

**Report Item No: 1**

|                                 |  |
|---------------------------------|--|
| <b>APPLICATION No:</b>          | EPF/2255/10                                      |
| <b>SITE ADDRESS:</b>            | 2 Potters Close<br>Loughton<br>Essex<br>IG10 1JQ |
| <b>PARISH:</b>                  | Loughton   |
| <b>WARD:</b>                    | Loughton St Johns                                |
| <b>APPLICANT:</b>               | Mrs V Locks                                      |
| <b>DESCRIPTION OF PROPOSAL:</b> | TPO/CHI/02/68<br>T1 & T2 - Conifers - Fell       |
| <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=522659](http://planpub.eppingforestdc.gov.uk/AniteIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=522659)

**CONDITIONS**

- 1 The work authorised by this consent shall be carried out under the direct supervision of the Local Planning Authority, who shall receive in writing, 5 working days notice of such works.
- 2 The works hereby authorised shall not be undertaken after a period of three years from the date of this consent has expired.
- 3 A replacement tree or trees, of a number, species, size and in a position as agreed in writing by the Local Planning Authority, shall be planted within one month of the implementation of the felling hereby agreed, unless varied with the written agreement of the Local Planning Authority. If within a period of five years from the date of planting any replacement tree is removed, uprooted or destroyed, dies or becomes seriously damaged or defective another tree of the same species and size as that originally planted shall be planted at the same place, unless the Local Planning Authority gives its written consent to any variation.

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

**Description of Proposal:**

- T1. Conifer. Fell.
- T2. Conifer. Fell

### **Description of Site:**

The two 3 metre tall Lawson Cypress trees form part of a dense hedge that bounds the rear and side curtilage of a large residential detached modern property. The garden sits amongst a mature wooded remnant of ancient forest. The garden is modest in comparison to the size of the house and is maintained to high standards, where these trees have been regularly trimmed to a very neat and compact shape.

### **Relevant History:**

It is likely that these trees were included in this old Chigwell Area Order 02/68 but no pruning records exist for them.

TRE/EPF/0163/09 permitted selective pruning to two large oaks within the boundary hedge.

### **Policies Applied:**

#### Epping Forest District Local Plan and Alterations:

LL09 Felling of preserved trees.

### **SUMMARY OF REPRESENTATIONS:**

1 immediate neighbour was notified but no representations were received.

Loughton Town Council have not commented at the time of writing this report

### **Issues and Considerations:**

#### Applicant issues

The reasons put forward to fell the conifers are the following:

- The trees are planted closely together
- The trees are having a negative impact on the adjacent holly hedge.

#### Planning considerations

These very small trees were only protected under the Area Order and would not merit individual protection. However, the necessary planning considerations in respect of the felling of the trees are:

##### *i) Visual amenity*

These compact, rear garden ornamental cultivar cypress trees have minimal public amenity. The property is located at the end of a cul-de-sac and the size of the house prevents any views of these trees from a public place. The loss of these small trees would go unnoticed by the general public.

##### *ii) Suitability of trees in current position*

The trees were probably originally planted as border features designed to add colour to a scheme thanks to their bright green foliage and their close planting within the flower bed. Whilst they have been well maintained as shrubs, they have grown to the point where they now dominate this part

of the raised bed and are shading out the lower regions of the historically important Holly hedge, directly behind them, which features strongly as part of the landscape character of the York Hill Conservation Area. In this context it is reasonable to prioritise the retention of the Holly hedge.

*iii) Replacement trees*

Two suitably small growing replacements may be accommodated in more visually prominent locations to the benefit of the increasingly built up residential close.

**Conclusion:**

The trees have negligible amenity value due to their size and location and therefore it is considered that their loss would not constitute a serious harm to the character of the area, noted for numerous veteran Oaks and Holly hedge mosaic. Therefore, it is recommended to grant permission to fell T1 and T2 Lawson Cypress. The proposal therefore accords with Local Plan Landscape Policy LL09.

In the event of members agreeing to allow the felling, it is recommended that a condition requiring the replacement of suitable small replacements and a condition requiring prior notice of the felling works must be attached to the decision notice.

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

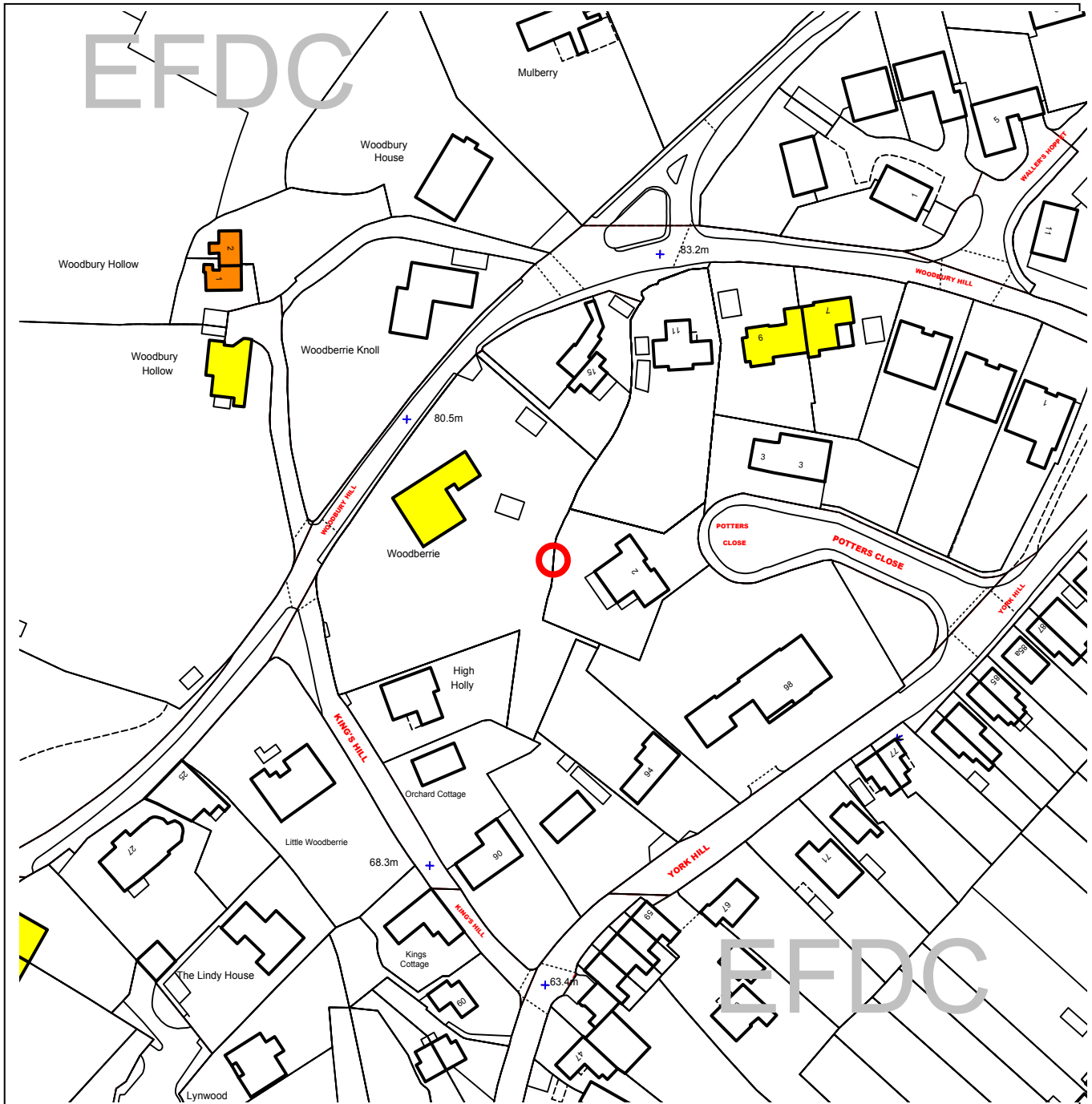
***Planning Application Case Officer: Robin Hellier  
Direct Line Telephone Number: 01992 564546***

***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> | 1                                     |
| Application Number:        | EPF/2255/10                           |
| Site Name:                 | 2 Potters Close, Loughton<br>IG10 1JQ |
| Scale of Plot:             | 1/1250                                |

**Report Item No: 2**

|                                 |  |
|---------------------------------|--|
| <b>APPLICATION No:</b>          | EPF/2347/10  |
| <b>SITE ADDRESS:</b>            | Ability Housing Association<br>5 Lakeside Close<br>Lambourne Road<br>Chigwell<br>IG7 6HJ   |
| <b>PARISH:</b>                  | Chigwell   |
| <b>WARD:</b>                    | Chigwell Row   |
| <b>APPLICANT:</b>               | Mrs Margaret Gillet  |
| <b>DESCRIPTION OF PROPOSAL:</b> | TPO/EPF/01/82<br>G1 - Group of sycamores - Fell & grind stumps<br>T1 - Hawthorn - Reduce to 3 metres<br>T2 - Oak - Lift to 4 metres<br>T3 - Hawthorn - Lift to 4 metres<br>G2 - Group of sycamores - Fell<br>T4 - Oak - Lift to 4 metres |
| <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=523034](http://planpub.eppingforestdc.gov.uk/AniteIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=523034)

**CONDITIONS**

- 1 The work authorised by this consent shall be carried out under the direct supervision of the Local Planning Authority, who shall receive in writing, 5 working days notice of such works.
- 2 The crown reduction authorised by this consent shall be to T1 Hawthorn and to 3 metres in height.
- 3 The crown lifting authorised by this consent shall extend only to the whole or partial removal of branches to T2 and T4 ,Oak and T3, Hawthorn, necessary to give 4 metres clearance above ground level and to give statutory clearance to public highways.
- 4 All work authorised by this consent shall be undertaken in a manner consistent with British Standard 3998 (1989) (or with any similar replacement Standard).
- 5 The works hereby authorised shall not be undertaken after a period of three years from the date of this consent has expired.

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

### **Description of Proposal:**

- G1. Group of Sycamore. Fell.
- T1. Hawthorn. Crown reduce to 3 metres in height.
- T2. Oak. Crown lift up to 4 metres above ground level.
- T3. Hawthorn. Crown lift up to 4 metres above ground level.
- G2. Group of Sycamore. Fell.
- T4. Oak . Crown lift up to 4 metres above ground level.

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

### **Description of Site:**

The property is a single storey residential care home for the disabled. It is arranged in a broadly cross shape, with wings radiating at right angles from a central entrance foyer. The grounds are attractive and boast a large pond in addition to the mature, largely broadleaf native tree stock that provides good privacy from the busy main road. The site has a tranquil and sheltered appearance, which suits the purpose of the accommodation.

### **Relevant History:**

Records show that three previous applications from 1983 to 1997 have been granted permission for management operations consisting of selected felling and pruning of certain trees on this site.

### **Policies Applied:**

Epping Forest District Local Plan and Alterations:

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

### **SUMMARY OF REPRESENTATIONS:**

4 immediate neighbours were notified but no representations were received.

Chigwell Council members had not commented on the application at the time of writing this report.

### **Issues and Considerations:**

The application is to fell the two groups of sycamore and undertake minor pruning, in the form of removal of lower branches to two oaks and one Hawthorn and to undertake an overall crown reduction to 1 Hawthorn. Detailed consideration is given first to the felling.

#### **1. Felling of G1 and G2 Sycamore groups.**

##### Applicant issues

The reasons put forward to fell G1 and G2 Groups of Sycamore are the following:

- G1 impedes the growth of Oak T2.
- The removal of G2 will allow the Oak T4 to flourish

### Planning considerations

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

#### *i) Tree condition and life expectancy*

G1 Sycamore has been visually assessed from ground level and the observations are described below.

The group appears to originate from the same rootstock, and should be considered as a single multi stemmed tree. One smaller stem winds around the trunk of its more dominant sibling to form a rather narrow but bushy crown. The density of the top branches and foliage appears to have developed as a result of hard topping pruning in the past. The stem of the main tree is inclined at the base before straightening to become vertical from about four feet above ground level. Structurally, G1 is poor and the neighbouring Hawthorn has grown through its lower crown but has not suppressed its vigour. It is estimated that G1 has a foreseeable life expectancy of more than 20 years into the future.

G2. Sycamore appear to comprise three weak specimens, with ivy well established high on their stems. The top branches have largely died back in all three trees, producing a stag headed, declining appearance. None of the trees in this group have life spans beyond 5 years into the future.

#### *ii) Visual amenity*

G1 is visible only to private residents of the home and associated staff from their living quarters. Publicly, this group is entirely hidden from view. The group's loss would therefore go unnoticed by the general public.

G2 is shielded from public views from Lambourne Road by a thick screen of larger native broadleaf trees, standing by the roadside. Even from within the private site the trees are subordinate to the more dominant oaks close by. The group's loss would go unnoticed by the general public.

#### *iii) Suitability of tree in current position*

G1 stands less than 3 metres from the well formed oak T2 and has the crown of Hawthorn T1 intertwined in its lower limbs. This crowded planting does not help the tree fit into its surroundings.

G2 is comprised of self sown individuals that have struggled to colonise a largely oak dominated area of woodland. They are failing and their removal would help the further development of the oaks nearby.

#### *iv) Replacement tree*

The remaining trees will adequately maintain a strong tree presence on this well stocked mature landscaped property and it is therefore considered that the normal replacement planting requirement should be waived in this instance.

## **2. Pruning to T1 and 3, Hawthorn and T2 and 4, Oak.**

In general, the trees in the wooded zone between Lambourne Road and the care home have been allowed to grow unchecked.

T1 Hawthorn pruning is necessary due to its entanglement with G1. T1 has a very splayed form and will benefit from a major crown reduction to restore a more compact and upright form.

T2 Oak has a low crown apron, which requires some remedial work to avoid contact with the nearby shed roof. The height of the tree at around 12 metres will tolerate a specific crown lift to 4 metres without detriment to its good form.

The lifting of the crowns of T3 Hawthorn and T4 Oak will not affect their height or crown shape and are acceptable.

Therefore, the conditions attached to the decision notice carefully detail pruning limits and accord with landscape policy, including supervision.

**Conclusion:**

In respect of the proposal to fell G1 and G2, Sycamore, it is accepted that the trees have very limited public amenity value. In light of the poor structural condition of G1 and poor health of G2, it is considered that their loss can be accepted. Therefore, it is recommended to grant permission to fell G1 and G2, Sycamore. The proposal therefore accords with Local Plan Landscape Policy LL09.

In the event of members agreeing to allow the felling of G1 and G2, Sycamore, it is recommended that the duty to replace the tree is waived in this instance for the reasons at 1. (iv) above.

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

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

***Planning Application Case Officer: Robin Hellier  
Direct Line Telephone Number: 01992 564546***

***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:        | EPF/2347/10  |
| Site Name:                 | Ability Housing Association, 5 Lakeside Close, Lambourne Road, Chigwell, IG7 6HJ |
| Scale of Plot:             | 1/1250   |

**Report Item No: 3**

|                                 |  |
|---------------------------------|--|
| <b>APPLICATION No:</b>          | EPF/1749/10  |
| <b>SITE ADDRESS:</b>            | 7 Chigwell Park<br>Chigwell<br>Essex<br>IG7 5BE  |
| <b>PARISH:</b>                  | Chigwell   |
| <b>WARD:</b>                    | Chigwell Village   |
| <b>APPLICANT:</b>               | Mr Kashif Muhammad   |
| <b>DESCRIPTION OF PROPOSAL:</b> | Retention of boundary wall at side of property, together with provision of roof light in side facing roof slope. |
| <b>RECOMMENDED DECISION:</b>    | Grant Permission   |

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

[http://planpub.eppingforestdc.gov.uk/AniteIM.websearch/ExternalEntryPoint.aspx?SEARCH\\_TYPE=1&DOC\\_CLASS\\_CODE=PL&FOLDER1\\_REF=520877](http://planpub.eppingforestdc.gov.uk/AniteIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=520877)

**CONDITIONS**

NONE

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

**Description of Proposal:**

Retention of boundary wall at the side of property, together with provision of roof light in side facing roof slope. The original application has been amended by the deletion of timber panels originally proposed on top of the wall between the brick piers.

**Description of Site:**

A semi detached two storey house located at the corner of Chigwell Park with Tudor Close. The property has been recently extended.

**Relevant History:**

Following planning permissions the property has been recently extended via a two storey side and rear extension, a ground floor rear extension, and also a garage at the rear of the site. However, an application earlier this year (EPF/1518/10) for a (further) conservatory extension at the rear, with patio, was refused on grounds of excessive projection and harm to the neighbours' amenity.

**Policies Applied:**

DBE1 – Design of new buildings  
DBE2 – Effect on neighbouring properties.

## **Summary of Representations:**

CHIGWELL PARISH COUNCIL – Maintain its objection to the amended proposal, on grounds that the wall is of poor design (in terms of its height and thickness) and it would be out of keeping with the local area. Concern was also expressed regarding the appropriateness of the materials.

NEIGHBOURS – 6 properties consulted and one no reply received.

1, TUDOR CLOSE – again this is a retrospective application as the wall has already been built. The height of the wall as now built seems appropriate but the addition of timber panels on top of the wall would make it overbearing and out of proportion relative to the pavement and other nearby fences.

## **Issues and Considerations:**

This new boundary wall, 21 metres in length and running alongside the flank of the house and its rear garden, has been built, and hence this is now a retrospective application. However, the proposal has been amended in that timber panels, to be erected on top of the wall between the brick piers, have been omitted. These timber panels would have increased the height of the new enclosure to 2.3/2.4 metres – an excessive height which would have been detrimental to visual amenity in the street scene.

The wall has been constructed with a red brick that matches the existing house, which stands on higher ground than the pavement at the side. A blue engineering brick provides a top coping to the wall. The wall is 1.9m high with the brick piers rising to 2.15m. In terms of its height and materials used the new wall has an acceptable appearance and it is an appropriate form of enclosure to the flank and rear garden of a corner property - and in this regard the house on the opposite corner at number 9, Chigwell Park has a 1.8m high fence along its side boundary. The objections of the Parish Council on grounds of poor design and height are therefore not supported in this case, and the thickness of the wall, which in any event appears to be an appropriate one, is not a factor which affects its appearance in the street scene.

As mentioned above, the house has just been considerably extended, particularly at the side closer to Tudor Close. The new brickwork used for the extension, in conjunction with the new wall, is currently a fairly conspicuous feature. However, the applicant has planted trees in the rear and side of the plot and these will help soften the appearance of the mass of new brickwork from certain viewpoints.

The application also includes provision of a small roof light window in the slope of the new roof facing Tudor Close. This new loft room window does not give rise to overlooking and is satisfactory in appearance.

## **Conclusions**

It is to be regretted that the wall has already been built. However, it is of a satisfactory height and design, and strikes an appropriate balance between the applicants need for privacy in a corner property, and the protection of visual amenity in the street scene.

***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:***

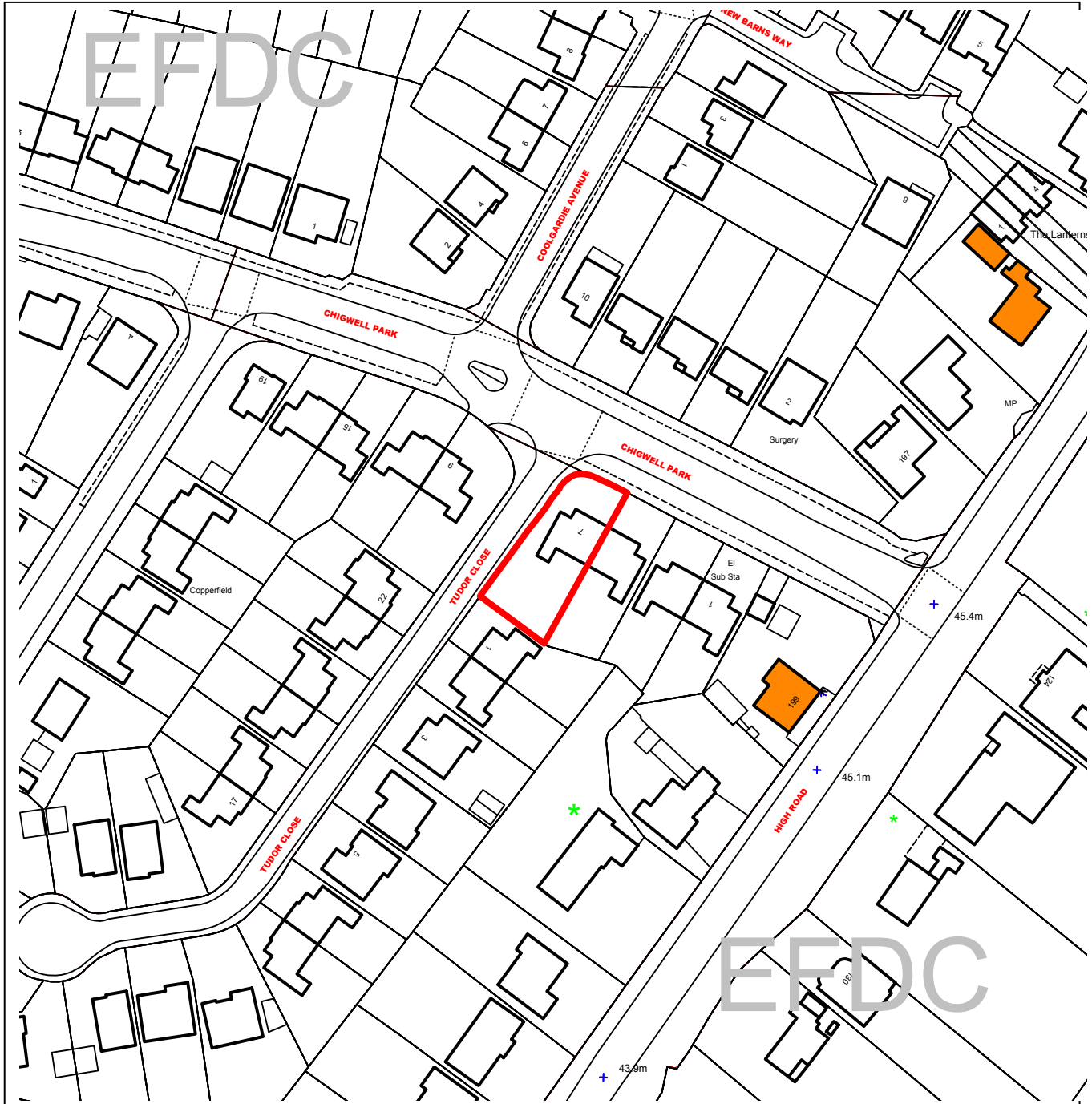
***Planning Application Case Officer: David Baker  
Direct Line Telephone Number: 01992 564514***

***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 &amp; 4</b>                     |
| Application Number:        | EPF/1749/10 and EPF/2175/10          |
| Site Name:                 | 7 Chigwell Park, Chigwell<br>IG7 5BE |
| Scale of Plot:             | 1/1250                               |

**Report Item No: 4**

|                                 |  |
|---------------------------------|--|
| <b>APPLICATION No:</b>          | EPF/2175/10  |
| <b>SITE ADDRESS:</b>            | 7 Chigwell Park<br>Chigwell<br>Essex<br>IG7 5BE  |
| <b>PARISH:</b>                  | Chigwell   |
| <b>WARD:</b>                    | Chigwell Village   |
| <b>APPLICANT:</b>               | Mr Kashif Muhammad   |
| <b>DESCRIPTION OF PROPOSAL:</b> | Extension of existing patio at ground floor rear to a depth of 2.5 metres across the width of the house. |
| <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=522327](http://planpub.eppingforestdc.gov.uk/AniteIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=522327)

**CONDITIONS**

- 1 The timber privacy screen shown on drawing no. 09212-201 Rev C to be erected on the side of the patio, and on the boundary with number 5 Chigwell Park, shall be erected before the patio is first used, and this timber screen, or any necessary replacement, shall be retained permanently in that position.

*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:**

Extension of existing patio at ground floor rear to a depth of 2.5 metres across the width of the house.

**Description of Site:**

A semi-detached two storey house located at the corner of Chigwell Park with Tudor Close. The property has been recently extended.

**Relevant History:**

Following planning permissions the property has been recently extended via a two storey side and rear extension, a ground floor rear extension, and also a garage at the rear of the site. However, an application earlier this year (EPF/1518/10) for a (further) conservatory extension at the rear, with patio at side, was refused on grounds of excessive projection and harm to the neighbours' amenity.

### **Policies Applied:**

DBE9 – Loss of amenity.

### **Summary of Representations:**

CHIGWELL PARISH COUNCIL – Concern was expressed that insufficient information was submitted with this application. However, based on the information provided the Council objects to this application on grounds that the proposal will become an overly dominant feature.

NEIGHBOURS – 2 properties consulted and one reply received.

5, CHIGWELL PARK – my only concern is the height of the patio – originally it was built to support a conservatory which now is not being built. The patio is higher than my garden and patio and hence people standing on it may well be able to look into my garden and reduce my own privacy. Also the patio has already been constructed.

NB The plans have since been amended and now incorporate a 1.7m high timber fence screen on the side of the patio on the boundary with number 5 – see below.

### **Issues and Considerations:**

The basic patio has been constructed although finishing works have ceased. As the neighbour points out part of this patio was seemingly built to act as a base for a conservatory but an application for this conservatory was refused earlier this years under EPF/1518/10. Changes made to permitted development regulations in October 2008 now state that a patio higher than 30 cm (1 ft) above ground level requires planning permission. This change was presumably introduced so that some control could be exercised over overlooking issues that can arise from construction of large patios / decking areas. This patio, which extends to the side boundary with number 5, stands at some 45cm (1 ft 6 ins.) above the neighbour's garden and patio at number 5. Just inside the boundary of number 5 are a line of mature tall trees and bushes that would effectively stop any overlooking. However, these are not permanent features, and the applicants have now agreed to provide a 1.7m timber privacy screen enclosing the side of the patio on the boundary with number 5. The neighbour at number 5 has intimated to the case officer that such a screen will be acceptable but any formal comments received to re-consultation will be reported orally to the Committee. With a privacy screen proposed there will be no overlooking of number 5 and in this respect the proposal, as revised, is satisfactory.

The Parish Council object on grounds that the patio is likely to be an overly dominant feature. However it cannot be observed from the road but only from the two adjoining properties. In any event it is only a raised patio area with a depth of 2.5m and with 1m high balustrade around it. Although it is acknowledged that this property has been recently extended the patio itself will not significantly detract from visual amenity. In addition the applicant has recently planted more large trees in the rear and side of the plot and these trees will soften the appearance of the extended house and the proposed patio.

### **Conclusions**

This patio proposal has been amended to incorporate a privacy screen. Overlooking will now not result, and it is recommended that conditional 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: David Baker  
Direct Line Telephone Number: 01992 564514**

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

**Report Item No: 5**

|                                 |  |
|---------------------------------|--|
| <b>APPLICATION No:</b>          | EPF/1796/10  |
| <b>SITE ADDRESS:</b>            | 22 Albion Hill<br>Loughton<br>Essex<br>IG10 4RD  |
| <b>PARISH:</b>                  | Loughton   |
| <b>WARD:</b>                    | Loughton Forest  |
| <b>APPLICANT:</b>               | Mr T Breyer  |
| <b>DESCRIPTION OF PROPOSAL:</b> | Replacement dwelling and relocation of garage. (Amended application from EPF/1832/07 including alterations comprising the inclusion of a balcony, replacement and rear dormers with rooflights and modifications to the garage roof - resubmitted 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=521038](http://planpub.eppingforestdc.gov.uk/AniteIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=521038)

**CONDITIONS**

- 1 The development hereby permitted shall be carried out in accordance with the following approved plans: 0010PT3; DR\_NO\_001 rev. B; DR\_NO\_002 rev. B; DR\_NO\_003 rev. B; 22AH-100 rev. C; 22AH-101 rev. F; 22AH-102 rev. E; 22AH-103; 22AH-140; Street Scene Elevation, Lou/Hs/100.1 Rev.C.
- 2 The screens to the side of the first floor balcony (as shown on approved plans DR\_NO\_001 rev. B; DR\_NO\_002 rev. B; and DR\_NO\_003 rev. B) shall be erected within 6 calendar months of the date of this decision and retained in the approved form thereafter.
- 3 Prior to the first occupation of the dwelling hereby approved, details of screen walls, fences or such similar structures shall be agreed in writing by the Local Planning Authority, and shall be erected in accordance with the agreed details before the first occupation the dwelling hereby approved and maintained thereafter in the agreed positions.
- 4 The landscape scheme shall be carried out in accordance with the approved details (drawing no. Lou.Hs/100.1 rev.C) within the first planting season following the first occupation of the dwelling hereby approved. 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 in writing.



*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 two storey house and the erection of a two storey detached replacement dwelling. The approved dwelling accommodated habitable space across four storeys including within a basement and in the roof space. This application is made in part retrospectively to regularise elements of the building which differ from the approved scheme. This proposal now includes the erection of privacy screens to either side of a first floor balcony added to the rear elevation (due to a substantial level change across the site, the balcony first floor level is actually the third storey as viewed from the rear).

The main differences between this proposal and that which was approved in 2007 are:

- The replacement of dormer windows in the rear elevation with roof lights;
- Alterations to the design of the detached garage;
- The addition of the balcony to the rear of the dwelling at first floor level;
- And the inclusion of an area of land at the rear of the site, which contains a tennis court and was previously within the curtilage of 24 Albion Hill.

### **Description of Site:**

The application site comprises a substantially built detached dwelling. The site falls steeply to the rear, down towards the development site at 1 and 1a Warren Hill. To the east of the site is a residential dwelling, 20 Albion Hill which is set at lower level. To the west adjacent to the main part of the site is the residential dwelling 24 Albion Hill, which is also within the applicant's ownership. To the west of the tennis court and southern part of the site are the rear gardens of Thurlestone and Great Cedar, both within Pollards Close.

### **Relevant History:**

EPF/0006/94 – Two storey side extension – Approved  
EPF/0177/95 – Two storey side extension and basement – Approved  
EPF/0875/99 – Erection of new house – Approved  
EPF/0819/07 – Erection of new house – Approved  
EPF/1832/07 – Erection of new house – Approved  
EPF/1497/09 – Re-grading and raising of ground levels within the rear garden. – Approved  
EPF/0774/10 – Amended application for replacement dwelling – Withdrawn

### **Policies Applied:**

#### Local Plan

##### *Core Policies-*

- CP1 - Achieving Sustainable Development Objectives
- CP2 - Protecting the Quality of the Rural and Built Environment
- CP3 - New Development

##### *Design and the Built Environment-*

- DBE1 - Design
- DBE 2, 9 – Amenity
- DBE8 – Amenity Space

##### *Landscape and Landscaping-*

- LL10 - Adequacy of Provision for Landscape Retention

## *Sustainable Transport -*

- ST6 - Vehicle Parking

### **Summary of Representations:**

Notification of this application was sent to Loughton Town Council and to 9 neighbouring properties.

The following representations have been received:

LOUGHTON TOWN COUNCIL. Objection. The Committee OBJECTED to the resubmitted application, as its previous objections to EPF/0774/10 had not been overcome, and reiterated its comments which were: The Committee OBJECTED to this retrospective application and considered the erection of a first floor rear balcony had caused excessive loss of amenity by overlooking the neighbouring property at the rear, known as Thurlestone in Pollards Close. Moreover, the Committee OBJECTED to the much larger garage, which in its opinion was less appropriate in the streetscene and was therefore deemed to be contrary to Policies DBE9 (ii) and DBE10 (i) of Epping Forest District Council's adopted Local Plan and Alterations.

The Committee requested that the District Council Arboricultural Officer look at the present landscaping on the site and whether the overlooking could be mitigated by a suitable planning condition.

Letters of objection have also been received from the following neighbouring properties:

THURLESTONE, POLLARDS CLOSE. Objection. The unauthorised balcony and roof lights allow direct and material overlooking of my home and garden including our patio, lounge and two bedrooms. Those on the balcony have some intervisibility with the bed in my daughter's bedroom. The overlooking materially affects our privacy and amenity, contrary to the Essex Design Guide and the Local Plan. There is local precedent for refusing balconies overlooking rear gardens – including at 24 Albion Hill, where greater screening exists.

EDWARD GITTINS & ASSOCIATES (on behalf of THURLESTONE, POLLARDS CLOSE. Objection. The substantial 5m difference in relative height between no.22 and our client's property is such that there is clear and direct inter-visibility between the properties. In this context, our client is extremely concerned that the unauthorised balcony directly overlooks the 3m private patio area to the immediate rear of Thurlestone as well as the lounge and two first floor bedrooms – particularly into his daughter's bedroom. The proposed glass screens are insufficient to overcome the severity of overlooking in this case. Furthermore, the use of obscure glazing will be insufficient to mitigate any perceived overlooking which will continue to erode our client's sense of privacy. In addition to overlooking, the balcony is a discordant feature in the fenestration and the proposed screens will harm the character and appearance of the host dwelling. There is no evidence of curves elsewhere within the building design. Respectfully request that the Council gives authority to serve an Enforcement Notice with any refusal of planning permission.

GREAT CEDAR, POLLARDS CLOSE. Objection. This very large balcony presents an unacceptable level of overlooking into our property as well as 20 and 24 Albion Hill. Putting the high panels either side of this balcony will not remedy the problem for us, as we are positioned to the front of it. The high panels will only make it look more obtrusive than it already does. It infringes our privacy and is harmful to visual amenity. The roof lights also overlook us to an unacceptable degree, they give a more all-round view than a dormer window.

24 ALBION HILL. Support. Garage and dormers – the new arrangements are an improvement and are far more in keeping with the appearance of the building and surrounding properties. Balcony – the balcony is too far away to impact on the appearance of mine, 20 or neighbouring

properties and will not create overlooking. A Juliet was proposed and this does not change that significantly. A number of neighbouring properties including my own have similar balconies.

### **Issues and Considerations:**

The main issues in this case are the impacts of the variations to the approved building on the amenities of the occupiers of neighbouring dwellings and on the character and appearance of the area. The inclusion of a tennis court at 24 Albion Hill within the curtilage of the site raises no concerns of itself since it does not amount to a material change in the use of the land, but is relevant to an assessment of the impact of the building.

### **Neighbouring Amenity**

The alterations to the garage do not alter its impact on the amenities of the occupiers of neighbouring dwellings. It is the additional first floor balcony and the replacement of the rear dormers with roof lights which are the alterations which would have the greatest impact on the amenities of the occupiers of neighbouring properties and it is these elements of the proposal which have attracted objections from the occupiers of Thurlestone and Great Cedars. Whilst a letter of support has been received from 24 Albion Hill, this property lies within the applicant's ownership and the Council must take an objective view on the impact on the amenities of future occupiers of the dwelling when this application is determined. Officers have viewed the development from both within the application site (including standing on the balcony) and also from the garden and rear rooms within Thurlestone, Pollards Close.

With regard to the replacement of the approved dormer windows with roof lights, comments have been made by the occupiers of neighbouring properties that roof lights give 'a more all-round view than a dormer window'. To some extent this is accurate, as the view from a dormer window is more tunnelled, with sideways views being quite restricted. However, whilst a roof light does not have the same constraints to views sideways, the view is generally more restricted as the angle of the window due to its position within the roof slope is such that views are directed skywards. Regardless of this, the sideways view from the roof lights would be across a distance of approximately 8 metres to the gardens of 20 and 24 Albion Hill, 35 metres to the garden of Thurlestone and 49 metres to the garden of Great Cedar. Also bearing in mind the level of overlooking that there would be from the approved first floor windows and second floor dormer windows, there would not be a material reduction in privacy as a result of this revision.

With regard to the balcony and its impact on properties in Pollards Close, this structure is clearly visible from the dwelling and garden of Thurlestone and it is understood that this has caused the occupants of this property a perception that they are overlooked. Notwithstanding this, views from the balcony do not result in considerable overlooking of this neighbouring property – in part due to the tree screen but to a greater degree due to the separation distance. The same consideration applies to Great Cedar, which is situated a greater distance from the balcony. Whilst there is not considered to be any actual harm caused to the privacy of the occupants of these properties, regard must also be given to the level of perceived overlooking, as this is a material planning consideration. However, in this instance due to the distance that would be retained between the balcony and these neighbouring properties, it is not considered that sufficient weight may be attached to the perceived overlooking as to justify the withholding of planning permission.

Finally, whilst no objections have been received from numbers 20 and 24 Albion Hill, consideration must still be given to the impacts of the proposed development on the amenities of the occupiers (and future occupiers) of these properties. It is considered that in its existing form, the balcony causes material harm to the privacy levels within both of these neighbouring gardens. However, this harm may be mitigated by the erection of the screen walls either side of the balcony, as proposed in this application. The erection of these screens may be secured through the use of a planning condition.

By including the tennis court of 24 Albion Hill within the curtilage of the site, views to it from the balcony cannot be to a neighbouring property and the potential harm of overlooking is avoided. This element of the proposal can be secured by condition, however, it is agreed that the distance of the tennis court from the balcony is sufficiently great to mitigate the potential overlooking even if it were left as part of 24 Albion Hill.

### Design

The proposed garage would occupy a footprint of 8.2 by 5.6 metres, comparable with that approved. The main difference would be the replacement of the approved steeply pitched roof with a low monopitch roof. The revised design would be more contemporary than the approved garage. However, it would also be significantly less prominent within the street scene due to its substantially reduced roof height and bulk. It is considered that this revised design is more sympathetic to the street scene and as such is an enhancement of the approved development.

It is also considered that the balcony has an acceptable appearance. Whilst the erection of the screen walls would add to the bulk of the structure, it would continue to be viewed against the context of the dwelling and would not appear unduly prominent or harmful.

It is not considered that the replacement of the dormer windows with the roof lights would be harmful to the appearance of the overall development.

### Conclusion:

In light of the above appraisal, it is considered that subject to the erection of the screen walls to either side of the balcony, the deviations from the approved scheme would not result in material harm to either the amenities enjoyed by the occupiers of neighbouring dwellings or to the character and appearance of the street scene. It is, therefore recommended that planning permission be granted.

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

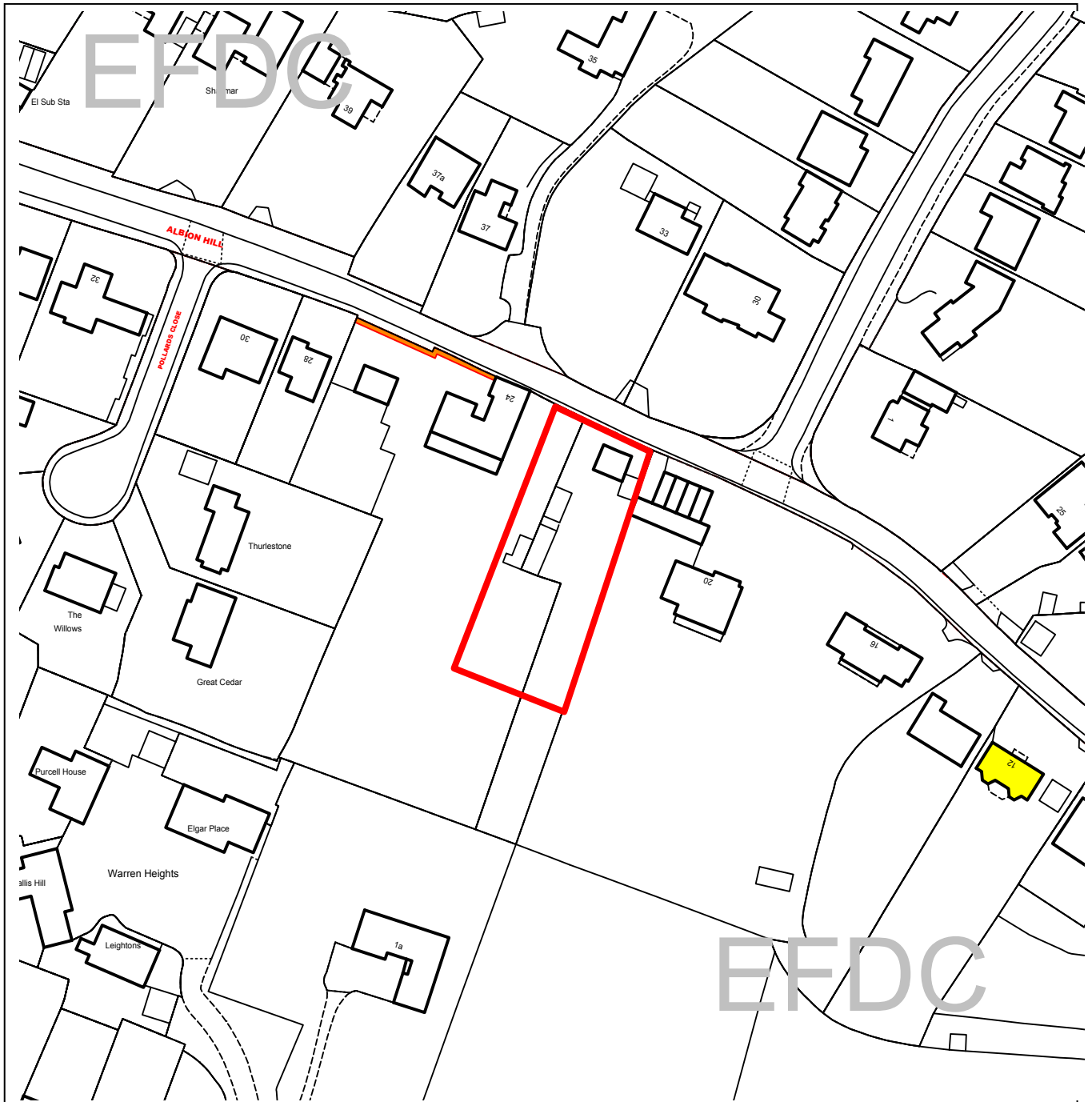
***Planning Application Case Officer: Mrs Katie Smith  
Direct Line Telephone Number: (01992) 564109***

***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/1796/10                          |
| Site Name:                 | 22 Albion Hill, Loughton<br>IG10 4RD |
| Scale of Plot:             | 1/1250                               |

**Report Item No: 6**

|                                 |  |
|---------------------------------|--|
| <b>APPLICATION No:</b>          | EPF/2056/10  |
| <b>SITE ADDRESS:</b>            | 38 Station Road<br>Loughton<br>Essex<br>IG10 4NX   |
| <b>PARISH:</b>                  | Loughton   |
| <b>WARD:</b>                    | Loughton St Marys  |
| <b>APPLICANT:</b>               | Mr Vinod Patel   |
| <b>DESCRIPTION OF PROPOSAL:</b> | Removal of condition 8 'Access to site' of planning approval EPF/0911/10. (Demolition of No40 Station Road, erection of residential care home as extension to 38 Station Road to include amendments to front right gable end elevation and side elevation to form side extension, installation of skylights in loft space, installation of wider window openings on front elevation, ridge of main roof increased, lift shaft roof ridge increased.) |
| <b>RECOMMENDED DECISION:</b>    | Grant Permission   |

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

[http://planpub.eppingforestdc.gov.uk/AniteIM.websearch/ExternalEntryPoint.aspx?SEARCH\\_TYPE=1&DOC\\_CLASS\\_CODE=PL&FOLDER1\\_REF=521955](http://planpub.eppingforestdc.gov.uk/AniteIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=521955)

**CONDITIONS**

NONE

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

**Description of Proposal:**

The applicant seeks the removal of condition 8 on planning approval EPF/0911/10. Planning permission EPF/0911/10 is for the erection of a care home building at No40 Station Road, Loughton which would serve an enlargement of an existing care home at 38 Station Road. Condition No8 states:

"The existing unused access to the site adjacent to 36 Station Road shall be closed, and the footway restored to the standards required by the Local Planning Authority.

The reason given for the condition is: In the interests of highway safety and visual amenity."

The condition has featured on applications at the site dating back to 2006.

### **Description of Site:**

An existing residential care home on the eastern side of Station Road, Loughton. covering two sites, No38 and 40 Station Road. The part of the care home within the plot of No40 is currently under construction with the section at No38 still operational. Two crossovers into the site are currently in use. The rest of the street consists of residential dwellings of various types and styles, and shops at the northern end of the road where it joins the High Road. The premises either side of the care home are single dwellings.

### **Relevant History:**

- EPF/1977/06 Demolition of No 40 and erection of replacement care home and extensions. Approved.
- EPF/0669/07 Conservatory and first floor extension. Refused.
- EPF/1483/07 First Floor side extension. Approved.
- EPF/0229/09 Conservatory. Approved.
- EPF/1174/09 Amendment to EPF/1977/06 - Demolition of No. 40 and erection of replacement residential care home and extensions - to include erection of first floor side extension. Approved.
- EPF/2270/09 Non-material amendment to elevations of roof design and front gable wall on EPF/1174/09. Refused.
- EPF/0313/10 Demolition of No. 40 and erection of replacement residential care home and extensions - to include amendment to roof design to form gable feature. (Retrospective application). Refused.
- EPF/0911/10 Demolition of No40 Station Road, erection of residential care home as extension to 38 Station Road to include amendments to front right gable end elevation and side elevation to form side extension, installation of skylights in loft space, installation of wider window openings on front elevation, ridge of main roof increased, lift shaft roof ridge increased. Refused.

### **Policies Applied:**

CP2 – Protecting the Quality of the Rural and Built Environment  
ST4 – Road Safety  
DBE9 – Neighbour Amenity

### **SUMMARY OF REPRESENTATIONS:**

(9 properties consulted – no replies).

LOUGHTON TOWN COUNCIL: No objection. Providing that the additional entrance way is reinstated to County Council standards and the adjoining footway is also restored to these according standards.

### **Issues and Considerations:**

The main issues to consider relate to road safety and any potential impact on neighbour amenity.

#### **Impact on Neighbour Amenity**

The proposed changes would have no impact on neighbour amenity.

### Road Safety

There are no apparent issues relating to road safety and Essex County Council as Highway Authority have no objections. The condition was initially suggested by the Highway Authority in the interests of highway safety and visual amenity. The thinking within the authority at the time was that multiple access points to the highway from a property would have a detrimental impact on highway safety.

Correspondence with the Highway Authority stated that the authority has decided to take a more relaxed view on secondary accesses to low category roads as long as they do not have a detrimental impact on highway safety. Following the site visit it is evident that the proposed changes to this site would aid the flow of traffic in and around the site and therefore the removal of the condition would not have any adverse consequences for the safe and free movement of traffic.

With regards to the Town Council's comment, it is pointed out that the proposal is to NOT carry out works that are required by a condition on planning permission EPF/0911/10. Furthermore, it is pointed out that no additional vehicular crossover is proposed. Since it is proposed to not carry out works to the highway it is not appropriate to require such works to be carried out.

### Conclusion:

The proposed removal of this condition would have no adverse impacts and is therefore recommended for approval. Members are also advised the wording of the condition is not precise and therefore it does not meet the tests for conditions as set out in Circular 11/95.

***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***

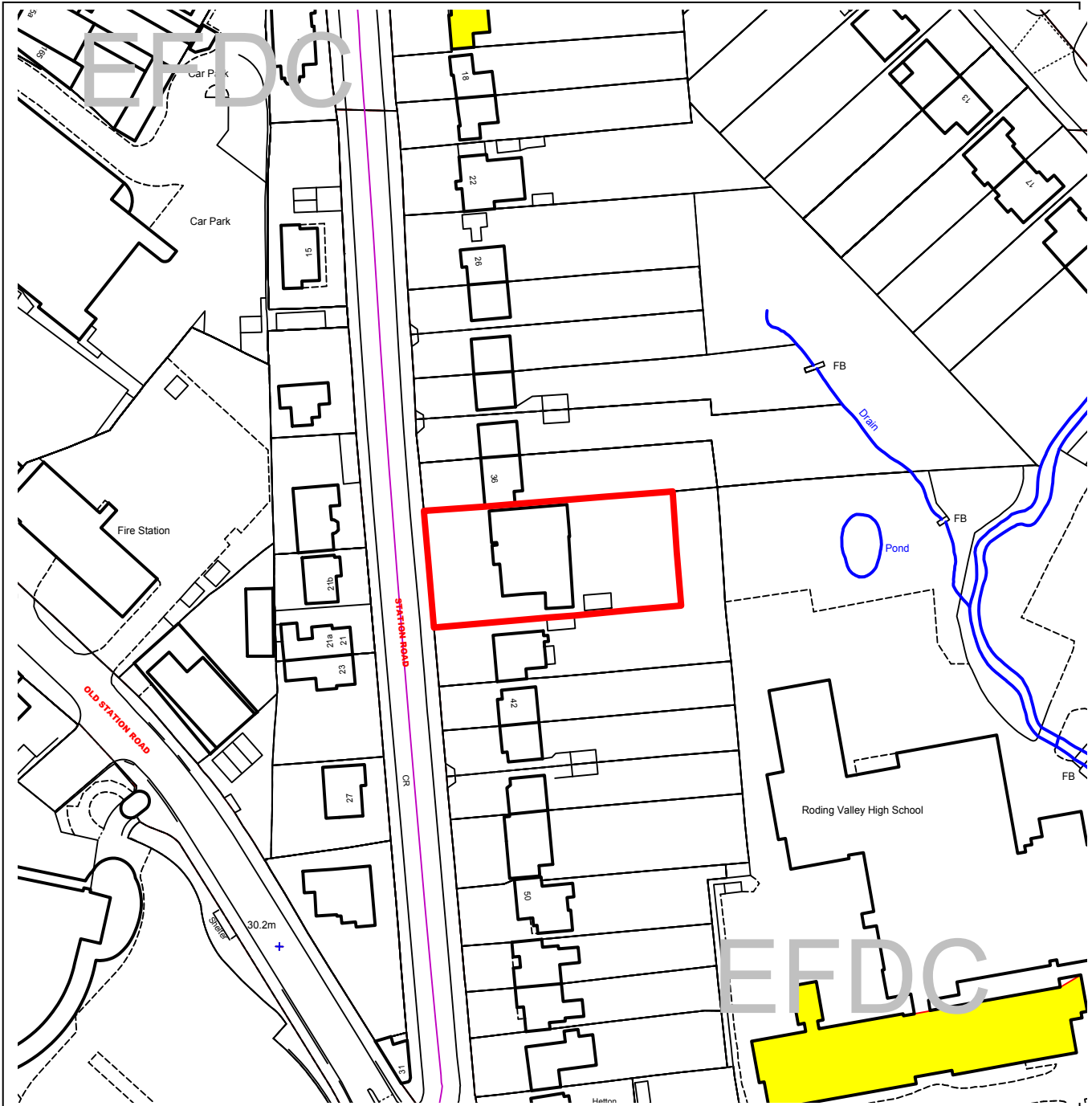
***or if no direct contact can be made please email: [contactplanning@eppingforestdc.gov.uk](mailto:contactplanning@eppingforestdc.gov.uk)***





# Epping Forest District Council

## Area Planning Sub-Committee South



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|                            |                                       |
|----------------------------|---------------------------------------|
| <b>Agenda Item Number:</b> | <b>6</b>                              |
| Application Number:        | EPF/2056/10                           |
| Site Name:                 | 38 Station Road, Loughton<br>IG10 4NX |
| Scale of Plot:             | 1/1250                                |

**Report Item No: 7**

|                                 |   |
|---------------------------------|---|
| <b>APPLICATION No:</b>          | EPF/2125/10   |
| <b>SITE ADDRESS:</b>            | Land adjoining Clays Lane/<br>Junction of Englands Lane<br>Loughton<br>Essex<br>IG10 2RZ      |
| <b>PARISH:</b>                  | Loughton  |
| <b>WARD:</b>                    | Loughton St Johns   |
| <b>APPLICANT:</b>               | Mr Nick Matthews  |
| <b>DESCRIPTION OF PROPOSAL:</b> | Change of use of land for a Golf Teaching Practice Facility.<br>(D1/D2.) 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=522217](http://planpub.eppingforestdc.gov.uk/AniteIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=522217)

**CONDITIONS**

- 1 The development hereby permitted must be begun not later than the expiration of three years beginning with the date of this notice.
- 2 No development shall have taken place until details of the types and colours of the external finishes have been submitted to and approved by the Local Planning Authority in writing prior to the commencement of the development. The development shall be implemented in accordance with such approved details.
- 3 The development hereby permitted shall be carried out in accordance with the following approved plans: 363/2; 363/3 A; 363/4 A.
- 4 Prior to the commencement of the development hereby approved, additional details of the design of the proposed low rail fence shall be submitted to the Local Planning Authority for approval in writing. The development shall proceed in accordance with the approved details.
- 5 At no time shall any external lighting be erected within the application site.
- 6 Prior to occupation the access and gates shall be implemented as shown on drawing no.363/4 A, to include a minimum access width of 4.8 metres into the site.
- 7 Prior to occupation of the development, the access at its centre line shall be provided visibility splays with dimensions of 2.4 metres by 90 metres to the west and 2.4 metres by 30 metres to the east, as measured from and along the nearside edge of the carriageway. The area within each splay shall be kept clear of any obstruction exceeding 600mm in height at all times.

- 8 No unbound material shall be used in the surface treatment of the vehicular access within 6 metres of the highway boundary.
- 9 Prior to commencement of the development details showing the means to prevent the discharge of surface water from the development onto the highway shall be submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be carried out in its entirety prior to the access becoming operational and shall be retained at all times.
- 10 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 in writing by the Planning Authority.
- 11 A flood risk assessment and management and maintenance plan shall be submitted to and approved by the Local Planning Authority prior to the commencement of the development. The assessment shall demonstrate that adjacent properties shall not be subject to increased flood risk and, dependant upon the capacity of the receiving drainage, shall include calculations of any increased storm run-off and the necessary on-site detention. The approved measures shall be carried out prior to the substantial completion of the development hereby approved and shall be adequately maintained in accordance with the approved management and maintenance plan.
- 12 No development shall commence until a scheme to enhance the nature conservation interest of the site has been submitted to and agreed in writing by the Local Planning Authority. The scheme shall include timescales for the implementation of the enhancements, including an ongoing management plan. The scheme shall be implemented in accordance with the agreed details for the duration of the operation of the use hereby approved.
- 13 No development shall take place until a Phase 1 Land Contamination investigation has been carried out. A protocol for the investigation shall be submitted to and approved in writing by the Local Planning Authority before commencement of the Phase 1 investigation. The completed Phase 1 report shall be submitted to and approved by the Local Planning Authority prior to the commencement of any necessary Phase 2 investigation. The report shall assess potential risks to present and proposed humans, property including buildings, crops, livestock, pets, woodland and service lines and pipes, adjoining land, groundwaters and surface waters, ecological systems, archaeological sites and ancient monuments and the investigation must be conducted in accordance with DEFRA and the Environment Agency's "Model Procedures for the Management of Land Contamination, CLR 11", or any subsequent version or additional regulatory guidance.  
[Note: This condition must be formally discharged by the Local Planning Authority before the submission of details pursuant to the Phase 2 site investigation condition that follows]
- 14 Should the Phase 1 Land Contamination preliminary risk assessment carried out under the above condition identify the presence of potentially unacceptable risks, no development shall take place until a Phase 2 site investigation has been carried out. A protocol for the investigation shall be submitted to and approved by the Local Planning Authority before commencement of the Phase 2 investigation. The completed Phase 2 investigation report, together with any necessary outline remediation options, shall be submitted to and approved by the Local Planning Authority prior to any redevelopment or remediation works being carried out. The report shall assess potential risks to present and proposed humans, property

including buildings, crops, livestock, pets, woodland and service lines and pipes, adjoining land, groundwaters and surface waters, ecological systems, archaeological sites and ancient monuments and the investigation must be conducted in accordance with DEFRA and the Environment Agency's "Model Procedures for the Management of Land Contamination, CLR 11", or any subsequent version or additional regulatory guidance.

[Note: This condition must be formally discharged by the Local Planning Authority before the submission of details pursuant to the remediation scheme condition that follows]

- 15 Should Land Contamination Remediation Works be identified as necessary under the above condition, no development shall take place until a detailed remediation scheme to bring the site to a condition suitable for the intended use has been submitted to and approved by the Local Planning Authority. The development shall be carried out in accordance with the approved remediation scheme unless otherwise agreed in writing by the Local Planning Authority. The remediation scheme must include all works to be undertaken, proposed remediation objectives and remediation criteria, timetable of works and site management procedures and any necessary long term maintenance and monitoring programme. The scheme must ensure that the site will not qualify as contaminated land under Part 2A of the Environmental Protection Act 1990 or any subsequent version, in relation to the intended use of the land after remediation.

[Note: This condition must be formally discharged by the Local Planning Authority before the submission of details pursuant to the verification report condition that follows]

- 16 Following completion of measures identified in the approved remediation scheme and prior to the first use or occupation of the development, a verification report (referred to in PPS23 as a Validation Report) that demonstrates the effectiveness of the remediation carried out must be produced together with any necessary monitoring and maintenance programme and copies of any waste transfer notes relating to exported and imported soils shall be submitted to the Local Planning Authority for approval. The approved monitoring and maintenance programme shall be implemented.

*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 change of use of the land to use as a golf teaching and practice facility. Buildings proposed in association with the proposed use include an office (7 by 4 metres and 2.6 metres high) a golf teaching structure (a 18 by 5 metre building enclosed on three sides with a sloping roof rising from 2.1 to 2.8 metres in height) a storage container (5 by 3 metres and 2.6 metres high) and a portable toilet. All buildings would be clad with dark stained timber weatherboarding. 12 parking spaces are proposed and access would be via the existing vehicle access onto Clays Lane that would be enlarged to a width of 4.8m. The car parking area would be constructed using a grassed vehicular paving system. No external lighting is proposed and the facility is proposed to only be in use during daylight hours.

This proposal is almost identical to one which was refused planning permission earlier this year. However, following the refusal of the previous application, The Council's Landscape and Conservation Officers have visited the site with a Highways Officer from Essex County Council to discuss the previously conflicting objectives of maintaining the character of the protected lane and ensuring adequate highway visibility.

### **Description of Site:**

The application site comprises an area of 5.1 hectares of grassland on the corner at the junction of Clays Lane with Englands Lane, surrounded by hedges and trees and containing several trees within. It has an existing vehicle access onto Clays Lane. Clays Lane is designated as a protected lane. The site lies within the Metropolitan Green Belt. The section of Clays Lane adjacent to the application site has a national speed limit restriction.

Whilst the site is not presently in use, it is considered that its lawful use is as a Golf practice and teaching facility. Planning permission for such a use was granted in 1984 and this use was referred to as 'existing' on a planning application form in 2001. Furthermore, golf mats are visible within the site close to the Englands Lane boundary.

### **Relevant History:**

6 x planning applications during the 1950's, 60's and 70's for residential development. All refused.

EPF/0665/84. Use of land as golf practice and teaching ground. Refused 23/07/84.

EPF/1181/84. Use of land as golf practice and teaching ground. Approved (subject to conditions) 26/11/84.

EPF/0342/10. Change of use of land for a Golf Teaching Practice Facility. (D1/D2). Refused for the following reason:

*The creation of the visibility splays required to ensure the safety of the vehicular access would be to detriment of the landscape character of Clays Lane which is a protected lane, contrary to policies HC4, ST4 and RST16 of the adopted Local Plan and Alterations.*

### **Policies Applied:**

#### Local Plan

##### *Core Policies-*

- CP1 - Achieving Sustainable Development Objectives
- CP2 - Protecting the Quality of the Rural and Built Environment
- CP3 - New Development

##### *Green Belt -*

- GB1 - Green Belt Boundary
- GB2A - Development in the Green Belt
- GB7A - Conspicuous Development

##### *Heritage Conservation-*

- HC1 - Scheduled Monuments and other Archaeological Sites
- HC4 - Protected Lanes, Commons and Village Greens
- HC5 - Epping Forest

##### *Nature Conservation-*

- NC4 - Protection of Established Habitats

*Recycling and Pollution-*

- RP4 - Contaminated Land
- RP5A - Adverse Environmental Impacts

*Recreations, Sport and Tourism-*

- RST1 - Recreational, Sporting and Tourist Facilities
- RST16 - Golf Course Location
- RST18 - Pay and Play/Simple Golf Courses
- RST19 - Design, Layout and Landscaping of Golf Courses
- Policy RST20 - New Buildings for Golf Courses

*Design and the Built Environment-*

- DBE1, 4 - Design
- DBE 9 - Amenity

*Landscape and Landscaping-*

- LL1 - Rural Landscape
- LL10 - Adequacy of Provision for Landscape Retention

*Sustainable Transport -*

- ST1 - Location of Development
- ST4 - Road Safety
- ST6 - Vehicle Parking

**Summary of Representations:**

Notification of this application was sent to Loughton Town Council and to 66 neighbouring properties.

The following representations have been received:

LOUGHTON TOWN COUNCIL: Objection. The Committee reiterated its comments previously made on planning application EPF/0342/10 which were:

The Committee OBJECTED to this application as the proposal was sited on Green Belt land and would set a precedent, contrary to Policy GBA2A (ii) of Epping Forest District Council's adopted Local Plan & Alterations. Members questioned its need as there were already similar facilities to be found at neighbouring Chigwell, Chingford and Hainault. The Committee was strongly critical that the access road, with entrance gates, had already been constructed without planning permission. It noted that the previously granted planning application EPF/1181/84 had preceded the District Council's 1998 Local Plan, which had made further provisions for safeguarding protected lanes and Green Belt land.

The siting of the golf driving facility was considered to be inappropriate and in too close a proximity to residential properties on both sides of Englands Lane, Cleland Path, Coles Green and the north end of Pyrles Lane that bordered the site boundary, both from noise disturbance and the potential hazard of stray golf balls. The Committee also NOTED that the houses nearest to the development had not been shown on the accompanying plans. Furthermore, the proposed location of land for the driving range was viewed as being too cramped for this type of activity.

The Committee was also concerned that as Clays Lane is a Protected Lane (with regard to Policy HC4 of the District Council's adopted Local Plan & Alterations) for much of its length, such a facility would only serve to intensify traffic manoeuvring in and out of Clays Lane at a T-junction / staggered crossroads near Cleland Path, that exited on to the busy Englands Lane. It NOTED that EPF/1181/84 had restricted vehicular access to the site solely to maintenance vehicles and prohibited access to Clays Lane.

Moreover, the Committee considered the development's encroachment into the Green Belt would cause the loss of a valuable wildlife habitat (which was not dormant land as described in the application) to local fauna and flora, especially deer, regarding Policy NC4 of the District Council's adopted Local Plan & Alterations. The members also feared that substantial quantities of soil might need to be imported for restructuring and levelling the ground, to the detriment of its natural condition.

However, if the District Council did grant planning permission it sought planning conditions to prohibit the use of floodlighting, disallow parking on site except for maintenance vehicles, limit the number of clients at any one time, and reject any type of premises licence application that could arise in the future.

LOUGHTON RESIDENTS ASSOCIATION: Objection.

- Although there was a previous successful similar application in 1984, this expired in 1989, and life has changed a lot since then.
- There is no apparent need for this facility.
- This appears an inappropriate use on Clays Lane, which is a narrow green country lane already overburdened with traffic - over much of its length it is only wide enough for one vehicle.
- The junction of Clays Lane and England's Lane is a triangle with very poor visibility when turning right out of Clays Lane.

CITY OF LONDON. Objection. Apart from the reduction in size of the visibility splays and an increase in width of the site road by 0.3m I can see no other changes from the original application 0342/10. I therefore need to reiterate my comments as before - The site lies within the Metropolitan Green Belt and opposite City of London Buffer Land, known as Loughton Golf Club and managed by a tenant. The proposal will detract from the rural open character of the Green Belt, contrary to the aims and objectives of policies CP3; GB2A and GB7A of the Adopted Local Plan. Clays Lane is a Protected Lane. The site is not easily accessible by existing public transport; therefore the location of the site and the additional traffic along this narrow winding lane will be contrary to policies ST1; ST2; ST4 and HC4 of the Adopted Local Plan. With regard to policy RST1, the adverse environmental impacts outweigh any community benefit. As landowners, concerned regarding existing tenants' interests as there is already an overprovision of golf course facilities and the building of another would greatly exacerbate an already difficult situation.

Letters of objection have also been received from the following neighbouring properties, these are summarised below:

2, 6, 12, COLES GREEN  
140, 146, 152, 154, 156, 195, 205, 213, 215, ENGLANDS LANE  
11a GOLDINGS ROAD  
2 BROOKFIELD TERRACE, 118 PYRLES LANE

- Clays Lane is a quiet rural lane whose landscape character would be adversely changed by having this proposed development. Effect on Green Belt.
- Disturbance due to noise (including from increased traffic) and (undoubtedly subsequent plans for) lighting. Potential for further applications for music/alcohol licences.
- Over hit/wayward golf balls would be a danger to residents and property, e.g. cars.
- Affects on wildlife (including foxes, deer, muntjacs, badgers, lizards and bats; flora, fauna and birdlife, insect habitats).
- No need for an additional driving range. 'Top Golf' only 3 miles away.
- Access on to Clays Lane would create danger for motorists and cyclists.

- Noise pollution from constant hitting of balls.
- Precedent for further future development.
- Litter.
- Traffic would be entering and exiting from a very narrow lane. Would large vehicles need to enter the site to empty toilets?
- Loss of view across open land would be devastating.

### **Issues and Considerations:**

Although the proposed use of the site is already its lawful use, since the applicant has put it forward as a proposal it is necessary to assess its merits. Clearly this must be done in the context of it being the lawful use in any event. The main issues in this case are therefore the impacts of the proposed use and associated buildings, access and parking on:

- the amenities enjoyed by the occupiers of neighbouring dwellings;
- the character and appearance of the area;
- the Metropolitan Green Belt;
- highway safety;
- protected trees and site landscaping;
- the protected lane; and
- existing wildlife/ecology.

### **Neighbouring Amenity**

Concern has been raised by residents regarding the potential for noise pollution arising from the proposed development. The use would generate noise, both from the hitting of golf balls and also from the general movements/activity associated with the use. The hitting of golf balls is likely to be more intense than on the neighbouring golf course due to the nature of the proposed activity. However, it is not considered that the levels of noise would be such that there would be a material reduction in amenity that would be contrary to DBE9 or RP5 of the Local Plan. Furthermore, the relationship between the proposed use and the surrounding residential properties is considered to be comparable with the situation in 1984, when consent was granted for a similar use.

The proposed use would rely on vehicular access to the site and this would increase the noise levels on and around it compared to the existing position where it is not used. However, the access would be via a modestly widened existing access point off Clays Lane and it is not considered that vehicle movements generated would be such that the additional noise would result in a reduction in amenity that would justify the refusal of planning permission.

Concerns raised by residents regarding the potential for future applications for music and/or alcohol licenses are noted. However, if made, such applications would be considered through the licensing process, where regard would be given to neighbouring amenity. Notwithstanding this there are no clubhouse facilities proposed within the site and it is considered that such applications would be less likely than on a traditional golf course.

Residents have also expressed concern regarding the potential for external lighting to be installed. No lighting is proposed through this application, and the applicant has advised that the use will take place only during daylight hours. In addition to neighbouring concerns regarding light, it is also considered that external lighting would affect the rural character of the area, the Green Belt and the protected lane. Accordingly, if consent is granted the consent may be subject to a planning condition preventing the addition of any external lighting (as was applied to the 1984 consent). Such a condition would also have the effect of limiting the hours of use of the site.



Some nearby residents have raised objections on the basis of potential danger from stray golf balls. Policy RST19 of the Local Plan recognises this as a potential issue, requiring that the design, layout and landscaping of golf courses and golf driving ranges should be such that no danger from stray golf balls is likely to occur to users of adjacent highways and rights of way or to residential properties. The proposed golf teaching structure would be angled to face away from residential properties, which would be further shielded by an area of woodland of approximately 40 metres. This layout is considered to comply with the requirements of the policy.

### Visual Amenity

Policy RST20 of the Local Plan requires that any proposed new buildings associated with golf courses or driving ranges should be essential for the functioning of the golf course or driving range; should not have an adverse effect upon the character and appearance of the countryside; and should be appropriate to their rural setting in terms of scale, design, materials and siting.

The proposed buildings within the site are considered to be of an acceptable scale. Furthermore the proposed use of dark stained timber weatherboarding for their external finishes would ensure that they were not overly conspicuous within the rural setting of the site. It is considered, therefore, that the construction of the buildings would comply with policies DBE1 and RST20 of the Local Plan.

The use of grassed surfaces for the car parking would minimise their impact on the Green Belt.

### Metropolitan Green Belt

The proposed development is considered to constitute an 'appropriate' development in terms of its acceptability within the Green Belt, as it would be for the purposes of outdoor participatory sport and recreation and associated essential small scale buildings. The proposed buildings are not considered to be of such a scale that they would appear overly conspicuous when viewed from surrounding Green Belt land.

### Highway Safety

The Highway Authority (Essex County Council) require 2.4m x 90m visibility splays to the west of the site access and 2.4m x 30m to the east. The application drawings demonstrate that these visibility splays are achievable. Following the reduction to the size of the visibility splay required to the east, there is no longer a fundamental conflict between this requirement and the protection of the character of the Clays Lane.

### Trees and Landscaping

There is an area Tree Preservation Order which covers the whole site. It was made in 1984 and protects all trees which were present at that time. The removal of roadside vegetation to enable the site lines required by the Highway Authority to be created would only result in the loss of poor quality trees.

The practice area itself, is a large open area of grassland, and on visits the grass has not been close mown. This will almost certainly have created not only potentially a good mix of wild grasses and flowers, but also attracted a variety of invertebrates. It is important to ensure that this equilibrium is maintained and enhanced. This may be achieved by the use of a planning condition to secure ecological enhancements over time.

### Protected Lane

Clays Lane is a protected lane. Policy HC4 of the adopted Local Plan states that the Council will not grant planning permission for any development which would damage or be detrimental to the historic or landscape character of protected lanes. Banks, ditches, verges and hedgerows comprise the main features of protected lanes. It is considered that the reduction of the verge to accord with the planning conditions required by the Highway Authority would not involve a detrimental change to the character, appearance and rural nature of this lane.

### Wildlife and Ecology

The planning application is accompanied by an ecological survey, which has assessed the implications of the proposed activity on reptiles which may inhabit the site. The report concluded that reptiles (slow worms, grass snakes etc) are unlikely to be inhabiting the mown part of the site and are more likely to be present in the woodland and hedge areas of the site. Subject to the undertaking of mitigation methods set out in the report, the ecological consultant concludes that 'the golf teaching facility would not adversely affect the conservation status of local reptiles'. The mitigation methods recommended in the report may be secured by the use of a planning condition, if consent is granted.

### Other Matters:

Archaeology -The site has been identified as being archaeologically significant, with potential for artefacts to be found dating back to the medieval period. In accordance with policies HC1 and RST19 (v) of the Local Plan, an archaeological investigation should be undertaken prior to any ground works taking place. This matter is capable of being dealt with by the use of a planning condition, if consent is granted.

Flood Risk - As the site lies within a locally identified flood risk assessment zone and the construction of buildings on the site will increase surface water run-off, the Council's Land Drainage section has requested the submission of a flood risk assessment. This matter is also capable of being dealt with by the use of a planning condition, if consent is granted.

Contaminated Land - The site has been identified by the Council's contaminated land officer as being potentially contaminated. This matter is also capable of being dealt with by the use of a planning condition, if consent is granted.

### Conclusion:

In light of the above appraisal, the principle of the proposed development as one which is appropriate within the Green Belt is accepted. A large number of issues have been raised through the consultation process and these are discussed above. It is considered that the harm caused by these issues may be dealt with by the use of suitable planning conditions. Following the refusal of the previous planning application, the need to protect the landscape character of the protected lane has been addressed without prejudice to the requirements of the Highway Authority to secure acceptable visibility splays. 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:***

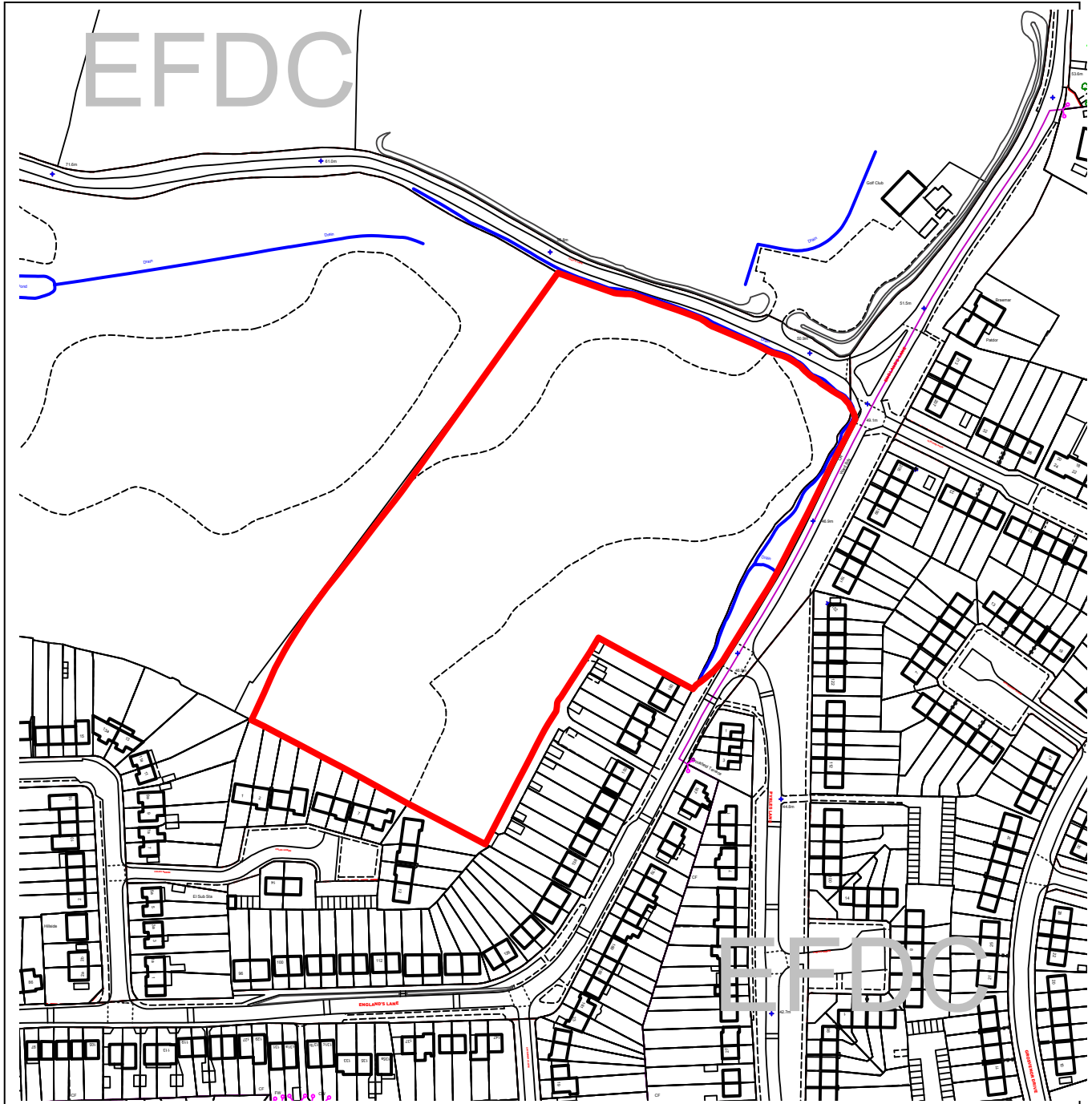
***Planning Application Case Officer: Mrs Katie Smith  
Direct Line Telephone Number: (01992) 564109***

***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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**Agenda Item Number:**

7

**Application Number:**

EPF/2125/10

**Site Name:**

Land adjoining Clays Lane/Junction of Englands Lane, Loughton, IG10 2RZ

**Scale of Plot:**

1/2500

**Report Item No: 8**

|                                 |   |
|---------------------------------|---|
| <b>APPLICATION No:</b>          | EPF/2142/10                                       |
| <b>SITE ADDRESS:</b>            | 15 Goldings Rise<br>Loughton<br>Essex<br>IG10 2QP |
| <b>PARISH:</b>                  | Loughton  |
| <b>WARD:</b>                    | Loughton St Johns                                 |
| <b>APPLICANT:</b>               | Mr John Stephens                                  |
| <b>DESCRIPTION OF PROPOSAL:</b> | Two storey side extension. (Revised application)  |
| <b>RECOMMENDED DECISION:</b>    | Refuse Permission (Householder)                   |

**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=522247](http://planpub.eppingforestdc.gov.uk/Anitelm.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=522247)

**REASON FOR REFUSAL**

- 1 The proposed double storey side extension, by reason of its poor design, would not complement the design of the original dwelling. In particular the roof pitch of the proposed extension does not match that of the existing dwelling house and given that the extension would not be set back from the front façade, it would appear as an over dominant addition that would appear excessively prominent in relation to the existing gabled roof of the house. The extension would therefore fail to respect the design of the existing house and as a consequence would be harmful to the character and appearance of the existing street scene contrary to policies CP2 and DBE10 of the Adopted Local Plan and Alterations.

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

**Description of Proposal:**

The applicant seeks planning permission for the construction of a double storey extension to the eastern side elevation of the existing dwelling house. It should be noted that the proposed development is a revision to a previous one that was refused under delegated powers, ref EPF/0836/10.

The ground floor of the extension would have a width of 2.3 metres resulting in it being extended up to the side boundary of the site. It would have an overall depth of 12.7 metres which includes a rear element that would extend 4 metres beyond the original rear façade. The first floor of the extension would be set back a metre from the side boundary and would be constructed in line with the existing front and rear facades of the dwelling house.

### **Description of Site:**

A detached double storey dwelling house finished from brick and render located on the northern side of Goldings Rise, Loughton where the road terminates as a cul-de-sac. The site rises from the road and the house has a prominent roof with a strong gable feature to the front elevation that accommodates the first floor. Off street parking is located on the hard surface towards the front of the building.

The surrounding area is characterised mainly by double storey detached and semi-detached dwelling houses of similar scale but contrasting form. Spaces/gaps between building blocks are an important component to the character of the surrounding area and front setbacks within the street scene are consistent.

### **Relevant History:**

EPF/0836/10 Two storey side extension. Refused on the basis of poor design and harm to amenity

### **Policies Applied:**

Local Plan policies relevant to this application:

|       |   |
|-------|---|
| CP2   | Protecting the Quality of the Rural and Built Environment |
| DBE9  | Loss of Amenity   |
| DBE10 | Design of Residential Extensions                          |

### **Summary of Representations**

LOUGHTON TOWN COUNCIL: Objection raised for the following reasons:

- The committee objected to this application as it would impair the amenities and cause loss of light to the adjoining property at number 14, especially the kitchen and overlook the patio.
- The committee considered the proposal to be an overdevelopment of the site, exacerbated by additional 6-ft frontal extension over number 14 and overbearing impact harmful to the street scene.

NEIGHBOURS:

The application was advertised to adjoining property owners by mail. One objection was received from the adjoining property occupier at number 14 Golding Rise. Their main concerns are as follows:

- The proposed development would be overbearing and visually intrusive.
- It would result in a loss of light to flank windows and patio area.
- The development would result in a loss of privacy
- The development would impact upon the foundations of the boundary fence.

### **Issues and Considerations:**

Firstly, it should be noted that the previous application (EPF/0836/10) was refused for the following reasons:

- The proposed development, in particular the double storey side extension, due to its siting and close position in relation to the side eastern boundary, would be harmful to the character and appearance of the street scene and the surrounding area contrary to Policies CP2 and DBE10 of the Adopted Local Plan and Alterations.
- The proposed development, by reason of its close proximity and position close to the adjoining property of number 14, would result in an intrusive and unneighbourly development which would cause a overbearing and harmful impact to the amenities of the adjoining property occupiers contrary to Policy DBE9 of the Adopted Local Plan and Alterations.

As a result, the applicant submitted a revised application in order to overcome the above reasons of refusal.

The main difference between the application that was refused and the revised application is that the first floor of the side extension has been set in a metre from the side boundary and that it is to incorporate a hipped roof form instead of a gable end. Its ridgeline would be slightly lower and a front dormer window has been deleted.

A further significant difference is that the previously refused proposal did not include a single storey rear projection.

The main issues raised by this proposal are whether it has overcome the objections to the original scheme in terms of its design and impact on the amenities of the adjoining occupiers.

#### Design:

As a result of the first floor being set in a metre from the side boundary, it would ensure a visual gap is maintained between the house and that at 14 Goldings Rise. Although this amounts to an improvement to the design of the proposal, it is not sufficient to overcome the objection to the extension on design grounds.

The main feature of the dwelling house is the prominent front gable end with its steep roof pitch which gives the building its visual articulation and interest within the street scene. Any proposed side extensions should take this into consideration. It was suggested to the applicant during pre-application advice that to improve the design of the development, the extension should setback at least 0.5 of a metre behind the existing front façade in order for the gable end feature to stand out and ensure that it remains the dominant component of the overall building.

This advice was not followed and the first floor of the extension is proposed to be constructed flush with the front façade. Consequently the side extension would compete with the gable feature rather than complement it. This would be noticeable from a wide area, especially when viewed from the east and the lower part of Goldings Rise. It would appear as an over-dominant feature on the side elevation that would significantly detract from the design and appearance of the existing house.

The incongruity of the proposal would be exacerbated by the contrasting design and pitch of its roof. The pitch of the existing roof is 55 degrees. The proposed angle of the first floor side extension is 60 degrees. This difference would form a poor contrast with the existing house that would be clearly noticeable when viewed from the street. Furthermore, because of its bulk the roof of the extension can only be kept lower, and to that extent subordinate, than the existing roof by cutting it short and finishing it with a large flat roof. As a whole, the roof of the first floor element would appear unsympathetic when set against the steeply pitched gabled roof of the existing house.

Although the revised application is in some limited respect a better design than that previously refused, for the reasons set out above it would result in a harmful impact upon the character and appearance of the street scene. It is therefore contrary to policies CP2 and DBE10 of the Adopted Local Plan and Alterations.

Amenity:

The previously refused proposal was assessed as being overbearing and visually intrusive development when seen from 14 Goldings Rise. This objection has been overcome by setting in the first floor a metre from the side boundary. No loss of light or excessive overlooking would be caused by the proposal.

**Conclusion:**

In conclusion, although the revised proposal has overcome the objections to the previously refused development in terms of its impact on the amenities enjoyed by the occupants of 14 Golding Rise, it still remains unacceptable in design terms. It would not complement the design of the existing house and, indeed, it would appear as an over-dominant and unsympathetic addition that would detract from the appearance of the house. As a consequence the extension would be harmful to the appearance and character of the existing street scene. The development is therefore contrary to policies CP2 and DBE10 of the Adopted Local Plan and Alterations and it is recommended that planning permission be refused.

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

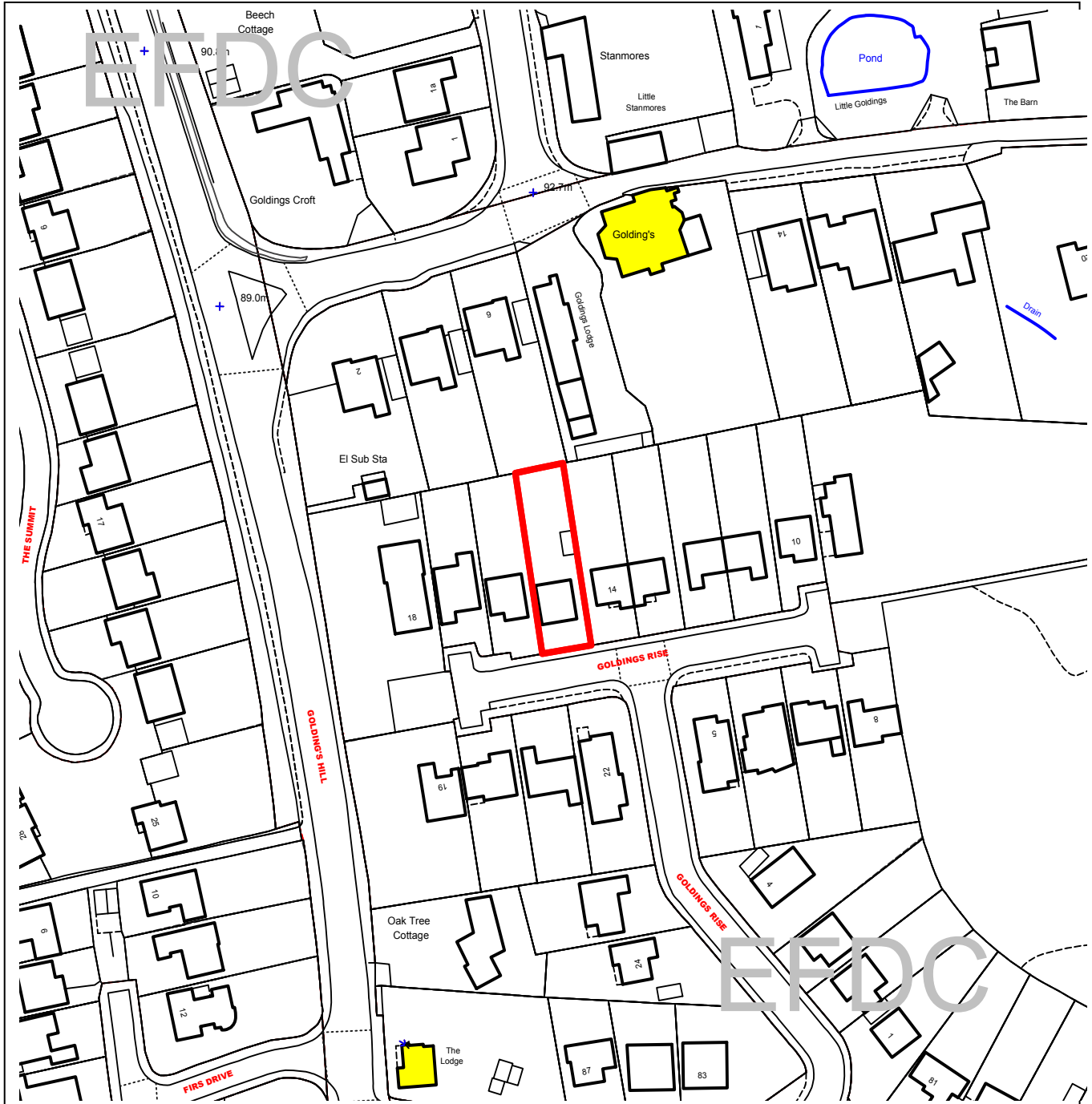
***Planning Application Case Officer: Lindsay Trevillian  
Direct Line Telephone Number: 01992 564337***

***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>8</b>                               |
| Application Number:        | EPF/2142/10                            |
| Site Name:                 | 15 Goldings Rise, Loughton<br>IG10 2QP |
| Scale of Plot:             | 1/1250                                 |



**Report Item No: 9**

|                                 |   |
|---------------------------------|---|
| <b>APPLICATION No:</b>          | EPF/2174/10   |
| <b>SITE ADDRESS:</b>            | 43 Mount Pleasant Road<br>Chigwell<br>Essex<br>IG7 5EP  |
| <b>PARISH:</b>                  | Chigwell  |
| <b>WARD:</b>                    | Grange Hill   |
| <b>APPLICANT:</b>               | Dr Velautham Kajan  |
| <b>DESCRIPTION OF PROPOSAL:</b> | Two storey side extension, single storey rear extension, loft conversion with rear dormer window and patio area with underground storage space. (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=522326](http://planpub.eppingforestdc.gov.uk/AniteIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=522326)

**CONDITIONS**

- 1 The development hereby permitted must be begun not later than the expiration of three years beginning with the date of this notice.
- 2 Materials to be used for the external finishes of the proposed development, shall match those of the existing building, unless otherwise agreed in writing by the Local Planning Authority.
- 3 Prior to the commencement of development details of a solid screen or other means to prevent views from the approved extended patio area towards 41 Mount Pleasant Road, shall be submitted to and approved in writing by the Local Planning Authority. The approved means of preventing views of 41 Mount Pleasant Road from the extended patio area shall be provided within one month of the substantial completion of the extended patio area and thereafter be permanently retained.

*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/0967/10). This proposal includes plans to extend the dwelling on the side elevation over two storeys, extending 3.0m from the side elevation with a hipped roof. The plans also include a single storey rear extension measuring 3.1m deep with a lean to roof. This would be built on an existing patio area and a new patio area, with storage space underneath, would be created. The loft would be converted with a

rear dormer window inserted on the rear roof slope. The dormer differs from the previous scheme in that it has been reduced.

### **Description of Site:**

The dwelling is one of a pair of semi detached houses in an area of mixed dwellings located off Manor Road with deeply hipped roofs. The site descends from front to rear and is relatively long and narrow. The property is separated from neighbouring dwellings on the rear elevation by close boarded fencing.

### **Relevant History**

- EPF/1876/01 Two storey side and single storey rear extension including rear dormer to main roof. Grant Permission (with conditions) - 11/03/2002.
- EPF/0967/10 Two storey side extension, single storey rear extension, loft conversion with rear dormer window and patio area with underground storage space. Refuse Permission – 27/07/10.

### **Policies Applied:**

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

### **SUMMARY OF REPRESENTATIONS:**

(5 properties consulted – 0 replies).

CHIGWELL PARISH COUNCIL: Objection. Overdevelopment of the site and an increase on a previous scheme which was subsequently refused.

### **Issues and Considerations:**

The main issues relate to amenity and the appearance of the area.

#### **Impact on Neighbours Amenity**

The side extension, which effectively extends above the deeply hipped roof, retains a gap to the south west neighbouring dwelling and would not feel overbearing. The extended side elevation of this dwelling (No45) has no windows and there are therefore no issues of loss of light. A front window near the proposal would be unaffected. The side extension does not extend beyond the rear building line of the adjacent dwelling.

The single storey rear extension would extend roughly level with a conservatory at the north east neighbouring property (No41) and would have no impact. Overlooking from the rear dormer would not be materially greater than that which already exists from first floor rear elevation windows.

The single storey rear extension would replace a patio area at the site, and a new patio area would be located adjacent to this. This would project beyond the conservatory which at present offers a good screen. The proposal would facilitate direct views into a patio and garden area at the adjacent site, 41 Mount Pleasant Road. This would result in a material loss of privacy. However this can be overcome by the imposition of a condition requiring a solid screen along this boundary. The erection of such a screen would not of itself cause harm to amenity. The storage area raises no amenity issues.

### Impact on the Appearance of the Area

The side extension retains the requisite gap to the boundary so a cramped form of development would not be resultant. The hipped roof would tie in with the existing structure and the design is generally acceptable. Some dwellings in the vicinity are extended on the side, or in the process of being extended. Having regard to this context and the general mix of styles in the vicinity, the side extension would not look out of place. The single storey rear extension and storage area raise no design issues.

The main difference from the previous application is that an excessively bulky rear dormer window has been reduced in size. The revised proposed dormer is now acceptable in design terms. Its size, and amount of hanging tile has been much reduced, and its appearance is appropriate for such a feature on the rear roof slope of a dwelling. There are examples of similar, and indeed larger, rear dormer windows within the immediate vicinity. The ground for refusal on the previous application has been addressed.

### Parish Council Comments

Chigwell Parish Council has raised issue in that the scheme is an overdevelopment of the site and is a larger development than the previous refusal. The proposal is in fact a reduction from the previous refusal by the reduced size of the dormer. The scheme is very similar to other such developments in the vicinity and now complies with the saved planning policies of the District Council.

### Conclusion:

The proposed development as amended is for additions to the dwelling which comply with policy. It is therefore recommended 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***

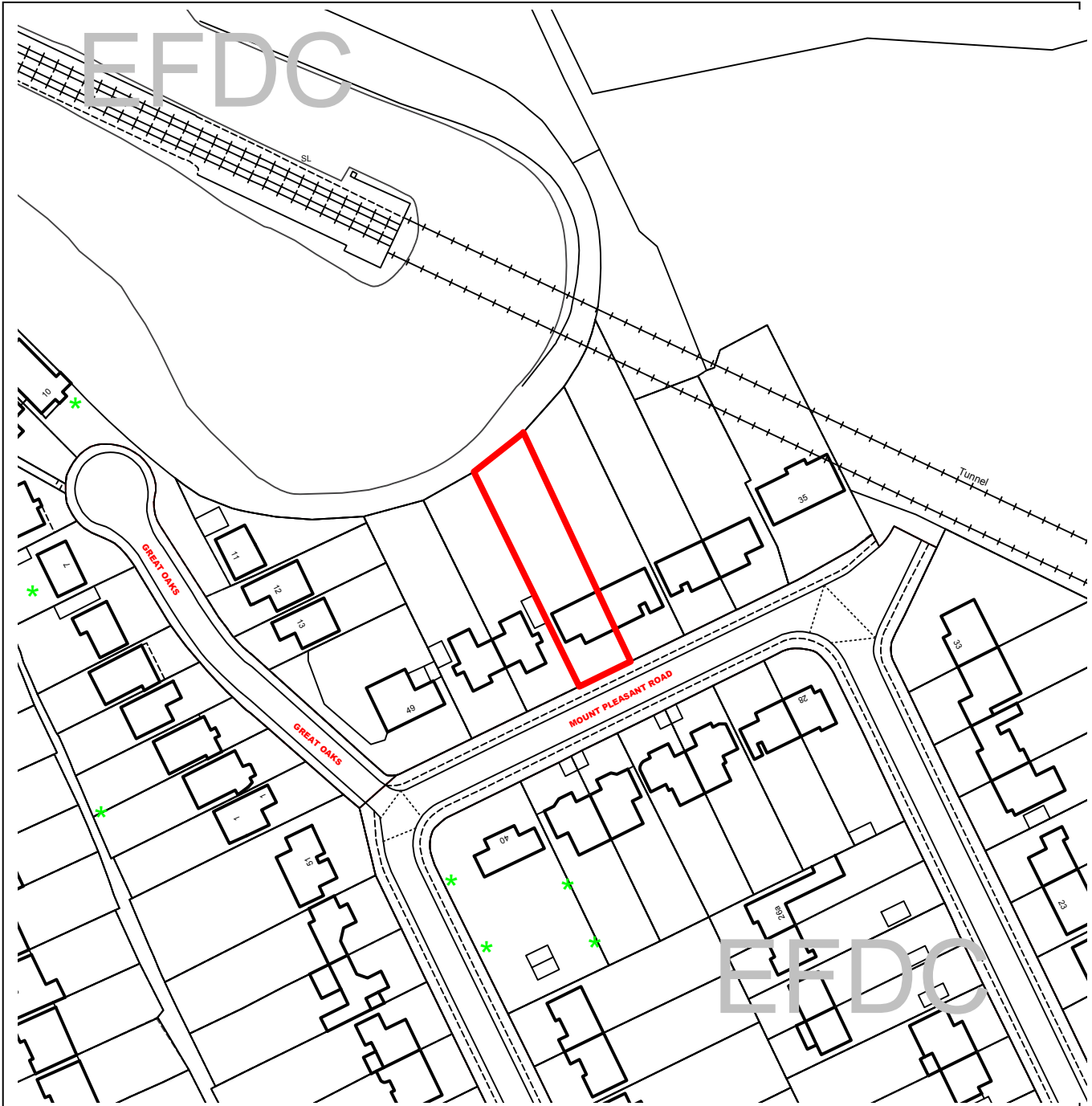
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# Epping Forest District Council

## Area Planning Sub-Committee South



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|----------------------------|---|
| <b>Agenda Item Number:</b> | <b>9</b>                                    |
| Application Number:        | EPF/2174/10                                 |
| Site Name:                 | 43 Mount Pleasant Road, Chigwell<br>IG7 5EP |
| Scale of Plot:             | 1/1250                                      |