

Report Item No: 1

APPLICATION No:	EPF/0082/11
SITE ADDRESS:	56 Roding View Buckhurst Hill Essex IG9 6AQ
PARISH:	Buckhurst Hill
WARD:	Buckhurst Hill East
APPLICANT:	The Owner/Occupier
DESCRIPTION OF PROPOSAL:	TPO/EPF/01/02 T1 - Willow - Fell
RECOMMENDED DECISION:	Grant Permission (With Conditions)

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

http://planpub.eppingforestdc.gov.uk/AniteIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=524589

CONDITIONS

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

This application is before this Committee since it is an application to fell preserved trees and is recommended for approval (Pursuant to Section P4, (3) of the Council's Delegated Functions)

Description of Proposal:

Weeping Willow; fell to ground level

Description of Site:

The willow stands in the restricted rear garden of the semi detached property: it is visible from neighbouring gardens and may be glimpsed from adjacent roads.

Relevant History:

The order was made in 2002 following a severe pruning.
TRE/EPF/59/05: reduction by 50% agreed with conditions, March 2005

Relevant Policies:

LL9 – Felling of preserved trees

'the council will not give consent to fell a tree...protected by a TPO unless it is satisfied that this is necessary and justified.....any such consent will be conditional upon the appropriate replacement of the tree'

Summary of Representations:

BUCKHURST HILL PARISH COUNCIL: Object. The Parish Council are committed to retaining trees however we would welcome the views of the Arboricultural Officer.

NEIGHBOURS:

6 Thaxted Road, Buckhurst Hill: Object. The Tree Preservation Order was made in 2002 because a number of trees at this neighbouring property had been felled and also poor pruning had been carried out this willow. It has high visual amenity and is a haven for wildlife. Its removal would have a significant detrimental impact on the local environment. Sympathises with issues of root damage but would be satisfied were the tree reduced in size by 50% all round and pruned back hard every 5 years or so. This would keep everyone happy and keep the beautiful tree in place.

4 Thaxted Road, Buckhurst Hill: Object. TPO was placed following some very poor pruning of this tree and the felling of a number of others. Apart from the obvious concern about root damage to properties if a tree of this age were felled, this beautiful tree is a haven for small wildlife and birds and at the end of the day the tree was fully grown on the property when the present owner purchased the same.

8 Thaxted Road, Buckhurst Hill: Object. Does not wish for the Willow tree to be cut down as it provides privacy and habitat to wildlife. However due to its size and proximity to property would like to reduce its size to 50% all round and be pruned back hard every couple of years.

54 Roding View: No objections to the felling of the Willow as requested by the owners. Immediate neighbours: the Willow overhangs our property.

Issues and Considerations:

The application is on the basis that there is significant subsidence to 56 Roding View and that felling is required to provide a long term solution to the problems. Supporting information has been supplied and in particular engineering information as to the degree and nature of the subsidence. This has been checked with a site visit with engineers for the insurers. The information is not as complete as could be wished, but with the benefit of the accompanied site inspection it is sufficient as a basis for decision.

The current situation is that there is cracking categorised as slight (i.e. 3 on the scale from 0 to 6) however, it has become worse since originally reported and is likely to increase in severity. At present, even following recovery over this winter there is cracking in all of the main rooms to the rear of the house, closest to the tree, along the central corridor, and cracking is beginning in front

rooms. Because of the very fast growth pattern of trees of this species and their high water demand it is likely that the damage will become rapidly worse if the cause is not dealt with.

Leaking drains have not been investigated as part of the application but it is unlikely they are a cause; the house owner reports them as running away from the house not underneath it and there is a seasonal element to the damage which cannot have been produced by leaking drains.

There is no other vegetation present nearby that would be likely to cause the degree of damage and willow roots have been identified in the trial pit.

The possibility of a root barrier was investigated on site but because of the shape of the garden and the fact that the tree is on the boundary with the neighbouring property it would be impractical in this instance. The insurance company has been asked whether they would accept pruning; they have responded that they would not accept it as it would not provide a long term solution.

Assessment:

The tree has amenity value, but only to a limited extent due to its limited visibility. It is clearly enjoyed by the neighbours but in a private capacity. Other than underpinning the other technical solution available, that is hard and repeated pruning, would drastically limit the public value of the tree. It is also not certain that it would work and would rely on the active and long term cooperation of the owner of the tree.

The owner of the tree has said that she would prefer to replace it with a different species, such as a Silver Birch, which she would allow to grow unhindered and which would not require the regular pruning.

Conclusion:

Therefore it is recommended that the Willow is allowed to be felled, subject to the requirement that it be replaced with a Birch as set out above.

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: Chris Neilan
Direct Line Telephone Number: 01992 564321***

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



Epping Forest District Council

Area Planning Sub-Committee South



Report Item No: 2

APPLICATION No:	EPF/0372/11
SITE ADDRESS:	34 Ardmore Lane Buckhurst Hill Essex IG9 5SA
PARISH:	Buckhurst Hill
WARD:	Buckhurst Hill West
APPLICANT:	Mr David Jarmain
DESCRIPTION OF PROPOSAL:	TPO/EPF/11/91 T14 - Cherry - Fell
RECOMMENDED DECISION:	Grant Permission (With Conditions)

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

http://planpub.eppingforestdc.gov.uk/AniteIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=525810

CONDITIONS

- 1 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.
- 2 SCN68 - Prior Notification of Felling (TPO)
The felling authorised by this consent shall be carried out only after the Local Planning Authority has received, in writing, 5 working days prior notice of such works.

This application is before this Committee since it is an application to fell preserved trees and is recommended for approval (Pursuant to Section P4, (3) of the Council's Delegated Functions)

Description of Proposal:

T14. Cherry – Fell to ground level.

Description of Site:

This wide spreading mature specimen stands less than 7 metres tall, in the corner of the applicant's rear garden. The modern residential cul de sac benefits greatly from the mature ornamental tree cover, planted close to the open front lawned boundaries. The species mix features flowering cherries predominantly of which the subject tree is one such. T14 is the feature tree of the applicant's modest rear garden.

Relevant History:

No specific records exist for pruning to this tree but file correspondence does indicate that over the last decade or so, a number of pruning permissions have been granted to other trees in the locality covered by his Order.

Relevant Policies:

LL9 Felling of preserved trees.

SUMMARY OF REPRESENTATIONS

3 neighbours were consulted but no responses have been received.

BUCKHURST HILL PARISH COUNCIL made no objection to the proposal but asked that the Officer is satisfied that the tree is decaying.

Issues and Considerations:

Issues

The application is made on the basis that the tree is in poor condition. It has a large bough, which has died and the abundant presence of a fungus commonly found on old fruit trees confirms this. Resinous blisters and fungally infected areas on the main stem are also evidence of ill health.

The issue, therefore, is whether or not the removal of this tree is justified and necessary due to its poor condition.

Considerations

i) Tree condition and life expectancy.

From a visual inspection, the tree appears to be in poor condition, with a short life expectancy of less than 10 years.

Decayed strips, colonised by the fungus *Coriolus* are present on the stem from about 0.5 metres above ground level and extend up a major bough, which is entirely dead. Other smaller branches are also dead throughout the crown and new bud and shoot development is stunted. Dark staining surrounding resinous eruptions on the main stem indicate infection within the vascular system of the tree. All visual indications point to the tree's advanced decline.

ii) Amenity value

This squat, 7 metre tall rear garden tree, is completely obscured from full public view. Its removal will have a negligible impact on Public Amenity value.

iii) Replacement tree

The loss of this tree will allow space in this compact rear garden for a young ornamental specimen to be planted in the vicinity. This will provide the house owner a good replacement, to compensate for a well loved garden feature.

Conclusion:

The tree is in a state of terminal decline and has no discernible public landscape value. It is, therefore recommended to grant permission to this application on the grounds that the condition of the tree justifies its removal. The proposal, therefore accords with Local Plan Landscape Policy LL9.

It is recommended that, in the event of members granting permission to fell this tree, a condition be attached to the decision notice requiring the replanting of an agreed suitable replacement at an agreed location on the site.

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

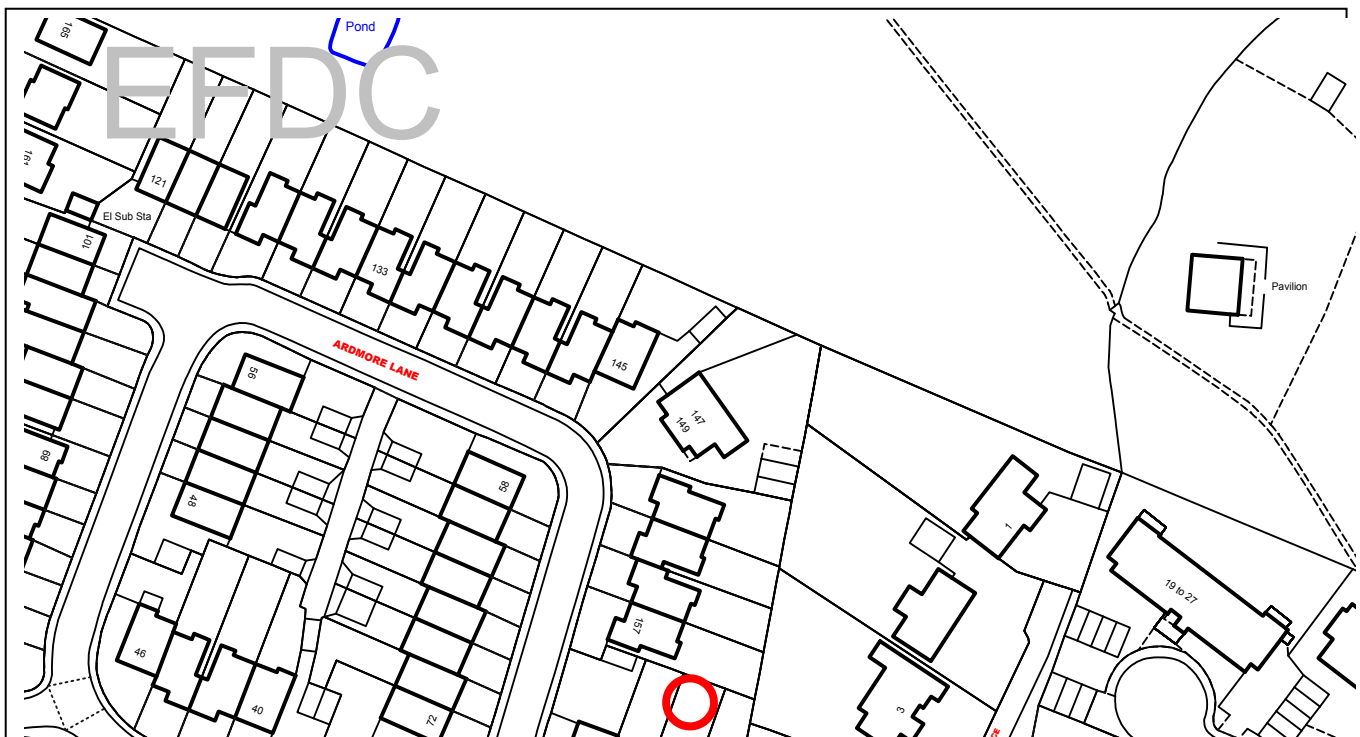
Direct Line Telephone Number: 01992 564546

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



Epping Forest District Council

Area Planning Sub-Committee South



Report Item No: 3

APPLICATION No:	EPF/1791/10
SITE ADDRESS:	15 Connaught Avenue Loughton Essex IG10 4DP
PARISH:	Loughton
WARD:	Loughton Forest
APPLICANT:	Mr Cliff Cooper
DESCRIPTION OF PROPOSAL:	Erection of new detached dwelling.
RECOMMENDED DECISION:	Grant Permission (With Conditions)

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

http://planpub.eppingforestdc.gov.uk/AniteIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=521033

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 including those of the garage doors 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 Prior to commencement of development, details of screen walls, fences or such similar structures shall be agreed in writing by the Local Planning Authority, and shall be erected and thereafter maintained in the agreed positions before the first occupation of any of the dwellings hereby approved.
- 4 Notwithstanding the provisions of the Town and Country Planning General Permitted Development Order 1995 as amended (or any other order revoking, further amending or re-enacting that order) no two storey extensions shall be undertaken without the prior written permission of the Local Planning Authority.
- 5 The proposed window openings in the flank elevations at first 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.

- 6 Notwithstanding the provision of the Town and Country Planning General Permitted Development Order 1995 (or of any equivalent provisions of any Statutory Instrument revoking or re-enacting that Order) no windows other than any shown on the approved plan shall be formed in the flank walls of the building hereby permitted without the prior written approval of the Local Planning Authority.
- 7 No development shall take place until wheel washing or other cleaning facilities for vehicles leaving the site during construction works have been installed in accordance with details which shall be submitted to and agreed in writing by the Local Planning Authority. The approved installed cleaning facilities shall be used to clean vehicles immediately before leaving the site.
- 8 Gates shall not be erected on the vehicular access to the site without the prior written approval of the Local Planning Authority.
- 9 All construction/demolition works and ancillary operations, including vehicle movement on site which are audible at the boundary of noise sensitive premises, shall only take place between the hours of 07.30 to 18.30 Monday to Friday and 08.00 to 13.00 hours on Saturday, and at no time during Sundays and Public/Bank Holidays unless otherwise agreed in writing by the Local Planning Authority.
- 10 No development to take place on site until details of the means of construction of the access to the site for the development phase are submitted to and approved by the Local Planning Authority.
- 11 No development to take place on site until details of the construction methods for the driveway serving the new dwelling are submitted to and approved by the Local Planning Authority.
- 12 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.
- 13 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.

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

Description of Proposal

The proposal is for the erection of a two-storey detached house in the side garden of 15 Connaught Avenue, Loughton. The proposal is essentially the renewal of a planning permission that lapsed in 2009 which was in turn a renewal of an earlier planning permission.

The proposed house would be sited between existing houses at 15 and 17 Connaught Avenue and its front elevation would align with those of the adjacent houses. The rear elevation would project 4m beyond the rear elevation of no. 17 but be in approximate alignment with the rear of the existing house at 15 Connaught Avenue. It would be set in 1m from the boundary with 17 Connaught Avenue.

The house would be of traditional design with a hipped main roof and strong gable feature to the front elevation. A centrally located 4.5m wide garage would dominate the ground floor front elevation.

Description of Site:

The proposal site is currently used as a garden area in connection with No15 Connaught Avenue. There is a general mix of two storey dwellings in the vicinity of the site. The road descends steadily from north to south and the proposal site slopes towards the existing dwelling. A number of trees located adjacent to the front boundary wall are covered by Tree Preservation Orders.

Relevant History:

The most relevant and recent history is as follows;

- EPF/1736/86 Outline application for a detached dwelling. Grant Permission (with conditions) - 16/02/1987.
- EPF/0255/92 Erection of detached dwelling. Refuse Permission. Allowed With Conditions - 19/01/1993.
- EPF/0045/97 Detached house with integral garage. Grant Permission (with conditions) - 02/06/1997.
- EPF/1920/03 Erection of two storey detached house with integral garage. Grant Permission (with conditions) - 23/02/2004.

Policies Applied:

- Policy CP1 – Achieving Sustainable Development Objectives
- Policy CP2 – Protecting the Quality of the Rural and Built Environment
- Policy CP3 – New Development
- Policy CP4 – Energy Conservation
- Policy CP5 – Sustainable Building
- Policy CP6 – Achieving Sustainable Urban Development Patterns
- Policy CP7 – Urban Form and Quality
- Policy DBE1 – Design of New Buildings

Policy DBE2 – Effect on Neighbouring Properties
Policy DBE3 - Design in Urban Areas
Policy DBE8 – Private Amenity Space
Policy DBE9 – Excessive Loss of Amenity to Neighbouring Properties
Policy ST1 – Location of Development
Policy ST2 – Accessibility of Development
Policy ST4 – Road Safety
Policy ST6 – Vehicle Parking
Policy H2A – Previously Developed Land
Policy H4A – Dwelling Mix

SUMMARY OF REPRESENTATIONS:

NEIGHBOURS: 12 properties consulted – 0 replies.

LOUGHTON TOWN COUNCIL: Objection. Following recent changes to PPS3 the proposal is considered garden grabbing. The loss of the open aspect and removal of trees would have an adverse impact on the locality. Loss of amenity to residents at No15. If permission was granted the council requested that any trees removed are replaced.

Issues and Considerations:

The main issues relate to neighbour amenity, the appearance of the area and tree and highway concerns. Whether there have been any material changes in circumstances since the previous approval is another consideration. Changes to PPS3, as outlined in Loughton Town Council's objections, will also be considered.

Impact on the Appearance of the Area

The proposed dwelling is "mock Tudor" in style with an expanse of hanging tile to the front. There is no dominant style in the immediate vicinity and the proposal would not look out of place within the streetscene. A small rear dormer window is proposed which is an acceptable design. The design is identical to that previously approved, under EPF/1920/03, and retains a gap of 1.0m to the boundaries. It would therefore not appear cramped within the site. The proposed height of the ridge line is appropriate and indicative materials of construction for the walls and roof are acceptable.

Although the design would incorporate a highly dominant garage in the ground floor front elevation, this element has been approved twice previously, once at appeal and once by the District Council, so it would be difficult to raise objection to it now. Moreover, its appearance can be safeguarded by a condition controlling materials on any consent given.

Neighbour Amenity

The proposal would provide adequate amenity space for future occupants of this dwelling and occupants of No15 Connaught Avenue. There are a number of side facing windows at first floor level which can be reasonably conditioned as obscure glazed. The dormer window would not increase overlooking to any great degree.

The proposal would not result in excessive overshadowing or loss of light. There are no side facing windows on the northern neighbouring dwelling, No17 Connaught Avenue. There are some clear glazed windows on the side elevation of No15. These however are north facing and although there would be some loss of light it would not be highly detrimental to the living conditions of occupants. A thick vegetation screen exists between the application site and No17. These are shown on the plans as retained and a condition ensuring this would significantly reduce impact. The rear

element of the scheme projects beyond the rear elevation of No17 by approximately 3.5m. However it would not result in loss of light or appear particularly overbearing.

Landscaping

The site is subject to protected trees to the front. The trees officers raise no objections to the proposal. A driveway would be constructed to the front of the dwelling. Tree protecting measures can be secured by condition to ensure that trees are protected during the construction phase of the development. A number of trees/bushes would be removed, which is a concern of Loughton Town Council. However these trees are of low amenity value, largely unseen from outside the site, and their removal would not impact adversely on the visual amenity of the area.

Highway Considerations

The garage and front driveway would provide adequate parking and there are no highway concerns.

Changes to PPS3 (Housing)

Loughton Town Council have objected to the application and cited changes to Planning Policy 3 (PPS3) now rendering this proposal as “garden grabbing”. Recent Government amendments to PPS3 have excluded residential gardens from the definition of previously developed land in Annex B and the minimum density of 30 dwellings per hectare has been deleted from paragraph 47. This is a material consideration when determining planning applications. PPS3 does however still promote the efficient use of land in the provision of housing, where it respects the character of the area. The immediate area around the development site is characterised by a mix of housing styles. This proposal would complement the current character of Connaught Avenue. Since the proposal would have no serious impact on the character and appearance of the immediate vicinity whilst providing a more efficient use of land in a sustainable location it complies with PPS 3 as amended.

Permitted Development Rights

Permitted development rights have been revised in the interim period from the previous approval to include two storey rear extensions. Such an extension could have an excessive impact on the amenities of adjacent dwellings and is something which should fall under the control of the Local Planning Authority. It is therefore deemed necessary to remove this particular element of Class A rights.

Conclusion:

The proposed building is an acceptable design and would result in the more efficient use of land. Impact on neighbour amenity is not excessive. As there is nothing to determine otherwise the proposed development is recommended for approval.

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

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

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



Epping Forest District Council

Area Planning Sub-Committee South



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Agenda Item Number:	3
Application Number:	EPF/1791/10
Site Name:	15 Connaught Avenue, Loughton, IG10 4DP
Scale of Plot:	1/1250

Report Item No: 4

APPLICATION No:	EPF/2231/10
SITE ADDRESS:	3 Woolhampton Way Chigwell Essex IG7 4QE
PARISH:	Chigwell
WARD:	Chigwell Row
APPLICANT:	Mrs & Mrs Joan & Alan Agent
DESCRIPTION OF PROPOSAL:	Amendment to first floor side extension approved under planning permission ref EPF/1261/09 comprising of the retention of a reduced height parapet wall to the flank elevation.
RECOMMENDED DECISION:	Refuse Permission (Householder)

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=522538

REASON FOR REFUSAL

- 1 By reason of its height and form, the proposed reduced height parapet wall to the flank elevation of the first floor side extension would appear as an over-dominant alien feature that detracts from the appearance of the house and street scene. As a consequence the extension would cause excessive harm to the character and appearance of the locality contrary to policies CP2 and DBE10 of the Adopted Local Plan and Alterations.

This application is before this Committee since the recommendation appears to conflict with a previous resolution of a Committee (Pursuant to Section CL56, Schedule A (i) of the Council's Delegated Functions) and therefore the Director of Planning and Economic Development considers it appropriate to be presented for a Committee decision (Pursuant to Section CL56, Schedule A (k) of the Council's Delegated Functions)..

Description of Proposal:

It is proposed to retain a first floor side extension and front extension not built in accordance with approved plans.

The deviation is the construction of a parapet wall to the flank elevation of the first floor addition. The proposal includes reducing the height of the parapet by 3 courses of brickwork.

The approved drawings show the first floor side extension should have a hipped roof whose edge meets the outer edge of the flank wall. They do not show a parapet, but they also do not show any eaves.

Description of Site:

The property is an extended two-storey detached house with strong gable feature to the front elevation. It is situated in a prominent location in the street scene on the south western side of the junction of Woolhampton Way with Daylop Drive. The locality is characterised by a mix of two-storey detached and semi-detached houses with gabled and hipped roofs. Houses at junctions are normally set in from side boundaries, particularly at first floor level. The locality is not within a conservation area.

Relevant History:

EPF/1256/08 First floor extension over garage. Refused

EPF/0566/09 Two storey side extension (Revised EPF/1256/08). Refused

EPF/1261/09 First floor extension over garage and extension to bring forward garage in line with house. (Resubmission of EPF/0566/09 proposal). Approved

The background to this application is the extension approved under planning permission Ref EPF/1261/09 was given permission contrary to Planning Officers recommendation that it be refused. A previous proposal for an identical development had been refused by Officers under delegated powers, Ref EPF/0566/09. Application EPF/1261/09 was called to Committee by Cllr Brian Sandler.

In arriving at the decision to grant planning permission Members were verbally advised that the absence of eaves on the hipped roof over the first floor addition, as shown on the submitted drawings, was problematic. When the applicants subsequently came to construct the approved extension they were advised by their agent that, in order to comply with the Building Regulations, its roof design had to be modified in order to include a way of taking rainwater from the roof to a drain. The solution designed by the applicants' agent was a box gutter contained between the roof and a parapet wall. Although this solution achieved compliance with the Building Regulations, it amounts to a material alteration to the approved development that requires planning permission. No further planning permission was sought prior to the construction of the revised design. On completion of the development a complaint was received about its visual impact. The current application was submitted following contact by a Planning Enforcement Officer assigned to investigate the complaint and is an attempt by the applicant to mitigate the visual impact of the extension as built.

Policies Applied:

Epping Forest District Local Plan and Alterations

CP2	Quality of Rural and Built Environment
DBE9	Loss of Amenity
DBE10	Residential Extensions

SUMMARY OF REPRESENTATIONS:

NEIGHBOURS: Eight neighbours were consulted but no comments were received.

CHIGWELL PARISH COUNCIL: No Objection

Issues and Considerations:

The main issue raised by the proposal is design. It is appropriate to consider this in the context of the consequences of the decision on this application for the character and appearance of the locality and for the applicant.

The existing parapet gives the house a poor appearance that is harmful to that of the street scene. By reason of its height and form, extending beyond the front and rear hips and projecting above the lower edge of the roof it appears as a highly dominant feature on the side elevation. The feature is one that is alien to the house and fails to respect its design. It therefore seriously detracts from its appearance.

Having regard to the prominent location of the house, the extension as constructed with the parapet wall to its flank, appears highly intrusive in the street scene. Given the harm caused to the appearance of the house and the street scene, it causes excessive harm to character and appearance of the locality.

Reducing the height of the parapet by 3 courses of brick as proposed would not achieve a materially different appearance and therefore the high degree of visual harm caused would continue.

During the course of dealing with this application discussion took place between Officers and the applicants to explore the scope for a solution. Alternative methods for achieving a roof form that is not materially different to the approved plans were suggested to the applicants. They are as follows:

1. Timbers making up the roof structure of the extension could be modified or extended such that the existing parapet wall to the side elevation is replaced by eaves with gutter below. Simply extending the side facing roof slope would, however, result in the eaves at the side elevation being set below those of the front and rear elevation, which would appear odd. To avoid that it would also be necessary to extend the eaves to the front and rear elevation to match those constructed on the side elevation.
2. Extending the ridge over the side extension to the side a short distance and constructing a side facing roof slope with eaves that replace the parapet wall. This solution would also require work to the front and rear roof slopes since the position of the hips would move to the same distance the ridge is extended. This would amount to partially reconstructing the roof over the extension.

These two options would not require planning permission. The applicant has had prices for those options produced by their builder. They are £14,000 and £15,400 respectively.

A further course of action that could remedy the harm caused was also put to the applicant for consideration. That is replacing the roof over the extension with a gabled roof similar to that of 5 Woolhampton Way on the opposite side of the junction. That design would require planning permission before it could be implemented, but Officers' assessment is that it would have the merits of being a simpler design that would reflect the prominent gable feature of the original house. However, the resulting flank elevation of the house would appear prominent in the street scene. The applicants' builder quotes £11,500 to carry this out.

The applicants agree the parapet does not have a pleasing appearance but do not agree that the visual harm caused is so great that it justifies the cost of carrying out any of the suggested options. Accordingly, they request their application for retaining the parapet at a slightly reduced height be decided on its merits.

As indicated above, the applicants' proposal has been assessed as making little difference to the harmful visual impact of the extension as built. It is also Officers' assessment is that the harm to the character and appearance of the locality would be so great that the personal cost to the applicants of carrying out remedial works would be proportionate.

Conclusion:

The retention of the side extension with a parapet wall to the flank elevation would, even with a marginally reduced height, result in perpetuating excessive harm to the appearance of the house and character and appearance of the locality. The degree of visual harm caused would be so great that it justifies withholding planning permission and securing the implementation of remedial works. Accordingly, it is recommended that consent be refused.

Refusal of planning permission would lead to further discussion with the applicant with a view to secure remedial works within a reasonable timescale. As a last resort planning enforcement action could be taken, but every effort would be made to secure the applicants cooperation in order to avoid the need for it.

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:

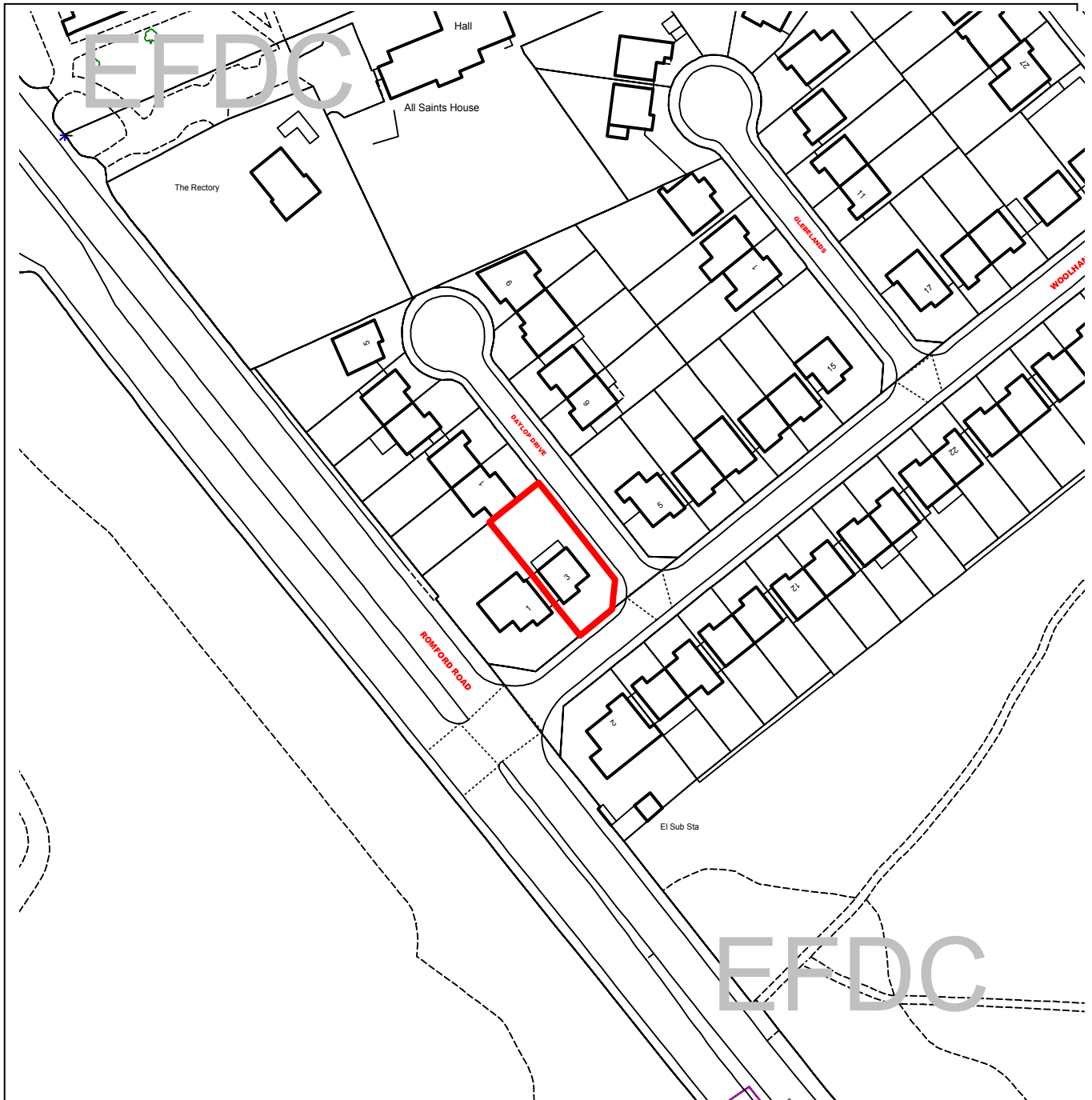
***Planning Application Case Officer: Stephan Solon
Direct Line Telephone Number: 01992 564018***

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



Epping Forest District Council

Area Planning Sub-Committee South



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Agenda Item Number:	4
Application Number:	EPF/2231/10
Site Name:	3 Woolhampton Way, Chigwell, IG7 4QE
Scale of Plot:	1/1250

Report Item No: 5

APPLICATION No:	EPF/0233/11
SITE ADDRESS:	Loughton Methodist Church 260 High Road Loughton Essex IG10
PARISH:	Loughton
WARD:	Loughton St Marys
APPLICANT:	Mrs Jill Angold-Stephens
DESCRIPTION OF PROPOSAL:	Single storey extension to hall to provide drama room and office space together with toilet and kitchen and stand alone single storey building to store costumes.
RECOMMENDED DECISION:	Grant Permission (With Conditions)

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

http://planpub.eppingforestdc.gov.uk/AniteIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=525280

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 as detailed on drawing No A-1011-PI-08 Rev A, unless otherwise agreed in writing by the Local Planning Authority.

This application is before this Committee since it is an application that is submitted by the spouse of a Councillor, (Pursuant to Section CL56, Schedule A (j) of the Council's Delegated Functions).

Description of Proposal

The proposal is to extend an existing hall at the rear of Loughton Methodist Church and construct a stand alone demountable building.

The extension to the existing hall would cover approximately 160 sq. m and would be located between the hall and the main building of the church. The structure would have a hipped and flat roof section. Natural Ventilation Units would be located on top of the roof structure. The building would be 8.2m at its highest point.

The demountable building would be located at the rear corner of the site and would be "T" shaped and cover approximately 83 sq. m. The structure would be 3.4m in height.

Description of Site:

The proposal site is situated on Loughton High Road with the main church building situated at the front of the site. The existing hall is located at the rear and measures approximately 7.0m in height. The site is separated from the south west neighbour by a 2.0m wall. This site is occupied by a post office sorting office. The north east neighbouring site contains a three storey block of flats.

Relevant History

There is a history of applications at the site relating mainly to signage and none are relevant to this application.

Policies Applied:

CP2 – Protecting the Quality of the Rural and Built Environment
CF8 – Public Halls and Places of Religious Worship
DBE1 – Design of New Buildings
DBE2 – Effect on Neighbouring Properties
DBE9 – Loss of Amenity
ST4 – Road Safety
ST6 – Parking

SUMMARY OF REPRESENTATIONS:

(54 properties consulted – 1 reply).

12 VAN RYNE HOUSE: Objection. Lack of access to the site. Car parking concerns and increased noise and disturbance from an increase in use, particularly in the evening. Increased litter and light pollution.

LOUGHTON TOWN COUNCIL: No Objection.

Issues and Considerations:

The main issues to consider relate to impact on the appearance and neighbour amenity.

Impact on the Appearance of the Area

The demountable structure would be largely screened by the existing hall and boundary wall. The building is an acceptable design and raises no issues.

The extension to the hall would reduce the courtyard space between the main church building and the existing hall. The existing building looks dated and would benefit from a refurbishment. The additions would not be visible from Loughton High Road and would therefore play no part in the existing streetscene. The design of the extensions is generally acceptable and offers a modernisation of the existing building. The Natural Ventilation Units and rooflights raise no issues.

Neighbour Amenity

The demountable unit is separated from dwellings in Habgood Road by a 2.0m wall. A number of 5-6 metre high conifer trees are located on the other side of the wall. Consequently the building would be relatively shielded and raise no concerns in relation to neighbour amenity.

The extension to the hall would be separated from the sorting office by the 2.0 wall. The sorting office building is a further 13.0m from the boundary. This development would have no impact on amenity from in relation to the sorting office.

The north east boundary is adjacent to a number of residential flats. The development would cause no loss of light to the flats or appear overbearing when seen from them. An objector has raised concern about increased noise and disturbance. Any noise currently heard from the hall by occupiers of adjacent properties would not be significantly altered by an extension to the building since any activity it facilitates would be contained within the extension. Moreover, its scale is not so great that it would result in such an intensification of the use of the site that could be harmful to the amenities of neighbours. Concerns about increased litter and light pollution would not necessarily be a consequence of any approval of this application.

Parking/Access

The facilities at the site are currently served by 29 parking spaces. 5 would be lost with the development of the site, leaving 24. Given the town centre location with very good access to public transport links, the parking space at the site would be adequate to address the needs of users of the centre. A number of public car parks are also within walking distance of the church. The highways section at Essex County Council has been consulted and has raised no objections to the proposal. Access to the rear of the site would be as the current arrangements and raises no issues.

Solar Panels

Although the proposed sustainable means of providing hot water are laudable, the solar panels would require express consent as they are located within 5.0m of a boundary.

Conclusion:

The proposed additional facilities at the site would provide modern facilities without causing undue impact on neighbour amenity or the appearance of the area. It is therefore recommended for approval with conditions.

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

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

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



Epping Forest District Council

Area Planning Sub-Committee South



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Agenda Item Number:	5
Application Number:	EPF/0233/11
Site Name:	Loughton Methodist Church, 260 High Road, Loughton, IG10
Scale of Plot:	1/1250

Report Item No: 6

APPLICATION No:	EPF/0284/11
SITE ADDRESS:	Grass Verge Outside Former Beis Shammai School High Road Chigwell Essex IG7 6DR (Some 14m to the North of New Roundabout)
PARISH:	Chigwell
WARD:	Chigwell Village
APPLICANT:	O2 UK Ltd/Vodafone Ltd
DESCRIPTION OF PROPOSAL:	Telecommunication installation comprising the erection of a 17.5m high pole with ground level cabinets, to be shared by both O2 and Vodafone.
RECOMMENDED DECISION:	Grant Permission (With Conditions)

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

http://planpub.eppingforestdc.gov.uk/AniTelM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=525450

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 telecommunications installation hereby approved shall be removed after it is no longer needed for telecommunications purposes.

This application is before this Committee since a) the recommendation differs from the views of the local council (pursuant to section P4, Schedule A (g) of the Council's delegated functions) and b) it is an application for commercial development and the recommendation differs from more than two expressions of objection (pursuant to section P4, Schedule A (g) of the council's delegated functions).

Description of Proposal:

Telecommunications installation comprising the erection of a 17.5m high pole with ground level cabinets, to be shared by both O2 and Vodafone. The pole would be of a galvanised steel colour, with the cabinets painted green.

Description of Site:

The site is part of a green verge behind a pavement on the east side of the High Road some 14m north of the new roundabout built as a result of the new housing development being constructed at Grange Farm. To the rear of the green verge there is a narrow access road leading to a National Grid compound, and to the rear of this access road is a steel palisade fence forming the boundary to the car park of the Beis Shammai School which has been vacant for a number of years. The site lies within the Green Belt and some 100m north of the northern edge of the Chigwell Village Conservation Area.

Background:

The proposal is one of seven applications currently under consideration for telecommunications poles in the Chigwell/Loughton/Buckhurst Hill areas. The installations would be shared by two mobile phone companies i.e. O2 and Vodafone and this sharing of sites is a welcome development. This particular installation is different from the other six applications because the pole exceeds 15m in height and hence a normal planning permission is required. The other six proposals are for poles that are lower than 15m and hence fall within permitted development - although prior approval is required from the Council before this permitted development can be exercised. In line with government advice pre application consultations were carried out with the planning office, (and with local ward councillors, the Parish Council, and with Chigwell School and Chigwell Primary School). Planning officers advised that this particular High Road site may be suitable for an installation but that another close to the junction of Manor Road and Forest Lane/ New Forest Lane would be unlikely to be approved, in particular because of its proximity to houses.

Policies Applied:

PPG8 Telecommunications
U6 other masts and aerials
GB2A Development in the Green Belt.

Summary of Representations:

CHIGWELL PARISH COUNCIL – Object on grounds that the mast and equipment cabinets would be an inappropriate feature in the street scene and the locality.

NEIGHBOURS – 7 properties consulted, including Chigwell Primary School and a site notice erected. 6 replies received:-

ESSEX AREA RAMBLERS – the development would be unsightly in the Green Belt and dangerous to health of school children in nearby school.

HUNTERS, GREEN LANE – The proposal is inappropriate for many reasons including proximity to schools, school collection area, Green Belt and conservation area, and would be a visual traffic hazard.

CHRISTIES, 81, HIGH ROAD – Object because site is inappropriate, the development would be unsatisfactory in appearance and out of scale, it would be detrimental to the need to preserve the character of Chigwell village and its listed buildings, and why does it have to be located in a residential area?

TROTWOOD, 54 HIGH ROAD –object because a) it would be extremely unsightly in the proposed position, and could it not be placed with the sub station across the road? and b) the site is close to

Chigwell primary school and until possible dangers of radiation from these masts is fully explored it is folly to allow one close to a school.

ELMBANK, 42 HIGH ROAD - Three objections raised as follows:

- 1) Proximity to the Gas Pumping Station on the corner of Green Lane/High Road. What risk assessment studies have been made to look at the impact of micro/radio waves on gas. The station has had a number of leaks from it over the last two years.
- 2) Proximity to Chigwell School and Beis Shammai. What plans are there for the redevelopment of the primary school? A number of studies have found health risks to growing children as a result of being exposed to micro/radio waves.
- 3) Impact on an area of outstanding beauty. i.e Chigwell Village- it is not an industrial estate despite many attempts to turn it into one.

HAYLANDS COTTAGE, GREEN LANE – Object. The mast may present a health hazard to the schools and local residents. It is also out of character with the surrounding village and will be any eyesore as it is so exposed there. The existing mobile network signal is perfectly ok and does not need this new mast.

ESSEX CC HIGHWAYS – no objections.

ESSEX CC PROPERTIES & FACILITIES SECTION – consulted as owner of Beis Shammai School- no response.

Issues and Considerations:

PPG8 sets out the broad policy for telecommunications installations and paragraph 1 states '*The Governments policy is to facilitate the growth of new and existing telecommunications systems whilst keeping the environmental impact to a minimum.* Para 2 adds that '*The aim of telecommunications policy is to ensure that people have a choice as to who provides their telecommunications service, a wider range of services from which to choose, and equitable access to the latest technologies as they become available.* With regard to this latter point the telecommunication poles now applied for are to enable 3G coverage to be provided to give mobile phone users a range more advanced services – these include video calls and wireless internet.

Policy U6 of the Councils Local Plan sets out factors to take into account in determining proposals for masts/poles and proximity to residential property is one such factor. Of the seven proposals currently under consideration as many as five may well be rejected mainly on grounds of adverse effect on the amenity of nearby residents. The nearest house to this application site, 75, High Road, lies on the opposite side of the road in a recessed position some 60m away from the proposed installation. Additionally a line of 10/12m high trees are located on the High Road frontage to this property and this will provide effective screening of the proposed installation. The other nearest dwellings are some 100m away from the site, ie Haylands Cottage and Hunters in Green Lane, and many mature large trees also provide an effective screening of the site. For these reasons the proposed pole does not have a significant effect on the amenity of residents in the locality.

In terms of visual amenity in the street this is a relatively high pole at 17.5m , a height necessitated by the need to avoid signal interference which would be caused by trees in the vicinity. Although there is other street furniture close to the proposed site, including a 10m high street lighting column, the pole, by reason of its height and girth, would have some impact on visual amenity. However, as mentioned above, the immediate locality is characterised by tall trees which would reduce the conspicuous nature of the pole. Additionally, very few pedestrians use this stretch of the High Road and this also means its impact on visual amenity in the street scene would also be lessened. Although the site is in the Green Belt, owing to its position on a classified road and surrounded by trees, the proposal would have a small effect on the openness of the Green Belt.

The site lies close to the boundary of a large car park to Beis Shanmmmai School. This school has been vacant for some time, and the future of this school site is uncertain. The site also lies some 210m from Chigwell primary school. Two objections received refer to possible risk to the health of children. Government advice in PPG 8 states that the planning system is not the place for determining health safeguards, and it goes on to say that if a proposed mobile phone base station meets ICNIRP guidelines it should not be necessary to consider further the health aspects of the development. (ICNIRP = International Commission on Non-Ionizing Radiation). An ICNIRP certificate has been submitted with this application. In this context also a planning inspector in Nov 2008, in granting permission for a telecommunications pole adjoining the boundary of Oak View special needs school in Whitehills Road/Borders Lane Loughton, set aside health issues in arriving at his decision. Bearing these points in mind it is not expedient to refuse this application on grounds of posing a health risk to school children.

Conclusion:

The applicants have considered two other sites for this installation but these cannot be progressed. In this connection it is acknowledged that alternative installations on roofs of buildings such as schools, fire stations, blocks of flats, are now far more difficult to obtain since owners are less amenable to hosting such installations. This means that highway locations, on pavements or grass verges, provide the only real possibility for new installations. The proposed installation will have some effect on visual amenity but because of the reasons explained above this impact will be kept to a minimum. Conditional planning permission is therefore recommended for this telecommunications installation.

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:

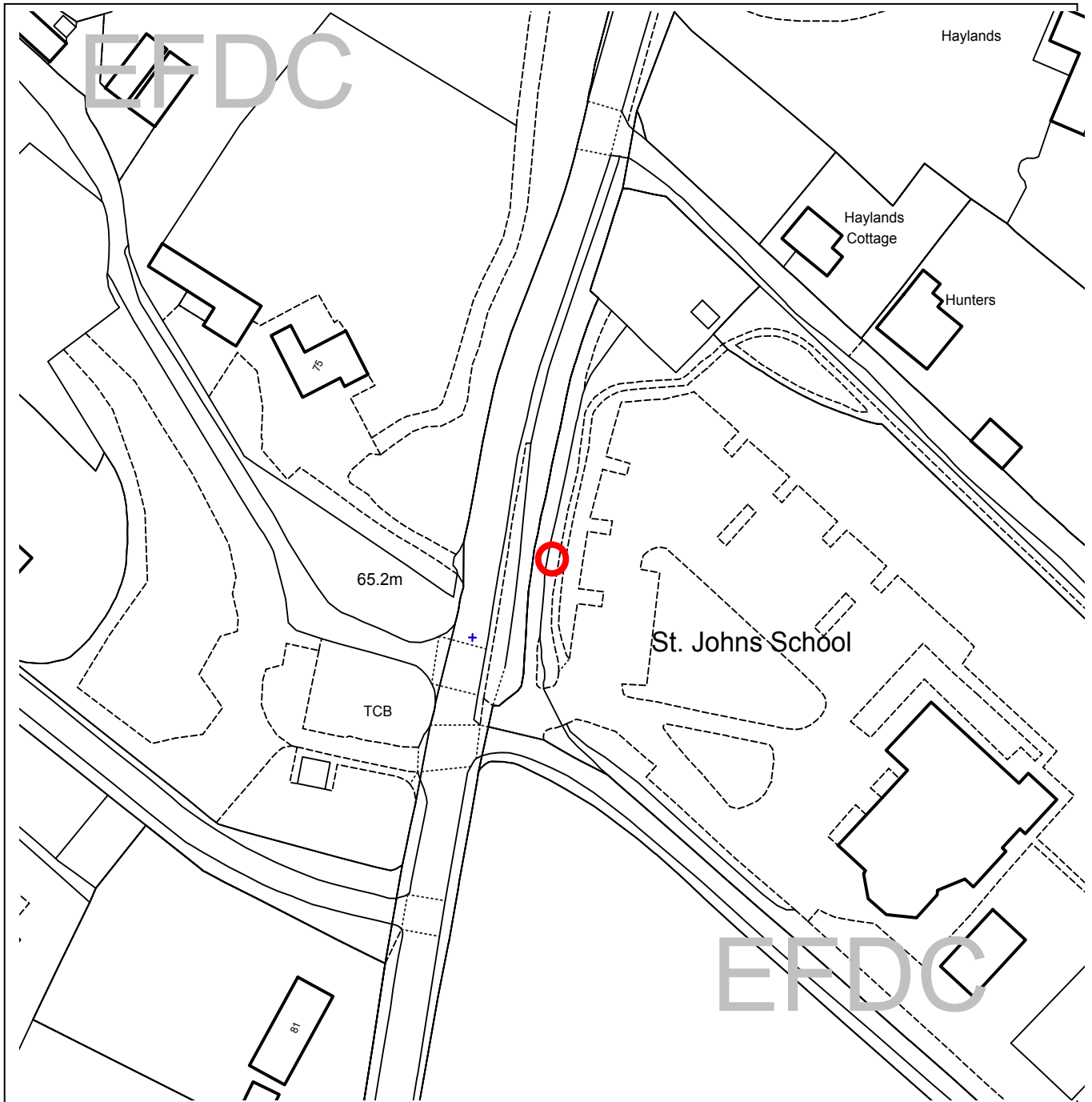
***Planning Application Case Officer: David Baker
Direct Line Telephone Number: 01992 564514***

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



Epping Forest District Council

Area Planning Sub-Committee South



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Agenda Item Number:	6
Application Number:	EPF/0284/11
Site Name:	Grass Verge Outside Former Beis Shammai School, High Road, Chigwell, IG7 6DR
Scale of Plot:	1/1250

Report Item No: 7

APPLICATION No:	EPF/0399/11
SITE ADDRESS:	Grass Area 2m to Rear of Pavement on East Side of Pyrles Lane 15m from its Junction with Rectory Lane Loughton Essex IG10
PARISH:	Loughton
WARD:	Loughton Fairmead
APPLICANT:	Teleponica O2 UK Ltd
DESCRIPTION OF PROPOSAL:	Prior approval determination for a telecommunications installation comprising the erection of a 12.5m high street works pole with antenna in shroud, to be used by both Vodafone and O2, together with the provision of ground level equipment cabinets.
RECOMMENDED DECISION:	Grant Permission (With Conditions)

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

http://planpub.eppingforestdc.gov.uk/AniteIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=525940

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 pole and cabinets hereby approved shall be removed from the site, and the site reinstated to its original condition, if the installation is no longer required for telecommunications purposes.

This application is before this Committee since a decision on this prior approval application needs to be arrived at in 55 days - and until the consultation period has elapsed the recommendation may differ from the views of the local council (pursuant to section P4, Schedule A (g) of the Council's delegated functions) and/or b) it is an application for commercial development and the recommendation may differ from more than two expressions of objection (pursuant to section P4, Schedule A (g) of the council's delegated functions).

Description of Proposal:

Prior approval determination for a telecommunications installation comprising the erection of a 12.5m high street works pole with antenna in a shroud, to be used by both Vodafone and O2,

together with the provision of ground level cabinets. The pole would be of a galvanised steel colour, with the cabinets painted green.

Description of Site:

The site is part of a green area of land close to the pavement on the east side of Pyrles Lane some 16m from its junction with Rectory Road. In essence this area of land is a continuation of the green buffer strip that separates Rectory Road from the parallel residential side street of Lawton Road. On the other and west side of Pyrles Lane this open space widens out into a large area of open parkland known as Millenium Remembrance Grove.

Background:

The proposal is one of seven applications currently under consideration for telecommunications poles in the Chigwell/Loughton/Buckhurst Hill areas. The installations would be shared by two mobile phone companies ie O2 and Vodafone and this sharing of sites is a welcome development. Six of these applications, including this one at Pyrles Lane, are for poles that do not exceed 15m in height. Such installations fall within the remit of permitted development. However, prior approval for their siting and appearance is required from the Council before this permitted development can be exercised. A decision has to be made within 55 days otherwise the installation can proceed as if deemed consent has been granted.

In line with government advice pre application consultations on this proposal were carried out with the planning office, (and with local ward councillors, the parish council and Loughton Residents Association). Planning officers advised that this Pyrles Lane site may be suitable for an installation but that five others would be unlikely to be approved, in particular because of their proximity to houses.

Policies Applied:

PPG8 Telecommunications
U5 - masts and aerials under 15m;

Summary of Representations:

The following have been consulted but at the time of writing this report, some 14 days into the 21 day consultation period, no replies have been received. Any replies will be reported verbally at committee.

LOUGHTON TOWN COUNCIL, LOUGHTON RESIDENTS ASSOCIATION, 12 NEIGHBOURS, and a SITE NOTICE ERECTED.

ESSEX CC HIGHWAYS – have no objections to the proposal.

Issues and Considerations:

PPG8 sets out the broad policy for telecommunications installations and paragraph 1 states *‘The Governments policy is to facilitate the growth of new and existing telecommunications systems whilst keeping the environmental impact to a minimum. Para 2 adds that ‘The aim of telecommunications policy is to ensure that people have a choice as to who provides their telecommunications service, a wider range of services from which to choose, and equitable access to the latest technologies as they become available. With regard to this latter point the telecommunication poles now applied for are to enable 3G coverage to be provided to give mobile phone users a range more advanced services – these include video calls and wireless internet.*

Policy U5 of the Councils Local Plan sets out factors to take into account in determining proposals for masts/poles and proximity to residential property is one such factor. Of the seven proposals currently under consideration as many as five may well be rejected mainly on grounds of adverse effect on the amenity of nearby residents. However the nearest house to this application site is 63 Wellfields, which is located some 43m away from the proposed installation on the other side of the main Rectory Road. This distance is a satisfactory one and also trees in the locality will provide some screening and a green counterpoint to the installation. The nearest houses in Lawton Road are some 65m away from the site. Views of the proposed pole would be partly screened by a hedge running across this green, and also by trees located within it. For these reasons the proposed pole would not have a significant effect on the amenity of residents in the locality.

In terms of visual amenity in the street scene, the pole, by reason of its height and girth, would have some detrimental impact on the setting of this green area. However, it does lie close to Rectory Road and hence would cause less intrusion than it would if it were sited in a more central position in the open space of Millennium Remembrance Grove. Indeed the latter was one of 3 alternative options considered by the applicants but rejected as unsuitable. The other 2 options were rejected because of proximity to housing. In this context it is also acknowledged that alternative site options for installations on the roofs of buildings such as schools, fire stations, blocks of flats, are now far more difficult to obtain since owners are less amenable to hosting such installations. This means that highway locations, on pavements or grass verges, provide the only real possibility for new installations.

Conclusion:

This proposal would have some adverse effect on the appearance of this green area. However, it lies close to the busy Rectory Road and there is a lot more valuable green space located further away from this road which will not be harmed by this proposal. The proposed site would not have a significant effect on the amenity of residents in the locality due to its distance from the nearest houses, and also trees and vegetation would soften its impact. Conditional planning permission is therefore recommended for this telecommunications installation.

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:

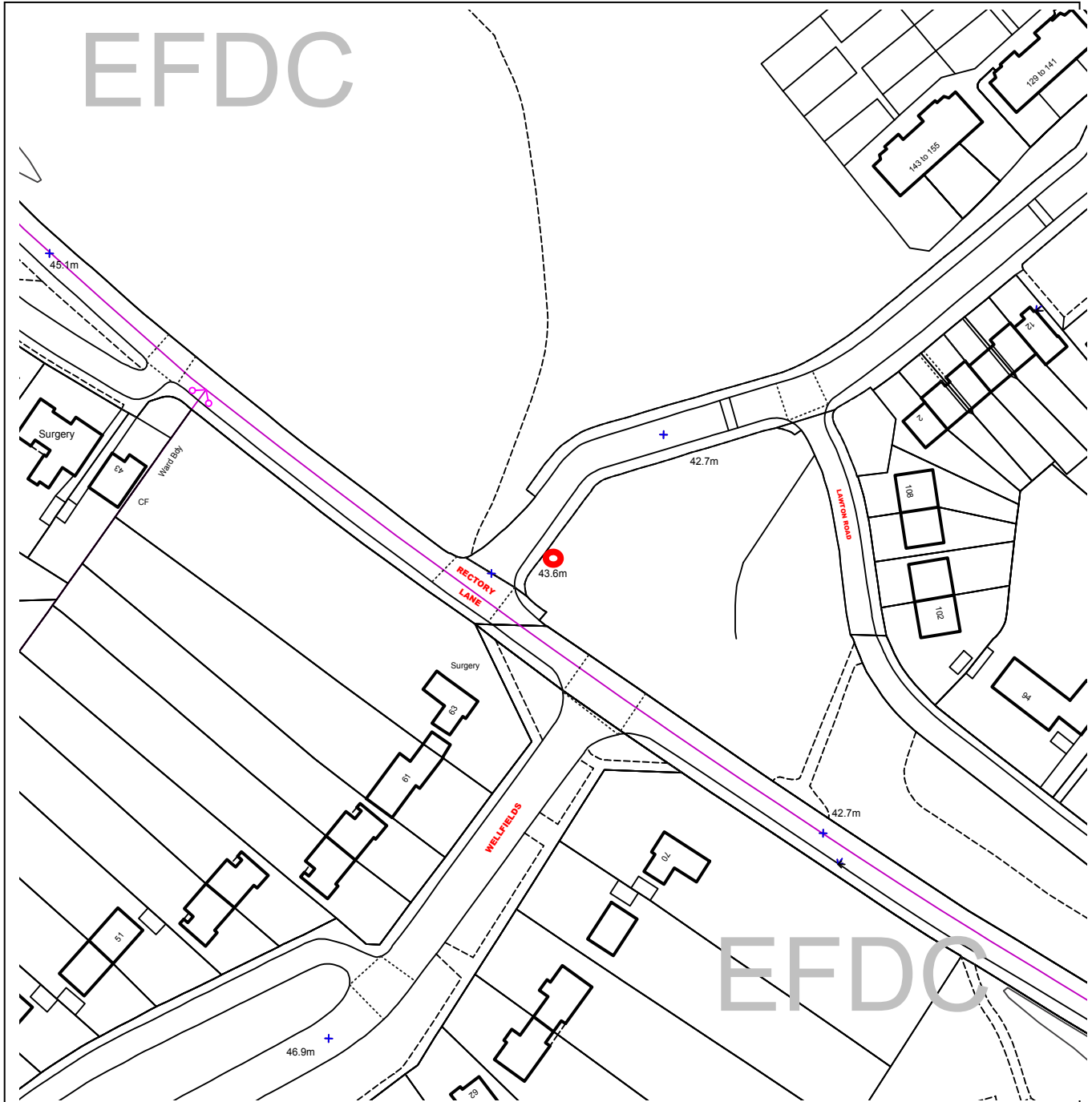
***Planning Application Case Officer: David Baker
Direct Line Telephone Number: 01992 564514***

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



Epping Forest District Council

Area Planning Sub-Committee South



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Agenda Item Number:	7
Application Number:	EPF/0399/11
Site Name:	Grass Area 2m to Rear of Pavement on East Side of Pyles Lane 15m from its Junction with Rectory Lane, Loughton, IG10
Scale of Plot:	1/1250