- 4 The development hereby approved shall not be commenced until details of a solid screen or other means to prevent views from the rear balcony areas of No18 Alderton Hill into No16 and No20, have been submitted to and approved in writing by the Local Planning Authority. The approved means of preventing views of No16 and No20 from the balcony areas shall be provided within one month of the substantial completion of the balcony areas and thereafter be permanently retained.

Reason:- To safeguard the amenities of the occupants of No's 16 and 20 Alderton Hill.

*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 a recent refusal (EPF/0325/10) and subsequent dismissal on appeal (APP/J1535/D/10/2131640) of a proposal to extend and effectively remodel the dwelling. The current proposal would add significant bulk to the front, side and rear elevations with balconies on the front and rear at first floor level. The existing footprint of the building would be significantly increased bringing the building closer to both boundaries. The roof would also be extended with the addition of two front dormer windows.

The significant change to this application from the previous scheme is the reduction in the bulk adjacent to No16 Alderton Hill in particular a scaling down of the section of roof adjacent to this site boundary.

### **Description of Site:**

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

### **Relevant History**

EPF/1059/84	Erection of car-port. Grant Permission - 21/09/1984.
EPF/2174/09	External remodelling to include front, sides and rear two storey extensions, extensions to existing roof, front and rear tower features and erection of a pool building. Withdrawn decision - 05/01/2010.
EPF/0325/10	External remodelling to include front, sides and rear two storey extensions, extensions to existing roof. (Revised application). Refuse Permission (Householder) - 29/04/2010. Subsequent appeal dismissed.

### **Policies Applied:**

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

## **SUMMARY OF REPRESENTATIONS:**

(8 properties consulted – No replies at time of writing report)

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

### **Issues and Considerations:**

The main issues to consider are the design of the proposal and any impact on amenity, with reference to the recent planning history of the site.

#### Impact on Appearance of Area

The application was refused permission at committee level on the 28/04/10. It was considered that the side extension would be over dominant in its relationship with the south east neighbour, No16 Alderton Hill, and was excessively large in its relationship with the width of the plot, and as such was an overdevelopment of the site. The inspector in the appeal supported the view that the relationship between the two dwellings would be inappropriate and harmful to the streetscene with particular reference to the proposed roof configuration at the boundary. However there was no issue with the increase in size of the dwelling, or general design. The design of this proposal is similar to the recent refusal and the reduced bulk on the south east boundary does not compromise its acceptability. Although this would result in the removal of a pleasant period dwelling, the aesthetic appearance of Alderton Hill is evidently in a state of flux so much so that there is no dominant style along the road and large detached dwellings are a common feature. Although the effective loss of the dwelling is regrettable this is not a sufficiently strong reason to withhold planning permission.

The applicant has aimed to address the concern about the relationship with No16 by setting the side elevation in from the boundary by a further 0.50m at first floor level. The roof configuration has been reduced significantly in bulk. The main ridge line has also been reduced by approximately 0.40m. The relationship of the extended dwelling adjacent to this boundary pays much closer attention to the bulk of this structure and as such the step down follows the natural fall in ground levels. No16 is lower rise and squat, and the changes to the proposed development mirror this. The visual relationship with No16 has therefore been sufficiently addressed.

#### Impact on Neighbours Amenity

The previous application was also refused at committee level on the basis of that proposals impact on the amenity of the occupants of No16. It was considered that the proposal would have an overbearing impact, particularly when viewed from the garden, and that this was accentuated by the level difference. The inspector did not concur with this viewpoint. This application has reduced the bulk in the roof and set the flank wall a further 0.50m from the boundary. The first floor element does extend approximately 6.0m beyond the rear elevation of No16. However it is set 3.0m off the boundary which reduces impact. This property also enjoys the benefit of a large spacious garden with a relatively open aspect which would also materially reduce any potential overbearing impact. The impact would not be to a level that would seriously infringe on amenity.

The proposed building would not extend beyond the approved property at No20 at first floor level and therefore would not appear over dominant when viewed from this site.

Two balconies are proposed on the rear elevation of the dwelling. Although they are not particularly deep (700mm) there is still the potential to overlook the neighbouring gardens on either

side. However an appropriate condition requiring an opaque screen on the side of each balcony facing the neighbouring dwelling would address this.

An existing rear dormer would be removed and not replaced which would reduce overlooking from second floor level. There are a number of window openings at first floor and roof level on either side elevation; however these can reasonably be conditioned as obscure glazed which would address concerns about overlooking. There would be no loss of light to windows close to the boundary.

The Councils' Tree and Landscaping Officer raises no issues with this development and suggests no conditions.

**Conclusion:**

The revised proposal fully addresses the reasons for refusal of the previous proposal in the light of the Planning Inspectors appeal decision. The current proposal would appear appropriate in the street scene and therefore respect the character and appearance of the locality. It would also cause no excessive harm to the amenities enjoyed by the occupants/future occupants of the neighbouring dwellings. Accordingly, this application is recommended for approval 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:***

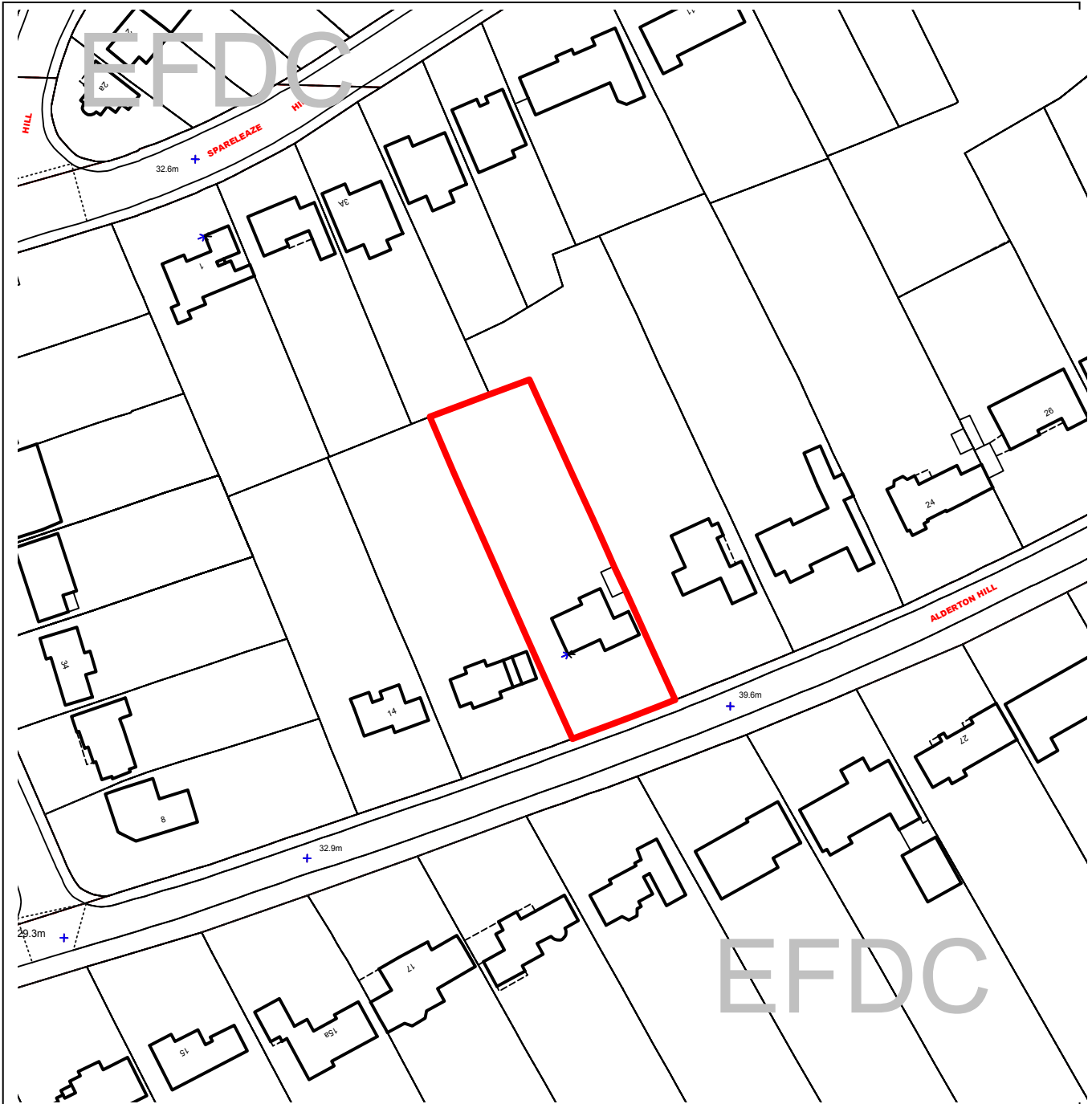
***Planning Application Case Officer: Dominic Duffin  
Direct Line Telephone Number: 01992 564336***

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# Epping Forest District Council

## Area Planning Sub-Committee South



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<b>Agenda Item Number:</b>	<b>8</b>
Application Number:	EPF/2030/10
Site Name:	18 Alderton Hill, Loughton, IG10 3JB
Scale of Plot:	1/1250