

**Report Item No: 1**

<b>APPLICATION No:</b>	EPF/1973/10
<b>SITE ADDRESS:</b>	Hillcroft Loughton Essex IG10
<b>PARISH:</b>	Loughton
<b>WARD:</b>	Loughton Fairmead
<b>APPLICANT:</b>	Mr Hayden Thorpe
<b>DESCRIPTION OF PROPOSAL:</b>	Provision of new off street parking facilities.
<b>RECOMMENDED DECISION:</b>	Grant Permission (With Conditions)

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

[http://planpub.eppingforestdc.gov.uk/AniTelM.websearch/ExternalEntryPoint.aspx?SEARCH\\_TYPE=1&DOC\\_CLASS\\_CODE=PL&FOLDER1\\_REF=521634](http://planpub.eppingforestdc.gov.uk/AniTelM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=521634)

**CONDITIONS**

- 1 The development hereby permitted must be begun not later than the expiration of three years beginning with the date of this notice.
- 2 The trees shown to be retained within the Arboricultural Method Statement (prepared by Tim Moya Associates and received 9th November 2010) shall be retained and protected throughout construction in accordance with the methodology contained within the Statement.
- 3 If any tree, shrub or hedge shown to be retained in accordance with the approved plans and particulars is removed, uprooted or destroyed, or dies, or becomes severely damaged or diseased within 3 years of the completion of the development, another tree, shrub or hedge of the same size and species shall be planted within 3 months at the same place, unless the Local Planning Authority gives its written consent to any variation. If within a period of five years from the date of planting any replacement tree, shrub or hedge is removed, uprooted or destroyed, or dies or becomes seriously damaged or defective another tree, shrub or hedge of the same species and size as that originally planted shall, within 3 months, be planted at the same place.
- 4 No development, including site clearance, shall take place until a scheme of soft landscaping and a statement of the methods, including a timetable, for its Implementation (linked to the development schedule), have been submitted to the Local Planning Authority and approved in writing. The landscape scheme shall be carried out in accordance with the approved details and the agreed timetable. 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.

- 5 A flood risk assessment and management and maintenance plan shall be submitted to the Local Planning Authority for its approval in writing prior to commencement of development. The plan shall include methods to prevent the discharge of water onto the adjacent public highway. The assessment shall include calculations of increased run-off and associated volume of storm detention using WinDes or other similar best practice tools. The approved measures shall be carried out prior to the substantial completion of the development and shall be adequately maintained in accordance with the management and maintenance plan.
- 6 The parking area shown on the approved plan shall be retained free of obstruction for the parking of residents and visitors vehicles. It shall not be used for any other purpose.
- 7 No development shall take place until details showing the relocation of the street lighting column currently situated in the grassed area to the west, has been submitted to and approved in writing by the Local Planning Authority. The parking bays shall not be brought into use before the lighting column has been relocated in accordance with the approved details.

*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).*

**Description of Proposal:**

This application seeks planning permission for alterations to the existing street layout to provide off street parking facilities for 37 cars. The application also proposes the creation of new footpaths to link the parking areas to the existing pavements. A lamppost would need to be relocated to facilitate the proposed development and a tree would need to be removed. The application also proposes new tree planting.

**Description of Site:**

The application site includes the road, footpaths and grassed areas around Hillcroft, between numbers 1 and 57. The site contains four grassed areas, a square area surrounded by houses on three sides to the east, two oval shaped areas towards the centre and a triangular shaped area to the west. Hillcroft is a small through road of 71 houses which connects Hillyfields with The Croft in the Debden area of Loughton. At the time of the officer's site visit, unmet parking demand resulting in vehicles being parked on verges and pavements was occurring. Some damage to the verges/grassed areas as a result of parking was also evident.

**Relevant History:**

None relevant.

**Policies Applied:**

CP2 - Protecting the Quality of the Rural and Built Environment  
DBE1 – Built Development  
DBE2 – Effect on Neighbouring Properties  
DBE6 – Car Parking  
DBE9 – Impact on Neighbours  
LL5 – Protection of open spaces

LL6 – Partial Development of Urban Open Spaces.  
LL10 Adequacy of provision for retention of landscaping  
LL11 – Landscaping Schemes  
ST4 – Road Safety  
ST6 – Vehicle Parking

### **Summary of Representations:**

Notification of this application was sent to Loughton Town Council and to 63 neighbouring residents.

The following representations have been received:

LOUGHTON TOWN COUNCIL: Comment. The Committee was of the opinion that this scheme was an over-large provision accommodating 40 vehicles. Whilst not objecting as such, the Committee disliked the plan submitted and made the following comments:

- Visual impact of two areas of grass to be replaced by parking areas.
- Area to the western end of Hillcroft should be left much as it existed presently.
- Disapproved of the planned use of tarmac as impermeable surfacing could cause future drainage problems, and that a permeable surface (e.g. Grasscrete) should be used.
- Vehicles parked should be restricted to passenger cars of Hillcroft residents controlled by permit.
- Planning condition should be applied to protect the edge of the greens with jockey fencing.
- Planting of dwarf hedges around three feet high to screen and landscape parking areas.
- Replanting of trees to be maximised to offset those earmarked for removal by the proposed works.

17 HILLCROFT: Support. In favour of the plan. Several years ago my opinion would have been the opposite as the green was an ideal place for children to play and was also an attractive feature. However, the total number of cars belonging to residents has increased dramatically over the last few years and many people now park their cars on the grass. Due to the safety aspect, I am no longer happy that children play on the greens. Where the cars are parked, the grass can not be cut properly. Often cars are parked, without a license disk for several months and when the car is eventually moved the grass has deteriorated dramatically. When cars are parked on the grass during wet periods, the wheels get stuck in the soft ground and once the car has been removed the whole area is left badly rutted.

31 HILLCROFT: Support. Losing any green space is unwelcome but the parking problem needs to be solved and hopefully this will make life easier. It will also free up our drive as we have constant battles with people who park over our dropped kerb. Another problem we have is lorries which turn round on our drive because they can't be bothered to go all the way round back to back to Hillyfield. I have written previously to propose making Hillcroft one way which I think would be logical for such a narrow road and also to prevent accidents at the junction of the Croft which is so narrow and congested with parked cars.

123 PYRLES LANE: Objection. Bays encompassed by nos. 1-15 appear a sensible proposal. The area is an eyesore and the parking problems are considerable. However the three bay complexes to the west are unnecessary as there is already adequate on-street parking space and there is no encroachment onto the grassed area. They would represent loss of amenity and space and spoil the appearance of one of the most charming streets in the ward. Car parks are like bookshelves – their contents expand to fill available space. Consultation period should be extended to allow for more considered views to be collated.

45 HILLCROFT: Objection. I do not wish to have parking bays outside my window – I enjoy the views of trees and grass.

47 HILLCROFT: Objection. The parking facilities are not appropriate to the area and do not respect the character of the street – this is a green area. On our side of the street we do not experience the problem of people parking on the grass. The proposed parking will have a detrimental effect on the street view. It will cause further pollution, traffic, noise, possible flooding and other problems and will create a loss of privacy. The proposed footway is just outside our garden. Road safety is also a concern. Also raise complaints over consultation process and suggest alternative proposals.

*NB Following receipt of the above representations, the scheme has been amended to reduce the number of parking bays adjacent to nos. 45, 47, 49 from 12 spaces to 8. Local residents and Loughton Town Council have been reconsulted and any further comment received will be verbally reported at the Committee meeting.*

### **Issues and Considerations:**

The main issues to be considered are the suitability of the parking proposed, the impacts of the proposed development on the amenities of the occupiers of neighbouring dwellings and on the character and appearance of the area. Regard will also be given to the impact of the proposed development on trees within the application site and any implications for flood risk.

#### **Parking**

Policy DBE6 of the Council's Local Plan requires that parking for new residential developments should be conveniently situated for its intended users and adequately lit and located such that parked cars do not visually dominate the street scene. Whilst this policy relates specifically to new residential development, it is considered that the principles of the policy are also relevant to this proposal, as it relates to the provision of parking for an existing residential development.

From the Planning Officer's site visit, it was apparent that there is an existing unmet demand for on street parking within Hillcroft. The number of parking spaces proposed is not excessive having regard to the number of dwellings and the Council's parking standards. The car parking would conform to the bay dimensions within the Council's parking standards and would be conveniently located, in relation to dwellings in accordance with policy DBE6 of the Local Plan. The car parking areas would be served by existing street lighting with one lighting column being relocated from the area adjacent to nos. 30 and 32 Hillcroft. County Highways have requested the imposition of a planning condition to secure the relocation of the column prior to the use of the parking bays.

The proposed development would result in car parking being quite prominent within the streetscene. However, the existing situation with cars parked along footpaths and on green areas results in them being prominent at present. This application provides an opportunity for this situation to be improved, with the remaining grassed areas being tidied up and the hard surfaced areas being softened by new planting. On balance, it is considered that the benefits of providing the additional parking facilities for residents would outweigh the harm caused by their prominence within the street scene.

County Highways have not raised any objection to the proposed development, but have suggested the use of planning conditions to cover matters including the relocation of the lamppost and also to prevent the discharge of water/ice onto the highway. This matter will also be considered within the section of this report which considers Flood Risk.

Concern raised by the Town Council regarding restricting the parking of commercial vehicles within the spaces is noted, but it is not considered that it would be appropriate to control this using

the planning process, i.e. by the use of a condition. The land is within the Council's ownership and it is considered that its management, in terms of determining which vehicles are permitted to park there, would be best controlled by Housing Services, acting as the land owner.

### Neighbouring Amenity

The proposed car parking would alter the view from several houses within Hillcroft and some residents have objected to this loss of view over the green spaces and of the trees. However, the planning system places little weight on the loss of view and it is not, therefore, considered that this would be justification for the withholding of planning permission. Nevertheless, the proposed development would not give rise to a material reduction in outlook when viewed from neighbouring dwellings. The properties which would be most affected by the reduced outlook would be numbers 6, 8, 10 and 12 as these dwellings would be closest to the parking bays. Notwithstanding this, it is considered that sufficient space would be retained to enable the occupiers of these dwellings to retain an acceptable level of outlook.

It is not considered that noise associated with the proposed activity (for example, car doors closing, engines running) would be considerably greater, in terms of the number of vehicles parking, than that which takes place at present. Following the development, the cars would generally be located closer to houses than at present, when they are parked on footpaths and on the edges of the green area. However, despite the cars being parked closer to houses following the development, it is not considered that the associated noise levels would be excessive, to the extent that amenity would be harmed.

### Character and Appearance of the Area

The large green open spaces within the Debden Area are one of the positive characteristics of the residential estate layout. They are an important asset due to the contribution that they make to the character and appearance of the area. Accordingly, considerable weight must be applied to their protection. However, in this case, large parts of the green open spaces are being used for the parking of vehicles, which not only detracts from their open green character, but causes damage to the kerbs and turf. Accordingly, it is considered that there would be benefit to the green open spaces by regularising the existing parking. It is considered that a suitable balance has been achieved, which will ensure that adequate greening of the cul-de-sac is retained whilst providing a suitable number of parking spaces. .

### Trees and Landscaping

The recommendations contained within the arboricultural report, detailing tree retention and protection methods is considered to be acceptable. However, it is important that the development proceeds in accordance with these agreed details. It is, therefore, necessary to secure this by the use of a planning condition.

Additional planting will be required to soften the impacts of the works on the street scene and to mitigate the loss of greenery. Such planting is likely to consist of additional trees, rather than a wall of hedging to hide the parking places, which would reduce community oversight in the parking areas. Suitable landscaping may also be secured by the use of a planning condition, if consent is granted.

### Flood Risk

The site does not lie within a designated flood zone. Notwithstanding this, the increased area of impervious surface will increase by approximately 1,132m<sup>2</sup>, which will lead to an increase in surface water run-off. This will require some mitigation to ensure that there is no increase to flood risk. This may be secured by the use of a planning condition.

**Conclusion:**

In light of the above appraisal, it is considered that the proposed parking and associated works will be an improvement to the area, both for residents and in terms of visual amenity. Whilst there are concerns regarding the loss of the green open spaces and the outlook and noise for neighbouring residents, on balance it is considered that these considerations are outweighed by the benefits of the proposal. Accordingly, it is recommended that planning permission be granted, subject to the use of the planning conditions discussed in this report.

***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:***

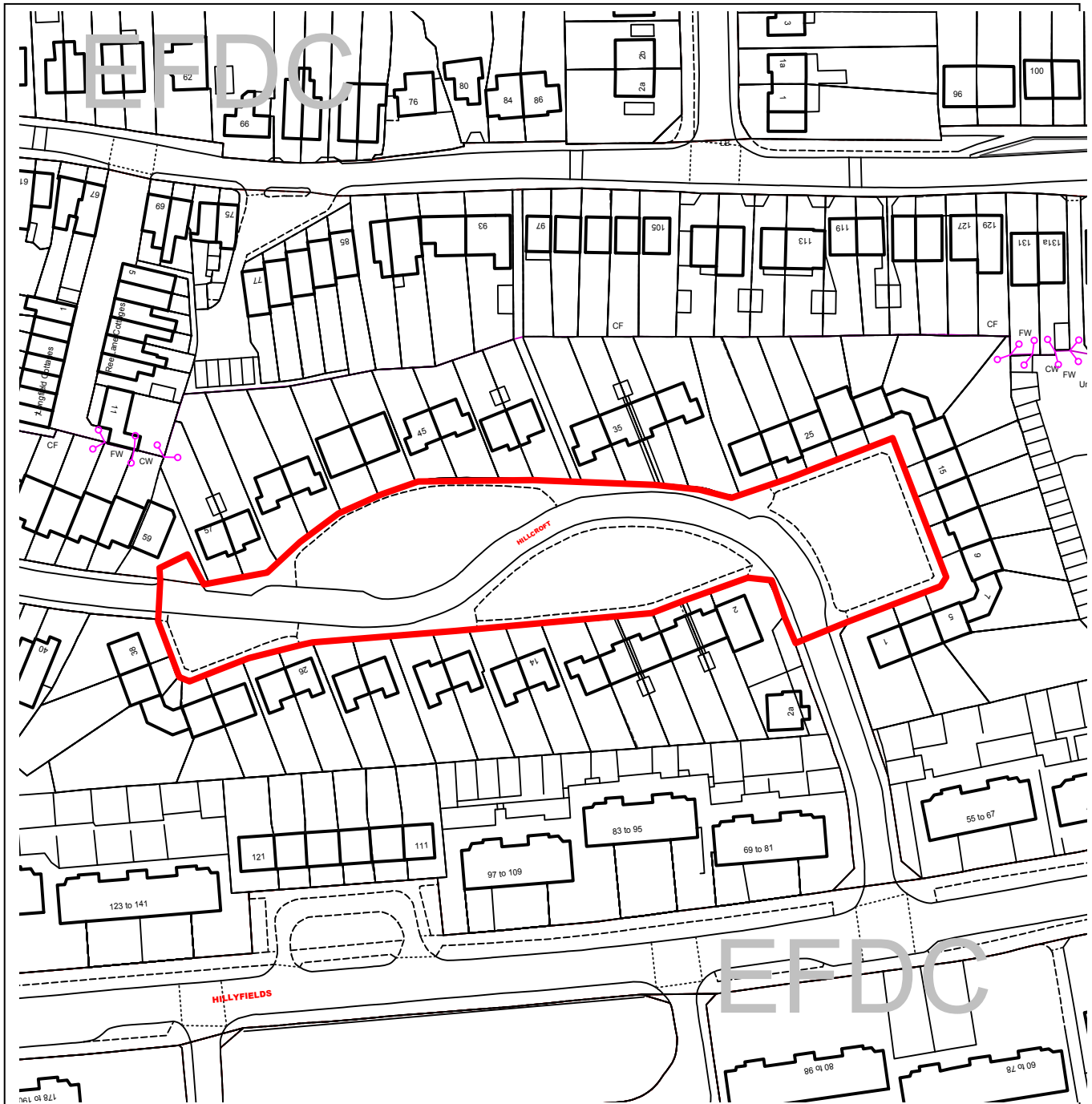
***Planning Application Case Officer: Mrs Katie Smith  
Direct Line Telephone Number: (01992) 564109***

***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



The material contained in this plot has been reproduced from an Ordnance Survey map with the permission of the Controller of Her Majesty's Stationery. (c) Crown Copyright. Unauthorised reproduction infringes Crown Copyright and may lead to prosecution or civil proceedings.

EFDC licence No.100018534

<b>Agenda Item Number:</b>	<b>1</b>
Application Number:	EPF/1973/10
Site Name:	Hillcroft, Loughton, IG10
Scale of Plot:	1/1250

**Report Item No: 2**

<b>APPLICATION No:</b>	EPF/2151/10
<b>SITE ADDRESS:</b>	Loyola Preparatory School 103 Palmerston Road Buckhurst Hill Essex IG9 5NH
<b>PARISH:</b>	Buckhurst Hill
<b>WARD:</b>	Buckhurst Hill West
<b>APPLICANT:</b>	Mr Peter Nicholson
<b>DESCRIPTION OF PROPOSAL:</b>	Provision of artificial playing surface and surround fencing to existing playing field. (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=522269](http://planpub.eppingforestdc.gov.uk/AniteIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=522269)

**CONDITIONS**

- 1 The development hereby permitted must be begun not later than the expiration of three years beginning with the date of this notice.
- 2 The construction shall be carried out in accordance with the Arboricultural Report dated February 2010 by OMC Associates. The Local Planning Authority is to be notified in writing of the start date for the works at least 5 working days before works start.
- 3 The proposed fencing along the boundary of the artificial playing area shall be no greater than 2.0m in height as measured from the existing grassed area.
- 4 Prior to the commencement of development a scheme of landscaping, providing details of planting to a height of at least 2.0m along the outer edge of the proposed fencing adjacent to No70 Russell Road, shall be submitted for approval to the Local Planning Authority. The approved scheme shall be fully implemented prior to the first use of the artificial playing surface and permanently retained thereafter.

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

- 5 No external lighting shall be provided on or adjacent to the playing surface hereby approved, and no lighting shall be attached to the approved fencing without the written approval of the Local Planning Authority.



- 6 The artificial playing surface hereby permitted shall only be used during school hours and half an hour before and after school opening hours; and for official authorised activities during school holidays.
- 7 No development shall take place until details of levels have been submitted to and approved by the Local Planning Authority showing cross-sections and elevations of the levels of the site prior to development and the proposed levels of artificial playing surface in relation to the levels of 70 and 80 Russell Road. The development shall be carried out in accordance with those approved details.

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

### **Description of Proposal**

The proposal is a revised application to construct an artificial playing surface on an existing grassed area of land at the rear of the Loyola Preparatory School site, adjacent to Russell Road. The playing surface would measure approximately 28.0m x 27.5m. A wire mesh fence, 2.0m in height, would surround the playing surface. Hedge planting is also indicated adjacent to the proposed fence's eastern boundary and between the fence and the common boundary with No70 Russell Road.

### **Description of Site:**

Loyola School occupies a fairly substantial site situated between Palmerston and Russell Road. The proposed playing area would be located to the rear of the site, on an existing grass area. There are residential properties on each site boundary, adjacent to the proposed playing surface. A 2.0m concrete fence separates the site from Russell Road. An existing artificial playing area is adjacent to the proposed surface. The existing grass area is flat; however No70 Russell Road on the eastern boundary is situated about 2.5m down a slope from the playing area. The site slopes up to No80 Russell Road. There are a number of preserved trees on the boundary with Russell Road.

### **Relevant History**

There is an extensive history at the site the most relevant and recent being;

EPF/0750/93 - Regrading of playing field and adjoining land. Grant permission (with conditions) - 13/12/1993.

EPF/1825/01 - Rear classroom extension and assembly hall extension, and new upper school playground hardstanding (revised application). Grant permission (with conditions) - 21/03/2003.

EPF/1004/04 - Additional enclosure fencing to playground; amendment to approved scheme. Grant Permission - 21/06/2004.

EPF/0078/05 - Proposed new play area in lower field. Grant Permission (with conditions) - 21/03/2005.

EPF/0875/05 - Application for revision to Condition 3 of previously approved play area planning application, reference EPF/78/05, for additional hours of use. Grant Permission (with conditions) - 11/07/2005.

EPF/0970/06 - Renewal on a permanent basis of temporary planning permission EPF/875/05 for the retention of the play area including additional hours of use. Grant Permission (With Conditions) – 15/06/06. The condition states: "The play area hereby permitted shall only be used during school hours and half an hour before and after school opening hours; and for official authorised activities during school holidays."

EPF/0799/09 - Replacement storage shed to lower field. Grant Permission – 30/06/09.  
EPF/0834/09 - Provision of artificial playing surface and surround fencing to existing playing field.  
Withdrawn decision - 14/07/2009.  
EPF/0488/10 - Provision of artificial playing surface and surround fencing to existing playing field.  
(Revised application). Refuse Permission - 27/05/2010.

**Policies Applied:**

CP2 – Protecting the Quality of the Rural and Built Environment  
DBE1 – Design of New Buildings  
DBE2 – Effect on Neighbouring Properties  
DBE9 – Loss of Amenity  
LL10 – Adequacy of Provision for Landscape Retention  
ST4 – Road Safety  
ST6 – Vehicle Parking  
RST1 – Recreational, Sporting and Tourist Facilities  
RST22 – Potentially Intrusive Activities

**Summary of Representations:**

BUCKHURST HILL PARISH COUNCIL: Objection. Impact on neighbouring properties, land drainage problems and concerns regarding the use of the pitch outside school hours leading to an increase in noise and parking. No restrictions of use.

(75 properties consulted – 31 replies).

70 RUSSELL ROAD (Commissioned report by agent): Objection. Comments from agent that that the piece of land is sparse of grass in the summer months is incorrect. Comments that the field is boggy and muddy in winter are not supported by the submitted borehole report. Dimensions of the playing area are unclear. Ground plan and survey is not sufficient. The fence will be clearly noticeable in the streetscene. Due to the raised playing surface the impact of the fence will be greater. Another hard surface will leave the school with no real grassed areas. Fence will compound an already unattractive streetscene to the school. No70 Russell Road will be overlooked. Noise and nuisance for neighbours seeking to use their back garden. No consideration given to dual use and letting out and no hours of use condition suggested. There will be an increase in overlooking and loss of amenity especially to the occupants of No70 Russell Road but to some extent No80. The mesh fence will be overbearing particularly to residents of Russell Road. Fence will be visible from Russell Road. Overlooking of front garden and bay window of No70 Russell Road. Loss of amenity to occupants of No80 Russell Road. The proposal is contrary to the guidance in PPG24. PPG17 states that replacement playing fields should be sited in a suitable location. As a private religious school the use will be exclusive and not serve the wider community. No regard for landscaping except for tree protection. Traffic and parking issues as a result of the intensification of use. Conditions relating to hours of use, no outside use, no lighting and a topographical survey.

A standardised letter has been circulated to neighbours in the area. This outlines the proposal and neighbour concerns i.e. parking, traffic congestion, drainage, no restriction on use, privacy intrusions to nearby residential properties, more graffiti on wall of Russell Road and a concrete school with no green grass. This letter has been signed by occupants of the following properties;

35, 43, 44, 47, 52, 53, 57, 59, 64, 64D, 68, 81A, 82, 83, 83B, 85, 87, 89, 95, 97 and The Oaks,  
Russell Road  
24, 36, 43, 47 Scotland Road  
17 Westbury Road  
3 Church Road

91 RUSSELL ROAD: Objection. Concern this is a commercial project. This is the only grassed area and there will be land drainage issues. Parking and congestion, noise and litter. Application is made during school holidays when it is hard to mobilize opposition.

15 WESTBURY ROAD: Objection. Traffic issues and congestion. Land drainage issues, no restriction on use. Thought should be given to local residents concerns.

6 THE MEADWAY. Objection. Cosmetic changes only, increase usage and noise and disturbance. In the event of approval the use should be limited to the school. This application should be firmly rejected.

### **Issues and Considerations:**

The main issues to consider are the consequences of the proposal for the amenities of the locality in terms of demand for parking, impact on preserved trees as well as the living conditions enjoyed by the occupants of neighbouring properties.

#### *Impact on Living Conditions*

The main difference with this application from the previous refused scheme is that a wire mesh fence surrounding the playing surface has been reduced from 3.0m to 2.0m. Hedge planting is also indicated adjacent to the proposed fence's eastern boundary and between the fence and the common boundary with No70 Russell Road. The pitch is in close proximity to residential properties on the road, particularly No70 and No80 Russell Road. No70 is also located on ground which is approximately 2.5m lower than the proposed playing surface. As with the previous application it is recognised that the proposal would have some level of impact on the amenities of residents at No70. However mitigating factors, such as the reduction in height of the fencing to 2.0m and the suggested planting scheme would significantly reduce impact. The fence retains a gap of approximately 5.0m which would further reduce any overbearing impact. This was confirmed on the site visit relating to the withdrawn application. The set in, proposed height and planting scheme would result in an acceptable development in relation to the amenities of residents at No70 Russell Road. The proposed fencing would extend approximately 2.0m forwards of the front elevation of the dwelling. The retained gap and height of the structure would result in no adverse impact.

No80 Russell Road is set on higher ground across an access footpath to the site. The proposal would not have a significant impact on occupants of this dwelling.

Although the application includes a methodology of construction and the submitted plans do not indicate a raising of the ground levels to any great degree, there is a need to control the levels of the site in order to safeguard the amenities of neighbours. Similarly, there is a need to control the height of the proposed fence. This can be achieved by way of the imposition of appropriate conditions on any consent granted.

The applicant's agent points out that the hours of use of the playing surface and control over its use can be achieved by condition. Attention is drawn to the condition limiting the hours of use of an adjacent play area at the site under planning permission EPF/0970/06. Moreover, since the lawful use of the site is for any purpose ancillary to the use of the preparatory school, any alternative primary purpose would be a material change of use requiring planning permission. In the circumstances it would be reasonable to restrict the use of the playing surface in accordance with the terms of permission EPF/0970/06. In doing so it is recognised that the surface would not be available as a resource to the wider community but the interests of the immediate neighbours are considered to, on balance, outweigh the potential for the surface to be of community benefit.

In addition to an hours of use limit, it is considered reasonable and necessary to impose a condition prohibiting lighting at and adjacent to the proposed playing surface. This would further safeguard the amenities of neighbouring residents.

### Design Issues

The artificial pitch raises no issues relating to design. The fence at 2.0m high is reasonable in size and design for its proposed use. It is also similar, though not as high, as existing fencing around an existing playground adjacent to the grass area. The height and design of the fence is deemed acceptable for its purpose and would not look out of place given its location within the grounds of the school. It will be largely unseen from Russell Road and, although visible from gardens adjacent to the site its visual impact would be reduced by a proposed planting scheme. The visual impact of the proposal would not be excessive and it would play no part in the existing streetscene.

### Parking Issues

A number of neighbours raise concern about parking issues in Russell Road which may result if this application is granted permission.

Parking restrictions that exist on the road during the day from 10.00 – 14.30 do not apply during the evening hours or weekends. During those times, only permit holders may park in the road. A number of roads in the immediate vicinity have a parking restriction from 13.00 – 14.00. Again this does not extend into the evening or weekends. The area is also well served by public transport.

Because of its relatively small size, its usability is largely restricted to that of a play area for limited numbers of people. It is intended to be used solely in connection with school activities. The implementation of this proposal would therefore not excessively impact on the parking of vehicles in the vicinity of the site, and particularly not in Russell Road. It is noted that on-street parking is not restricted outside school hours, while during school hours there would be no increase in demand for on-street parking due to a combination of existing restrictions and the School's requirement for the proposed playing surface in connection with its own activities. In relation to the use of the proposed artificial pitch outside of school hours, the consequence for demand for on-street parking would be limited by its small size, which restricts its appeal. However, the conditions discussed in the section of this report dealing with impact on living conditions would generally prevent the proposal from generating any demand for on-street parking outside of normal school hours.

### Trees and Landscaping

Consultation has also taken place with the trees and landscaping section of the Council and an Arboricultural Method Statement has been included with the application. The Trees and Landscaping Team have formed the view that the proposal is acceptable subject to a condition controlling the work on site. This application will be conditioned accordingly.

### Drainage Issues

Drainage is a further concern of local residents. The application has been accompanied by a land drainage report relating how this particular issue will be addressed. The land drainage section of the council has been consulted in relation to this proposal and is of the opinion that a proposed soakaway would sufficiently deal with surface run off and therefore a Flood Risk Assessment is not deemed necessary.

**Conclusion:**

The concerns of a number of local residents in relation to this development are noted and given due consideration. However the proposal is deemed acceptable subject to conditions. The impact on the living conditions of occupants of No70 Russell Road can be controlled to an acceptable level by appropriate conditions. The fence would play no part in the existing streetscene of Russell Road. Parking in the vicinity would not be unduly affected by the proposal. Land drainage concerns are adequately addressed by the proposed soakaway. A condition prohibiting lighting in connecting with the artificial pitch is deemed necessary and it is appropriate to repeat the condition on planning permission EPF/0970/06 to limit the hours of use of the playing surface to safeguard the amenities of local residents. Consequently it is considered that the proposal would provide a useful facility for the school and the potential for harm to be caused can be mitigated by conditions imposed on any grant of consent. It is recommended that planning permission be granted on that basis.

***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



The material contained in this plot has been reproduced from an Ordnance Survey map with the permission of the Controller of Her Majesty's Stationery. (c) Crown Copyright. Unauthorised reproduction infringes Crown Copyright and may lead to prosecution or civil proceedings.

EFDC licence No.100018534

<b>Agenda Item Number:</b>	<b>2</b>
<b>Application Number:</b>	EPF/2151/10
<b>Site Name:</b>	Loyola Preparatory School, 103 Palmerston Road, Buckhurst Hill, IG9 5NH
<b>Scale of Plot:</b>	1/1250

**Report Item No: 3**

<b>APPLICATION No:</b>	EPF/2153/10
<b>SITE ADDRESS:</b>	121 High Road Loughton Essex IG10 1SY
<b>PARISH:</b>	Loughton
<b>WARD:</b>	Loughton Forest
<b>APPLICANT:</b>	The Abbeyfield Loughton Society Ltd
<b>DESCRIPTION OF PROPOSAL:</b>	Demolition of existing sheltered housing and erection of 2 detached houses.
<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=522271](http://planpub.eppingforestdc.gov.uk/AniteIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=522271)

**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 shall proceed in accordance with the approved plans, which are listed in the attached informative.
- 4 Prior to the commencement of the development hereby approved, details of proposed boundary walls, fences or other means of enclosure shall be submitted to the Local Planning Authority for approval in writing. The details shall include provision for the erection of screening adjacent to the raised terraces at a height of not less than 1.7 metres above the finished level of the terraces. The approved boundary treatment shall be erected prior to the first occupation of the dwellings and retained thereafter.
- 5 The parking area shown on the approved plan shall be provided prior to the first occupation of the development and shall be retained free of obstruction for the parking of residents (staff) and visitors vehicles.
- 6 Prior to occupation of the development a 1.5 metre x 1.5 metre pedestrian visibility splay, as measured from and along the highway boundary, shall be provided on both sides of the vehicular accesses. Such visibility splays shall be retained free of any obstruction in perpetuity. These visibility splays must not form part of the vehicular surface of the access.

- 7 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 the Local Planning Authority for approval in writing. The approved scheme shall be carried out in its entirety prior to the access becoming operational and shall be retained at all times thereafter.
- 8 Prior to first occupation of the development hereby approved, the proposed window opening(s) in the flank elevation(s) at first and second floor level shall be entirely fitted with obscured glass and have fixed frames to a height of 1.7 metres above the floor of the room in which the window is installed and shall be permanently retained in that condition.
- 9 Notwithstanding the provisions of the Town and Country Planning General Permitted Development Order 1995 as amended (or any other order revoking, further amending or re-enacting that order) no extensions or the erection of outbuildings generally permitted by virtue of Schedule 2, Part 1, Classes A and E shall be undertaken without the prior written permission of the Local Planning Authority.
- 10 No development, including works of demolition or site clearance, shall take place until a Tree Protection Plan and Arboricultural Method Statement in accordance with BS:5837:2005 (Trees in relation to construction) has been submitted to the Local Planning Authority and approved in writing. The development shall be carried out only in accordance with the approved Tree Protection Plan and Arboricultural Method Statement unless the Local Planning Authority gives its written consent to any variation.
- 11 No development, including site clearance, shall take place until a scheme of soft landscaping and a statement of the methods, including a timetable, for its Implementation (linked to the development schedule), have been submitted to the Local Planning Authority and approved in writing. The landscape scheme shall be carried out in accordance with the approved details and the agreed timetable. 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.
- 12 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.

*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 buildings and the erection of two detached dwellings. Each dwelling would have accommodation across three storeys (including the roof space) and would provide five bedrooms. Each would have an integral garage, a parking area to the front and a rear garden area (including raised patio) of approximately 22 metres in depth.



### **Description of Site:**

The application site comprises block of sheltered housing for the elderly. The building comprises a two storey former dwelling house which has substantial extensions to the side and rear. The land to the side of the building slopes downwards fairly steeply. There is an existing garden area to the rear of the site, which is fairly level. There are a number of mature trees within the garden area. To the North of the site, is Lincoln Hall, occupied by The Red Cross. To the South, 119 High Road is another former dwelling house which is in commercial use, occupied by a letting agent. To the rear of 119 High Road is an office building, Thatcher House. To the South East of the site lies the rear garden (and rearmost part of the dwelling) at 6 Meadow Road. To the East of the site is the Sainsbury store, visible only as a solid high brick wall.

The area surrounding the site is predominantly commercial in its character. However, there are residential properties, including a flatted development, on the opposite side of the High Road and 117 High Road, located on the opposite corner of Meadow Road.

The site has a single vehicle access point, set within a low level brick wall. A total of three car parking spaces are provided within the site, two to the side of the building and one to the front.

### **Relevant History:**

Planning permission (CHI/0211/70) was granted in 1970 for the conversion of the building/site to an elderly people's home. Subsequently four planning applications were made and approved in the 1980's and 1990's for extensions to the home. The original planning application was for 9 rooms and a 'housekeepers' flat.

### **Policies Applied:**

#### Local Plan

CP2 - Protecting the Quality of the Rural and Built Environment  
CP3 – New Development  
CP4 – Energy Conservation  
CP5 – Sustainable Building  
CP7 – Urban Form and Quality  
H2A – Previously Developed Land  
CF12 – Retention of Community Facilities  
ST4 – Road Safety  
ST6 – Vehicle Parking  
HC1 – Development Affecting Scheduled Monuments and Other Archaeological Sites  
CF3 – Redevelopment of Health Care Facilities  
DBE1 – Design of New Buildings  
DBE 2, 9 – Neighbouring Amenity  
DBE3 – Development in Urban Areas  
DBE6 – Car Parking  
DBE8 – Private Amenity Space  
LL10 – Adequacy of Provision for Retention of Landscaping  
LL11 – Landscaping Schemes

### **Summary of Representations:**

Notification of this application was sent to Loughton Council and to 55 neighbouring residents.

The following representations have been received to date:

LOUGHTON TOWN COUNCIL: Objection: The Committee OBJECTED to this planning application and the demolition of the existing house, which was seen as a good example of the domestic revival style of 1890's property. The proposed rooflines were considered much in excess of the rest of the streetscene and highway concerns were raised by an additional entry requiring reversing into the busy A121 near an adjacent bus stop. The Committee had no objection to the demolition of later extensions and their substitution by a different building. Members also regretted the loss of sheltered accommodation. However, if the District Council was inclined to grant planning permission, members sought a planning condition to protect the existing trees in the garden.

41 MEADOW ROAD: Objection: Firstly, surely there is a need for more elderly sheltered housing not less? Where will the current residents move to? And are there not elderly people in the area who would benefit from the property being kept as it is? Secondly, at the current rate, there will be no properties left in Loughton that are sympathetically built and in keeping with the area. Over the last 10 years we have seen many beautiful buildings demolished in Loughton. Surely people move to this area because of the feel of the town. Soon it will resemble many other towns that over the years have been diminished by poor planning.

### **Issues and Considerations:**

The main issues to be considered in this case are:

- The acceptability of the principle of residential development;
- The impact of the proposed development on the occupiers of neighbouring residential properties;
- The impact of the development on the character and appearance of the area;
- Tree and Landscape matters: and
- Vehicle parking and access.

### **Principle of Residential Development**

The existing development provides sheltered housing, in the form of en suite bedrooms (some with a small living area) and communal lounge, kitchen, dining and laundry facilities being provided. Sheltered housing can be defined as “independent accommodation provided to elderly people, with support from a warden and an emergency call facility, usually having a communal lounge facility”. There would be a material change in the use of the land for the land to be used for family dwellings.

Some consideration has been given to the relevance of Local Plan policies CF12, which seeks the retention of community facilities and CF3, which relates to the redevelopment of health care facilities. However, the existing use of the site is residential. Whilst the use is targeted at a particular group, it is not a community use. Accordingly, the provisions of policy CF12 are not considered to be of relevance. Furthermore, there is no provision of health care within the site at present and it is not, therefore considered that policy CF3 is relevant.

In light of the above, it is considered that the use of the site for the proposed development of two dwellings is acceptable in principle, subject to compliance with planning policies relating to other material considerations. These will be considered through this report.

### **Neighbouring Amenity**

Properties surrounding the application site are mainly in commercial use. The residential property which would be most affected would be 6 Meadow Road, located to the rear of the site. The proposed houses would face towards the rear garden of this neighbouring property. However, the depth of the rear garden is such that there would not be any material overlooking of the garden.

There are some windows which face towards the application site, from the rear projection of 6 Meadow Road. However, views from the proposed houses and gardens into these windows would not be greater than at present – indeed it is anticipated that they would be less, due to the reduced number of residential units on the site. Any overlooking would be partly screened by the retention of the mature trees within the rear of the site, as the application proposes.

There is potential for the raised patios to the rear of the dwellings to cause excessive overlooking. This may be mitigated by the use of a planning condition to require the erection of privacy screens that are proposed to be erected between the dwellings and on the boundaries with Lincoln Hall and 119 High Road adjacent to the patios.

The level of amenity for the future occupiers of the proposed dwellings must also be taken into consideration. Whilst parts of the gardens of the proposed dwellings would be overlooked by the occupiers of 6 Meadow Road, it is considered that the garden depths would be such that an adequate level of privacy would be achieved in parts of the garden. All habitable rooms within the dwellings would achieve acceptable levels of light and outlook and suitable garden areas would be provided.

#### *Design and impact on the character and appearance of the area*

The dwellings would both be of similar built form, but would have different elevational finishes. They would have pyramid roofs with a maximum height of 10.6 metres. The height of the dwellings would be considerably greater than both the immediate neighbouring buildings, but comparable with that at no. 127.

Concern has been expressed by Loughton Town Council regarding the loss of the existing dwelling, which they consider to be “a good example of the domestic revival style of 1890’s property”. However, the building is not protected by any national or local listing and does not lie within a designated conservation area. Whilst the original dwelling is an attractive building, it has been unsympathetically altered and extended. Accordingly, it is not considered that there is justification to refuse planning permission on the basis that the existing building should be retained.

With regard to the aesthetic merits of the proposed development, whilst the proposed dwellings would replicate some characteristics of the existing dwellinghouse (for example the use of steep roof pitches, the use of elevational detailing and bay windows) they would appear as modern additions within the street scene. The dwellings would be taller than both neighbouring buildings. However, as they would be set back in relation to the building line of neighbouring properties and would stand at a similar height to number 127, it is not considered that they would be overly prominent within the street scene. Their prominence would be further reduced by the design, which results in the highest part of the roof being set well back in relation to the street, with the lower gable protections being more visible from the street. The proposed side dormers would be well proportioned within the roof slopes and would not, therefore, be overly prominent.

Accordingly, whilst the proposed dwellings would result in a significant change to the street scene, on balance it is not thought that the change will be detrimental to the character and appearance of this part of Loughton High Road. To the contrary, it is considered that the development would bring the benefit of the removal of the existing unsympathetic additions to the building which are visible from the street.

#### *Trees and Landscaping*

The proposed development has been assessed by the Council’s Arboricultural Officer. It is not considered that the existing trees within the front of the site are worthy of protection by a tree preservation order. However, the provision of new planting to soften the effect of the proposed

new build within the street scene would be beneficial. Additional planting may be secured by the use of a planning condition.

The plans indicate that it is intended to retain some of the mature trees within the rear gardens of the proposed dwellings. The retention of these trees will provide a mature look to the proposed new gardens. These trees will need protection during the construction process. This matter may also be secured by the use of a planning condition.

#### Vehicle Parking and Access

An officer from County Highways has assessed the proposed development. They have advised that the proposal provides turning on site and there are no driver to driver visibility issues. Subject to the imposition of planning conditions to secure pedestrian visibility splays either side of the accesses and to prevent the discharge of water onto the highway, it is considered that the proposed site accesses would be acceptable.

#### Other Matters

*Flood Risk* – the application has been assessed by the Council's Engineering, Water and Drainage Team. They have confirmed that the site does not lie within either a locally or nationally identified flood risk zone. Furthermore, as the proposed development would only cause a negligible increase in surface water run-off the submission of a flood risk assessment will not be required.

*Archaeology* – due to the location of the application site adjacent to the High Road, which was constructed between 1611 and 1622, it is possible that important archaeological deposits associated with the medieval or earlier development of Loughton may be disrupted or disturbed. It is, therefore necessary to impose a planning condition requiring the implementation of a programme of archaeological work prior to the commencement of the development.

#### **Conclusion:**

In light of the above appraisal, it is considered that the loss of the existing residential home and its replacement with dwelling houses would be in accordance with Local Plan policies. The proposed dwellings are considered to have an acceptable appearance which would not be detrimental to the visual amenities of the High Road. There would not be any material adverse impact on the occupiers of neighbouring properties and the proposal makes provision for suitable access to the highway and provides adequate off-street parking. Accordingly, subject to the use of planning conditions discussed in 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:***

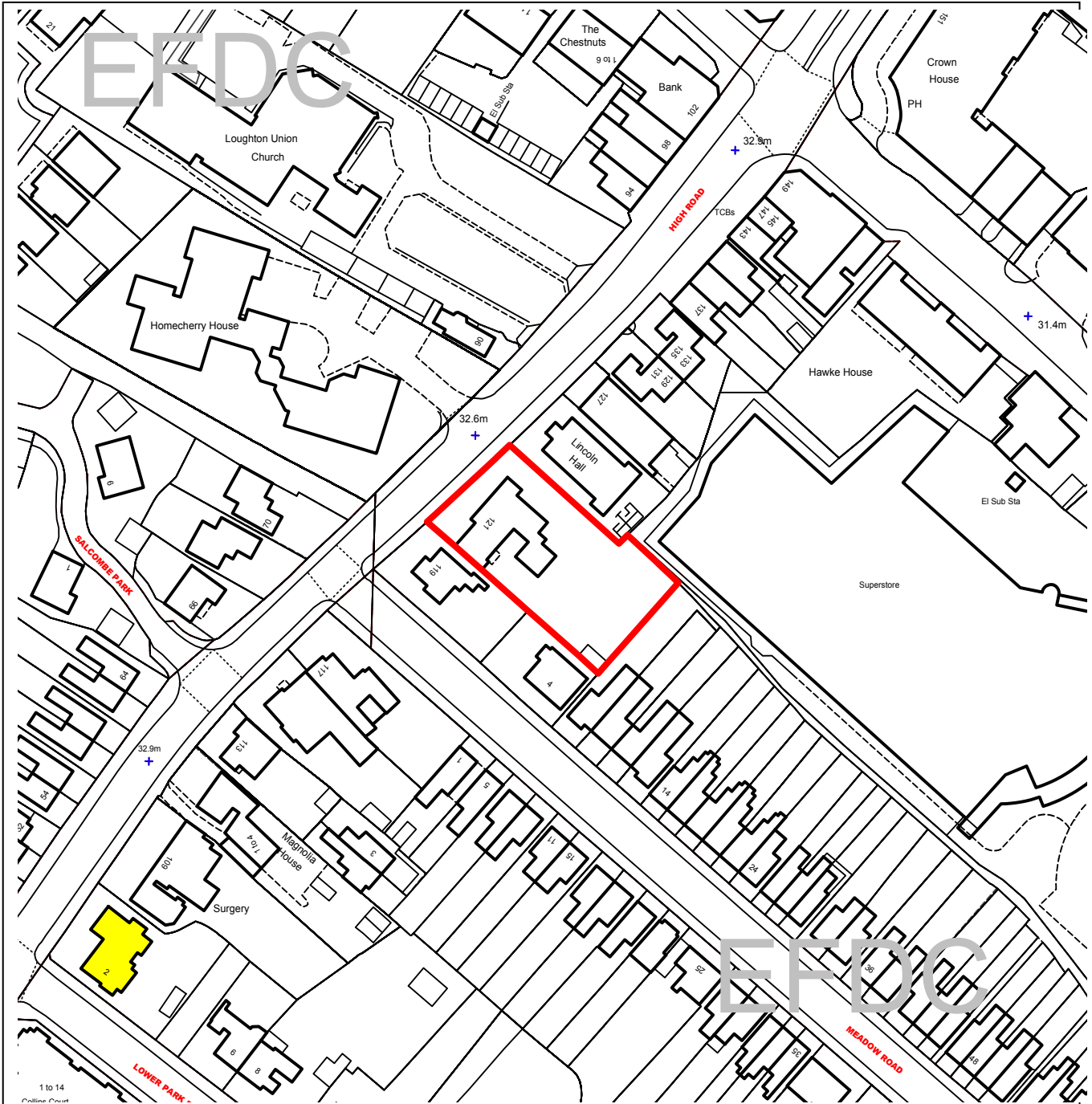
***Planning Application Case Officer: Mrs Katie Smith  
Direct Line Telephone Number: (01992) 564109***

***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



The material contained in this plot has been reproduced from an Ordnance Survey map with the permission of the Controller of Her Majesty's Stationery. (c) Crown Copyright. Unauthorised reproduction infringes Crown Copyright and may lead to prosecution or civil proceedings.

EFDC licence No.100018534

<b>Agenda Item Number:</b>	<b>3</b>
Application Number:	EPF/2153/10
Site Name:	121 High Road, Loughton IG10 1SY
Scale of Plot:	1/1250

**Report Item No: 4**

<b>APPLICATION No:</b>	EPF/2427/10
<b>SITE ADDRESS:</b>	108 Princes Road Buckhurst Hill Essex IG9 5DX
<b>PARISH:</b>	Buckhurst Hill
<b>WARD:</b>	Buckhurst Hill West
<b>APPLICANT:</b>	Mr Keith Sheridan
<b>DESCRIPTION OF PROPOSAL:</b>	Single storey rear extension.
<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/AniTelM.websearch/ExternalEntryPoint.aspx?SEARCH\\_TYPE=1&DOC\\_CLASS\\_CODE=PL&FOLDER1\\_REF=523254](http://planpub.eppingforestdc.gov.uk/AniTelM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=523254)

**CONDITIONS**

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

*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:**

Single storey rear extension

**Description of Site:**

A two storey older style semi detached house located in a road of contrasting house styles. Both this house and the adjoining semi at number 6 have long back additions, and also relatively wide plots.

**Relevant History:**

EPF/2075/09 gave approval to a single storey rear and side addition – please see below for further comment.

**Policies Applied:**

DBE9 – Impact on Amenity  
DBE10 – Design of Extensions

### **Summary of Representations:**

BUCKHURST HILL PARISH COUNCIL – Object – overdevelopment and too large.

NEIGHBOURS – 2 properties consulted. At the time of drafting this report no replies have been received. However, one more week is left in the 21 day consultation period and any replies will be reported verbally at Committee.

### **Issues and Considerations:**

The size of the proposed extension is similar to that approved previously under EPF/2075/09 but has a different configuration. All of the extension now proposed will project out from the rear wall of the back addition, whereas on the previous scheme the extension also extended sideways from part of the existing back addition. The extension now proposed projects 5.8m into the rear area, and has a width of 5.5m.

This is a sizeable extension but it will have little impact upon neighbours for the following reasons: Firstly, the rear addition of the adjoining number 106 has an existing long back addition, and the proposed extension will only project 0.5m further than this adjoining addition. Therefore the proposal will have minimal effect on the amenity and outlook of number 6. On the other side, number 10 stands on ground that is 0.75m to 1m higher than the application property. The extension will be sited 2m away from the common boundary between the two properties, and this boundary is formed by a solid 2.4m high fence. For these reasons, the proposed extension will also only have a small effect on the amenity and outlook of number 10.

With regard to the Parish Council's view that the extension constitutes overdevelopment, the existing rear garden is over 30m long and 7.5m wide. This is a large garden and can absorb the proposed extension without it appearing obtrusive and out of character. It should also be pointed out that the nearby houses in both Princes Way and Monarch Place have a much greater bulk of building extending rearward towards the Forest.

The proposed extension will have a pitched roof leading to a central ridge. The submitted plans indicate that facing brick and roof tile to be used will match the existing house. In appearance this rear extension will have an acceptable appearance, although it will not be observed from most public viewpoints.

### **Conclusion:**

The proposed extension complies with relevant planning policies and 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: 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



The material contained in this plot has been reproduced from an Ordnance Survey map with the permission of the Controller of Her Majesty's Stationery. (c) Crown Copyright. Unauthorised reproduction infringes Crown Copyright and may lead to prosecution or civil proceedings.

EFDC licence No.100018534

<b>Agenda Item Number:</b>	<b>4</b>
Application Number:	EPF/2427/10
Site Name:	108 Princes Road, Buckhurst Hill IG9 5DX
Scale of Plot:	1/1250