

Report Item No: 1

APPLICATION No:	EPF/2652/10
SITE ADDRESS:	Former Electrical Substation Station Way Buckhurst Hill Essex IG9
PARISH:	Buckhurst Hill
WARD:	Buckhurst Hill East
APPLICANT:	Green Place Capital Ltd
DESCRIPTION OF PROPOSAL:	Demolition of existing sub station and facilities building and erection of 3/4 storey block of 11 no. two bed flats with associated car parking.
RECOMMENDED DECISION:	Grant Permission (Subject to S106)

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=524108

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 of the building hereby approved 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 first occupation of the development hereby approved, the proposed window openings in the east flank elevation at first, second and third floor level shall be 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.
- 4 The development hereby approved shall not be commenced until details of solid screens or other means to prevent views from the balcony areas on the north and east elevations of the proposed development into rear gardens in Walnut Way, have been submitted to and approved in writing by the Local Planning Authority. The approved means of preventing views of rear gardens from the balcony areas shall be provided within one month of the substantial completion of the balcony areas and thereafter be permanently retained.
- 5 The development shall be carried out in accordance with the approved plans (which are listed as an informative to this decision) unless otherwise agreed in writing by the Local Planning Authority.

- 6 Prior to the commencement of the development the details of the number, location and design of cycle parking facilities shall be submitted to and approved in writing by the Local Planning Authority. The approved facility shall be provided prior to occupation and retained at all times.
- 7 The proposed development shall not be occupied until such time as the vehicle parking area indicated on the approved plans, including any parking spaces for the mobility impaired, has been hard surfaced, sealed and marked out in parking bays. The vehicle parking area shall be retained in this form at all times. The vehicle parking shall not be used for any purpose other than the parking of vehicles that are related to the use of the development,
- 8 Any gates provided at the vehicular access shall be inward opening only and shall be set back a minimum of 6 metres from the nearside edge of the carriageway.
- 9 The gradient of the proposed vehicular access shall be not steeper than 4% (1in 25) for the first 6 metres from the carriageway edge.
- 10 The existing palisade fence along the eastern site boundary with Walnut Way shall be remain in position and shall be permanently retained as such.
- 11 No development shall take place until a Phase 1 Land Contamination investigation has been carried out. A protocol for the investigation shall be submitted to and approved in writing by the Local Planning Authority before commencement of the Phase 1 investigation. The completed Phase 1 report shall be submitted to and approved by the Local Planning Authority prior to the commencement of any necessary Phase 2 investigation. The report shall assess potential risks to present and proposed humans, property including buildings, crops, livestock, pets, woodland and service lines and pipes, adjoining land, groundwaters and surface waters, ecological systems, archaeological sites and ancient monuments and the investigation must be conducted in accordance with DEFRA and the Environment Agency's "Model Procedures for the Management of Land Contamination, CLR 11", or any subsequent version or additional regulatory guidance.
[Note: This condition must be formally discharged by the Local Planning Authority before the submission of details pursuant to the Phase 2 site investigation condition that follows]
- 12 Should the Phase 1 Land Contamination preliminary risk assessment carried out under the above condition identify the presence of potentially unacceptable risks, no development shall take place until a Phase 2 site investigation has been carried out. A protocol for the investigation shall be submitted to and approved by the Local Planning Authority before commencement of the Phase 2 investigation. The completed Phase 2 investigation report, together with any necessary outline remediation options, shall be submitted to and approved by the Local Planning Authority prior to any redevelopment or remediation works being carried out. The report shall assess potential risks to present and proposed humans, property including buildings, crops, livestock, pets, woodland and service lines and pipes, adjoining land, groundwaters and surface waters, ecological systems, archaeological sites and ancient monuments and the investigation must be conducted in accordance with DEFRA and the Environment Agency's "Model Procedures for the Management of Land Contamination, CLR 11", or any subsequent version or additional regulatory guidance.
[Note: This condition must be formally discharged by the Local Planning Authority before the submission of details pursuant to the remediation scheme condition that follows]

- 13 Should Land Contamination Remediation Works be identified as necessary under the above condition, no development shall take place until a detailed remediation scheme to bring the site to a condition suitable for the intended use has been submitted to and approved by the Local Planning Authority. The development shall be carried out in accordance with the approved remediation scheme unless otherwise agreed in writing by the Local Planning Authority. The remediation scheme must include all works to be undertaken, proposed remediation objectives and remediation criteria, timetable of works and site management procedures and any necessary long term maintenance and monitoring programme. The scheme must ensure that the site will not qualify as contaminated land under Part 2A of the Environmental Protection Act 1990 or any subsequent version, in relation to the intended use of the land after remediation.
[Note: This condition must be formally discharged by the Local Planning Authority before the submission of details pursuant to the verification report condition that follows]
- 14 Following completion of measures identified in the approved remediation scheme and prior to the first use or occupation of the development, a verification report (referred to in PPS23 as a Validation Report) that demonstrates the effectiveness of the remediation carried out must be produced together with any necessary monitoring and maintenance programme and copies of any waste transfer notes relating to exported and imported soils shall be submitted to the Local Planning Authority for approval. The approved monitoring and maintenance programme shall be implemented.
- 15 In the event that any evidence of potential contamination is found at any time when carrying out the approved development that was not previously identified in the approved Phase 2 report, it must be reported in writing immediately to the Local Planning Authority. An investigation and risk assessment must be undertaken in accordance with a methodology previously approved by the Local Planning Authority. Following completion of measures identified in the approved remediation scheme, a verification report must be prepared, which is subject to the approval in writing of the Local Planning Authority in accordance with the immediately above condition.
- 16 No development shall take place, including any works of demolition, until a Construction Method Statement has been submitted to, and approved in writing by, the Local Planning Authority. The approved Statement shall be adhered to throughout the construction period. The Statement shall provide for:
1. The parking of vehicles of site operatives and visitors
 2. Loading and unloading of plant and materials
 3. Storage of plant and materials used in constructing the development
 4. The erection and maintenance of security hoarding including decorative displays and facilities for public viewing, where appropriate
 5. Measures to control the emission of dust and dirt during construction
 6. A scheme for recycling/disposing of waste resulting from demolition and construction works.
- 17 All material demolished from the existing building shall be removed from the site unless otherwise agreed in writing by the Local Planning Authority.

- 18 A flood risk assessment and management and maintenance plan shall be submitted to and approved by the Local Planning Authority prior to commencement of development. The assessment shall include calculations of increased run-off and associated volume of storm detention using WinDes or other similar 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.
- 19 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.
- 20 No development shall take place, including site clearance or other preparatory work, until full details of both hard and soft landscape works (including tree planting) and implementation programme (linked to the development schedule) have been submitted to an approved in writing by the Local Planning Authority. These works shall be carried out as approved. The hard landscaping details shall include, as appropriate, and in addition to details of existing features to be retained: proposed finished levels or contours; means of enclosure; car parking layouts; other minor artefacts and structures, including signs and lighting and functional services above and below ground. The details of soft landscape works shall include plans for planting or establishment by any means and full written specifications and schedules of plants, including species, plant sizes and proposed numbers /densities where appropriate. If within a period of five years from the date of the planting or establishment of any tree, or shrub or plant, that tree, shrub, or plant or any replacement is removed, uprooted or destroyed or dies or becomes seriously damaged or defective another tree or shrub, or plant of the same species and size as that originally planted shall be planted at the same place, unless the Local Planning Authority gives its written consent to any variation.
- 21 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.
- 22 The second floor roof of the development hereby approved, adjacent to the third floor flats, shall not be enclosed and shall not be used for sitting out or the placing of furniture, including tables and chairs.
- 23 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.

- 24 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.
- 25 No development shall take place until details of the proposed surface materials for the [X] have been submitted to and approved in writing by the Local Planning Authority. The agreed surfacing shall be made of porous materials and retained thereafter or provision shall be made and retained thereafter to direct run-off water from the hard surface to a permeable or porous area or surface within the curtilage of the property. The agreed surface treatment shall be completed prior to the first occupation of the development or within 1 year of the substantial completion of the development hereby approved, whichever occurs first.
- 26 Prior to the commencement of the development hereby approved, details of boundary treatments shall be submitted to the Local Planning Authority for approval in writing. The agreed boundary treatments shall be erected prior to the first occupation of the building and shall be retained in that form thereafter.

Subject to the completion of an agreement under S.106 of the Town and Country Planning Act 1990 within 9 months requiring financial contributions of £16,076 for the provision of education.

This application is before this Committee since it is an application for development of a significant scale and/or wider concern and is recommended for approval (Pursuant to Section CL56, Schedule A (c) of the Council's Delegated Functions). It is also 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 to demolish an existing electrical sub station and erect a part three and part four storey building to provide eleven flats.

The building would cover approximately 192 sq m and would be positioned approximately 35.0m from Station Way. The structure would measure 12.0m at its highest point and would be set in approximately 2.5m from the boundary with dwellings in Walnut Way. Thirteen parking spaces would be provided to the front of the structure. There is also provision for cycle parking. Units on the upper floors would be provided with balconies. Upper floor windows facing Walnut Way would have obscure glazed windows. An area of amenity space is provided to the rear.

A bin store is provided in close proximity to the block and a refuse holding area is located at the boundary of the site, adjacent to Station Road. The site would be accessed along an existing accessway off Station Road.

The building would be of modern design with flat roofs. The proposed materials are facing brick, Cedar Board Cladding and a Sweet Chestnut and galvanised steel balustrade.

Description of Site:

The site is situated off the northern side of Station Way and contains a now disused sub station which served London Underground. Two buildings are still in place, one close to the rear of the

site which is approximately 10.0m at its highest point, with a smaller structure of approximately 3.5m in height, and “T” shaped in front of this. The larger building is clearly visible from outside the site. The site is triangular in shape, and is bounded to the south by Station Way, to the north by the rail line and to the east by rear gardens serving Walnut Way. Land to the west is retained by London Underground and contains a new electrical sub station. The site descends to the front before forming a relatively level surface. The entire site is covered by a Tree Preservation Order. There is a screen of Leylandii trees along the boundary, and within gardens in Walnut Way.

Station Way rises steadily from east to west and a parade of shops are located on the opposite side of the road. Roding Valley Tube Station is also located across the roadway. The predominant style of dwelling in the area is traditional semi detached and short terraces. There are however flats nearby, including above the shops.

Relevant History:

No Relevant History.

Policies Applied:

CP1 – Achieving Sustainable Development Objectives
CP2 – Protecting the Quality of the Rural and Built Environment
CP3 – New Development
CP4 – Energy Conservation
CP5 – Sustainable Building
CP6 – Achieving Sustainable Urban Development Patterns
CP7 – Urban Form and Quality
DBE1 – Design of New Buildings
DBE2 – Effect on Neighbouring Properties
DBE3 - Design in Urban Areas
DBE6 – Car Parking in New Development
DBE8 – Private Amenity Space
DBE9 – Excessive Loss of Amenity to Neighbouring Properties
ST1 – Location of Development
ST2 – Accessibility of Development
ST4 – Road Safety
ST6 – Vehicle Parking
H2A – Previously Developed Land
H3A – Housing Density
H4A – Dwelling Mix
LL10 – Adequacy of Provision for Landscape Retention
LL11 – Landscaping Schemes
L1A – Planning Obligations

SUMMARY OF REPRESENTATIONS:

NEIGHBOURS: - 56 neighbours were consulted and a site notice was displayed. Objections were received from the occupants of 13 properties in the locality: 66, 68, 72 Walnut Way, 61, 160, 170, 174, 176, 184 Forest Edge, 74a, 74b, 76a, and 88 Station Way.

The grounds of objection raised are summarised as follows:

1. Height of the building is excessive and would not fit in with the character of the locale.
2. The development could set a precedent.
3. The design offers little improvement on the character of the site.
4. The proposal is an overdevelopment of the site.

5. Height scale and massing is out of keeping.
6. No mix of dwellings provided.
7. Side windows would result in overlooking of garden areas in Forest Edge.
8. Overlooking of gardens in Walnut Way.
9. Loss of daylight to dwellings in Walnut Way.
10. Light pollution from future lighting of the site.
11. The proposed development would increase parking issues in the immediate area. This could lead to an adverse impact on road safety.
12. Unsafe access to the site.
13. Larger vehicles will find it difficult to manoeuvre within the site.
14. No parking spaces for visitors.
15. The proposal will devalue properties in the area.
16. Concern about the demolition and its impact on neighbouring dwellings.
17. Noise and disturbance from future residents.
18. Concern that trees at the boundary which provide privacy could be damaged.
19. Desire that the metal fence shall remain in place between the site and properties in Walnut Way.

BUCKHURST HILL PARISH COUNCIL: Objection. The proposed development is too large, the design is out of keeping with the local area and the proposed height would have a detrimental impact on neighbouring properties. The parking does not meet the standards adopted by Epping Forest District Council and would add to parking problems on Station Way.

Issues and Considerations:

The main issues to consider include;

1. The principle of the development
2. Potential impact on the character and appearance of the area.
3. Amenity.
4. Parking and road safety.
5. Private amenity space provision
6. Trees and landscaping issues

Principle of Development

The adopted Local Plan and Alterations states that future trends point to an increase in single occupancy and smaller households and increased provision should be made for this demand. In this context the proposal would help meet current and future demands for smaller dwellings whilst complying with a specific point of council policy as contained in Policy H4A. Policy H2A also promotes the reuse of previously developed land in the provision of housing. This proposal complies with this objective.

Although 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, it still remains a key Government objective to promote the efficient use of land in the provision of housing, where it respects the character of the area. This development is not considered significantly out of character with the wider locale, which includes flat developments. It therefore represents a more efficient use of previously developed land. The principle of the development is deemed acceptable.

Impact on the Appearance of the Area

The proposed building would be similar in bulk and scale to the existing structure on the site. The immediate area is generally made up of single residential units following a traditional pattern of

development. There have been objections stating that the proposed development would not be in keeping with the character and appearance of the area. However the current use of the site does not conform with the character and appearance of the immediate locale. There are also flat developments in the wider locale so the proposed use of the site would not be significantly out of character. The application site could be considered as a "stand alone" plot and the opportunity exists to provide a development which could be assessed on its own individual design merits, whilst providing a local focal point. The proposed appearance, using differing levels and a mix of materials, would provide a strong and distinctive design. The mix of materials is enough to provide interest without being excessively fussy and the structure could not be considered a bland, boxlike formation. The use of differing levels reduces mass. The current site is in a run down, dilapidated state, and this proposal is considered an aesthetically pleasing way of making a better use of previously developed land. The agreement of new planting will enhance the setting of the proposed building, and aid the conversion of a redundant site to an acceptable residential scheme.

Amenity

A number of objection letters have been received from neighbours adjacent to the site in Walnut Way. The first issue raised is that the proposal will result in overlooking. The upper floor windows on the east elevation facing the rear of properties in Walnut Way are shown on the submitted plans as having obscure glazed windows. This would address the issue of overlooking from these windows. Balconies adjacent to this boundary can be conditioned to include a screen to the side. This would also address concern with regards to overlooking. There would be the potential for future occupants of the third floor to access the flat roof of the second floor. It is therefore important that this is prevented by condition. The application will therefore be conditioned accordingly. There is also a relatively thick screen of trees along the boundary which would screen the development to some degree.

Neighbours have also raised concern that the development will result in a loss of light and would be overbearing. It is not considered that this would be the case. The bulk of the building is not significantly different from the structure it replaces. It is also set further from the boundary, by approximately 2.0m. The fourth floor is tiered back a further 4.0m. Attention has been paid to potential impact on occupants of these dwellings and bearing in mind the bulk and mass of the existing building, and the screen at the boundary, there would not be a significant increase in impact on neighbouring dwellings on Walnut Way.

There have also been objections from neighbours of the development in Forest Edge. These properties are served by relatively long, narrow gardens. The rear boundaries of these properties would be some 25.0m - 30.0m approximately from the west elevation of the structure, across the rail track. There is also some screening between the development and the rears of gardens. Although there are balconies on upper floors facing in the direction of rear gardens, at this distance and with regard to the site characteristics, overlooking would not be a serious concern.

The amenity of future occupants of the flats is deemed to be to an acceptable level. A kitchen window on a ground floor flat would face towards the refuse storage area but this would not seriously compromise amenity. A living area on a third floor flat is served by obscure glazed windows. This room is also served by a balcony and this arrangement is deemed acceptable. The close proximity to the rail line is more an issue for future occupants of the flats, and in urban areas this is not an uncommon arrangement.

Vehicular Access

An accessway to the site currently exists from Station Way. A number of objectors have raised the point that the use of the proposed accessway would compromise highway safety. The Highways Authority has been consulted in relation to this development and has provided detailed comments. It is considered that the site has good visibility onto Station Way and the development would not

impinge on highway safety. In this regard the Highways Authority wishes to raise no objection to the development.

There have been further concerns raised that the proposed development would not be accessible by emergency vehicles. The Highways Authority informs that a 12.5 Tonne vehicle would be capable of accessing the site. A number of conditions have been suggested, and the application will be conditioned accordingly.

Parking Provision

Thirteen parking spaces are provided within the development site. The development consists of eleven, two bedroom flats. The minimum off-street parking provision for such a development as outlined in the 2009 Parking Standards is 22 spaces for residents and 4 for visitors. This would result in the provision of 26 spaces. The proposed development falls short of this total by some way. However this standard comes with the proviso that in main urban areas with good transport links a reduction in the standard may be acceptable. Roding Valley Tube Station is located on the other side of the road and there are frequent bus services provided in the immediate vicinity. With regards to these characteristics it is considered that the parking provision with regard to this development would be acceptable, and this element of the scheme raises no objection from the Highways Authority.

The parking spaces measure 5.0m x 2.5m which are below the advised size of 5.5m by 2.7m. However these are still acceptable for the parking of vehicles, and given the tight confines of the site this slight reduction in size is deemed suitable.

Private Amenity Space Provision

Private amenity space is provided by way of a communal garden area to the rear and the upper floor flats are served by balconies. At approximately 85 sq m of useable amenity space, the provision falls some way short of local plan policy DBE8's advisory of 25 sq m per unit. This is a guideline and a relaxation of this standard is acceptable in certain cases. In this instance the upper floors are provided with balconies and the communal space is easily accessible and would provide sufficient privacy for both users and occupants of neighbouring sites. The site is also within walking distance of the forest and good transport links exist to other public amenity facilities. With regard to these circumstances the proposed provision of amenity space is deemed acceptable.

Refuse Storage/Collection

The refuse storage would be in a separate structure to the front of the building. A collection point would also be located at the boundary of the site, adjacent to Station Way. The Council's Waste Management Officer had suggested that storage space for 4x1100 and 1x340 storage bins were necessary. Amended plans have been received which would have space to accommodate these bins. The transfer of storage bins for the storage building to the collection point is not ideal. However it is the most practical means of waste collection and would aid the effective operations of waste collection by the Council by removing the need to enter the site.

Education Contribution

Comments from Essex County Council Education Authority have been received in relation to the development. Action is needed to address the need for additional places at primary schools, up to 2015, and the proposed development will increase this need. On the basis of the formula outlined in the Education Contribution Guidelines Supplement a contribution of £16,076 is requested. The applicant's agent has provided email correspondence from the applicant which outlines a willingness to make the contribution.

Landscaping

The site is covered by an Area Tree Preservation Order. However there are no trees on the site worthy of retention. There are several trees (Lime on the pavement to the front of the site, an ash and oak to the rear of the site and a Leylandii hedge in the rear gardens of 66 and 68 Walnut Way). The applicant has demonstrated that these trees can be safely retained. In order to ensure this is the case a tree protection condition will be included. It is important that the Leylandii is retained in order to screen the development from neighbouring properties.

Land Contamination

The Council's Contaminated Land Officer advises that a phased contaminated land investigation should be carried out prior to the commencement of works. The application can be conditioned accordingly.

Neighbour Comments

Neighbours have expressed concerns that the proposal would result in light pollution to properties in Walnut Way. This would not be a serious concern as most light from windows within the site would be shaded from adjacent neighbours by the existing Leylandii trees. A request has also been made that the existing palisade fence along the boundary with rear gardens in Walnut Way is retained. Although not aesthetically pleasing the fence provides a strong demarcation between the proposed flats and properties in Walnut Way. There are therefore benefits in relation to retaining the fence, and this is something that can be ensured by condition.

Conclusion:

The principle of this development is deemed acceptable in regards to local plan policies and national policy guidance relating to the more efficient use of previously developed land. The opportunity exists to regenerate a dilapidated site with a stand alone, well designed structure, using good quality materials. This has been achieved in the design submissions. Impact on the amenities of residents would not be seriously compromised by this development.

Essex County Council Highways Authority has been consulted and raises no concern with the development, subject to a number of conditions. Although parking is below the standards, given the specific characteristics of the site and the immediate area around it, this is deemed acceptable. The relaxation of private amenity space provision is also deemed appropriate in this instance. The development would secure £16,076 of education contributions to offset future demand for primary school places. Issues relating to trees retention and landscaping can be secured by condition.

Therefore, the proposed development is in general accordance with local plan policies and conditional approval is recommended, following the completion of an agreement under Section 106 of the Town and Country Planning Act to secure the education contribution.

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:

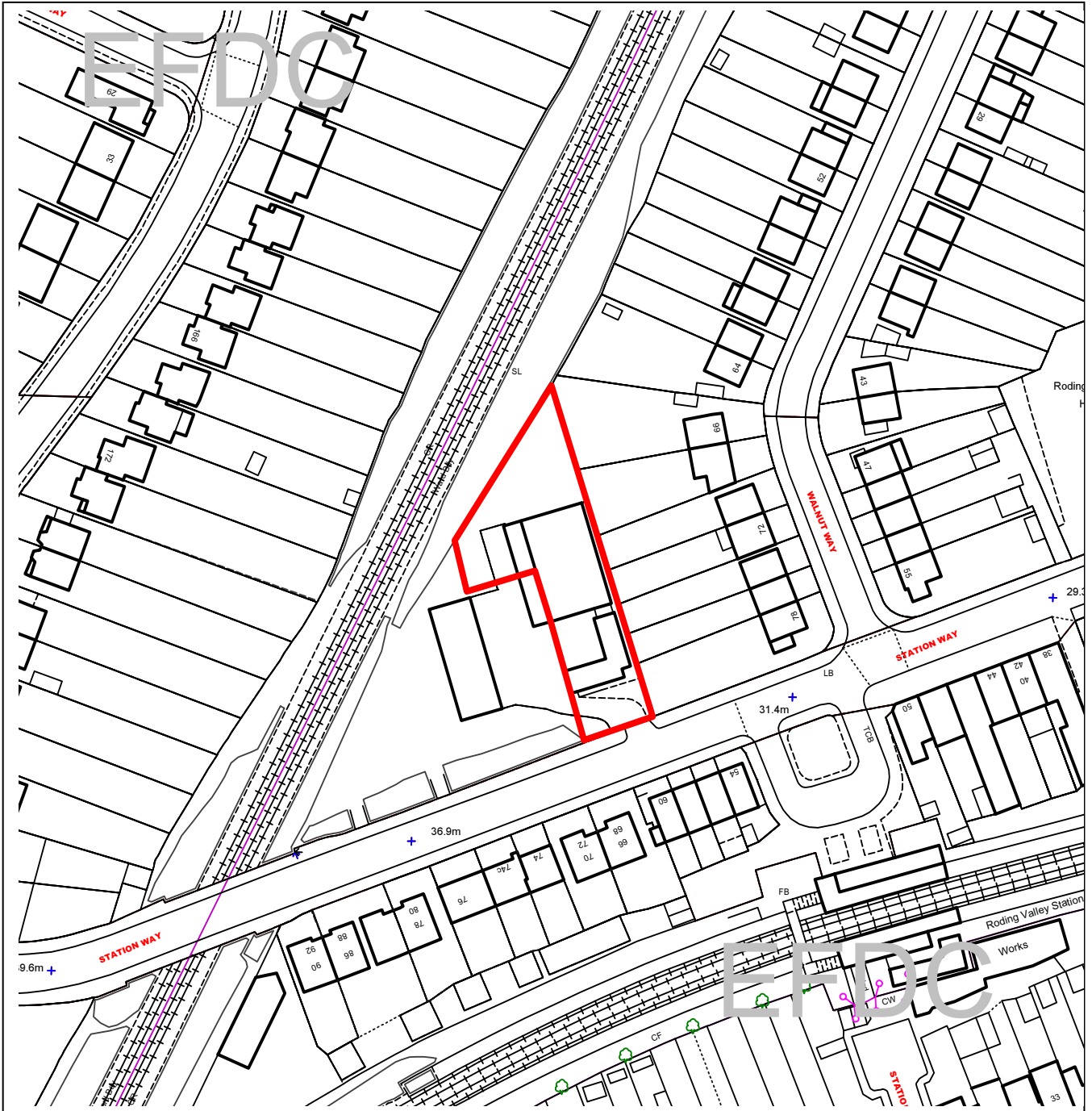
***Planning Application Case Officer: Dominic Duffin
Direct Line Telephone Number: 01992 564336***

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:	1
Application Number:	EPF/2652/10
Site Name:	Former Electrical Substation Station Way, Buckhurst Hill, IG9
Scale of Plot:	1/1250

Report Item No: 2

APPLICATION No:	EPF/0031/11
SITE ADDRESS:	Broom House Little Plucketts Way Buckhurst Hill Essex IG9 5QU
PARISH:	Buckhurst Hill
WARD:	Buckhurst Hill West
APPLICANT:	Dr J Samuel
DESCRIPTION OF PROPOSAL:	Erection of double storey rear extension from lower ground floor (basement), front car parking canopy, loft floor alteration with dormer and roof light windows.
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=524377

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 Notwithstanding the details shown on the approved plans, no window opening shall be formed in the first floor east facing flank elevation of the existing house or that of the extension hereby approved.
- 3 Materials to be used for the external finishes of the proposed development, shall match those of the existing building, unless otherwise agreed in writing by the Local Planning Authority.

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 a double storey rear extension. It will be sited on the south eastern corner of the building and will be 4.5 metres by 4.5 metres with an additional 1.8 metre deep by 2.8 metre wide single storey projection. The double storey extension will measure 7.4 metres to its ridge and 5.7 to its eaves height. The single storey projection will be 3.6 metres to its ridge and 2.4 metres to its eaves.

Part of the proposal is for a front canopy and this will project forward 2.0 metres and 5.8 metres wide. It will be 3.0 metres high with a mono-pitch roof.

There will also be minor changes to the fenestration of the buildings façade.

Description of Site:

The application site accommodates a large detached two-storey dwelling that is sited to the southern side of Little Plucketts Way, a cul-de-sac that is accessed off Roebuck Lane. The site is a wide, elongated rectangular plan shaped plot. As a result of the sharp drop in ground level rearwards in a southerly direction, when the building is seen from its rear garden there is a full height walk out basement level. There are steps on the eastern boundary with adjacent plot, 1 Pluckett's Way and a sloped gradient with Rivington.

The appearance of the building is seen as a 3-storey building with room in the roof from the south whilst from the north within the street, it appears as a two-storey building. The dwelling is finished in brown stock brick with a brown tiled roof and features black and white render detailing to the front and rear gable projections.

Within the immediate proximity of the site, the immediate neighbour to the west boundary of the site 'Rivington' is built to a near mirror footprint as the subject site and it is also similar in form and style, with minor variations to the façade and external finishing.

The immediate neighbour to the east is a more modest size two-storey detached building on a lower ground floor level.

The buildings within the street are built to a staggered front building line and though building styles vary considerably in form, size and design, the majority of dwellings are built with single front projections with hip or gable ends. Example of these two varied roof forms can be seen with the subject site and neighbouring property 'Rivington'.

Relevant History

EPF/0468/10 - Erection of front and side first floor extension, loft conversion involving alterations to roof, with front and rear dormer windows. Increase basement level. Refused for two reasons these are:

1. The proposed front/ side extension, together with the extensive roof alterations by reason of its inappropriate forward projection, its height, bulk and massing, would detract from the visual quality of the building. Consequently the proposal fails to respect the character and appearance of the locality and would detract from the street scene.

2. The elongated balcony proposed in the rear roof slope will result in increased level of perceived overlooking into neighbouring gardens and the lower ground floor level will result in unacceptable direct overlooking into neighbouring occupiers of 1 Pluckett's Way. As such, this proposal would cause excessive harm to the amenities enjoyed by the occupants of neighbouring properties.

EPF/1583/10 - Erection of a 3 storey rear extension, basement floor swimming pool and gym hall. Front side car parking canopy roof and external/internal alterations with loft floor. Withdrawn.

EPF/2118/10 – Certificate of lawful development for a proposed two storey rear extension from lower ground (basement), front parking canopy, loft conversion with dormer windows. Not lawful.

Policies Applied:

Adopted Local Plan and Alterations

CP2 – Protecting the Quality of the Rural and Built Environment
DBE9 – Amenity of neighbouring occupiers
DBE10 – Design and appearance

SUMMARY OF REPRESENTATIONS:

Notification of this application was sent to 10 neighbours and the following responses were received.

RIVINGTON, LITTLE PLUCKETTS WAY – Existing windows are not shown on plans. Proposal would result in loss of privacy, request obscure glazed windows. Site plan shows an inaccurate outline of 'Rivington' because the two properties are mirror images of each other. Would like to ensure builders respect their property and clear any debris during construction work.

13 THE MEADWAY – Object on grounds that this is still an over-development of this site.

1 LITTLE PLUCKETTS WAY – Objects on grounds that the property is on four floors with a double garage and it is presently underused. The proposal will result in loss of light and will reduce privacy as it will allow people to look directly into rooms.

BUCKHURST HILL PARISH COUNCIL – Objection: Development too large, not in keeping with street scene and local area and insufficient parking provision.

Issues and Considerations:

The main issues to be considered are the impact of the proposed development on neighbouring occupier's amenity, the design and its visual appearance within the street scene and effect on the character of the area.

Impact on neighbouring dwellings

The subject dwelling and adjacent property to the west, 'Rivington' are large detached buildings on wide, generous sized plots. The two properties are built to a similar style, form and design. Rivington has however, been extended at the rear with a ground and first floor extension with a flat roof balcony. Clear views of the rear garden and patio of Broom House are available from the rear extension to Rivington and balcony above. What is proposed at Broom House is a more modest extension by comparison and it will not result in excessive harm to the neighbouring occupier's amenity.

This proposal will be sited towards its eastern boundary and the extension will be set in from the common boundary with the adjacent property to the east (1 Little Pluckett's Way) by some 1.6 metres. Whilst this property is a more modest sized two-storey building, it is sited some 3.0 metres from the boundary with the proposal site. A patio extending beyond the rear elevation of no 1 and that of Broom House is some 1.5m above the level of the rear garden of the application site. Moreover, a substantial outbuilding is situated at the end of the patio adjacent to the part of the boundary nearest the proposed extension. As such, it is considered this proposal will not result in loss of light, outlook or privacy to the immediate neighbouring occupiers.

Design and impact on the character and appearance of the area

The Council's local plan policy DBE 10 requires new extensions to complement and enhance the existing building and overall should generally adopt a size and position of visual significance within the street scene.

The height, depth and appearance of the front canopy with matching materials will complement the design of the building when seen from the street.

The double storey extension adopts a form that is complementary with the overall, height, bulk and form of the existing building. The minor alterations to the façade will also be acceptable. The proposal will be in keeping with the existing building and will complement the appearance of the street scene.

Other considerations

The letters of representation from neighbours and the Parish Council object on a number of grounds. The first point concerns overdevelopment. It is considered that whilst the property is seen as a comparatively large building, as a balance it occupies a large and generous site with substantial private amenity space towards the rear. The property has also had only minor extensions in the past, and it has not been extended rearwards. As such the applicant has the fall back of permitted development to extend 4.0 metres from the original rear wall of the building. This proposal cannot be considered to be an overdevelopment.

The proposal will not result in harm to neighbouring occupiers as it will be set in from the boundary. There are however, a number of windows proposed on its flank elevation, and this can be covered by a planning condition that requires obscure glazed windows.

The proposal will retain the existing garage for parking vehicles and the front garden area provides hard standing and this can be used to park vehicles. The parking provision for this site is therefore acceptable.

Conclusion:

The proposed alterations and extensions to this building are deemed proportionate. The aesthetic appearance of the extension will complement the building and the proposal will not result in harm to neighbouring occupier's amenity. It is therefore recommended the application be approved with conditions.

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

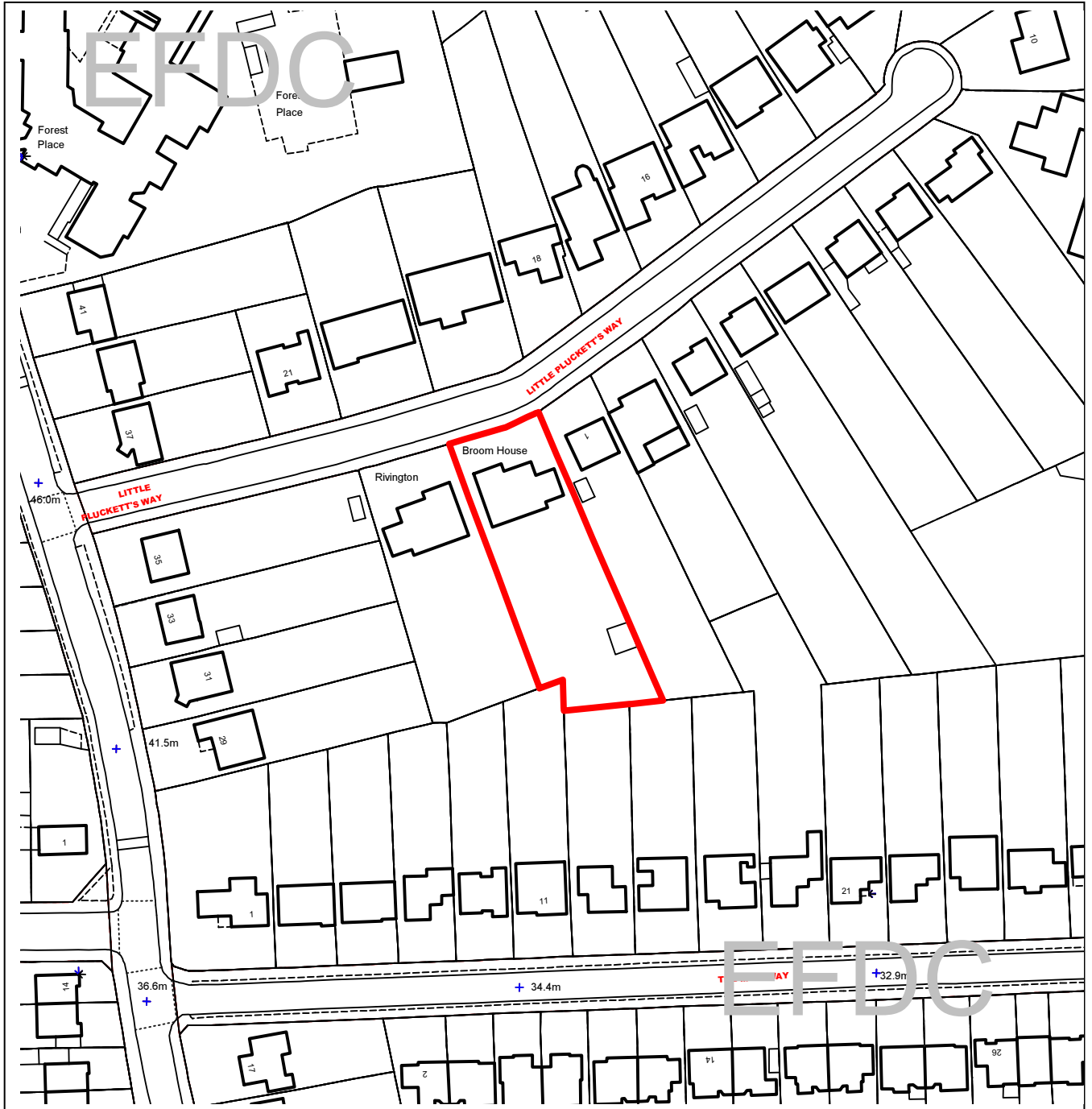
***Planning Application Case Officer: Paula Onyia
Direct Line Telephone Number: 01992 564103***

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



Epping Forest District Council

Area Planning Sub-Committee South



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Agenda Item Number:	2
Application Number:	EPF/0031/11
Site Name:	Broom House, Little Plucketts Way Buckhurst Hill, IG9 5QU
Scale of Plot:	1/1250

Report Item No: 3

APPLICATION No:	EPF/0481/11
SITE ADDRESS:	68 Wellfields Loughton Essex IG10 1NY
PARISH:	Loughton
WARD:	Loughton St Marys
APPLICANT:	Mr Denis Thompson
DESCRIPTION OF PROPOSAL:	Demolition of existing house and garage, and construction of new house. (Revised application)
RECOMMENDED DECISION:	Grant Permission (With Conditions)

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

http://planpub.eppingforestdc.gov.uk/AniteIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=526222

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 of the house hereby approved 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 first occupation of the development hereby approved, the proposed window opening(s) in the first floor flank elevation(s) 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.
- 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 extensions generally permitted by virtue of Schedule 2, Part 1, Class A shall be undertaken without the prior written permission of the Local Planning Authority.
- 5 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.

- 6 All material excavated from the below ground works hereby approved shall be removed from the site unless otherwise agreed in writing by the Local Planning Authority.
- 7 No development shall take place until wheel washing or other cleaning facilities for vehicles leaving the site during construction works have been installed. The installed cleaning facilities shall be used to clean vehicles immediately before leaving the site.

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 house and garage on the application site and their replacement with a two storey dwelling with rooms in the roof space. Accommodation provided within the dwelling would include seven bedrooms and bathrooms. The dwelling would have an integral garage. A distance of one metre would be retained to the side boundary of the site with 66 Wellfields, but the dwelling would abut the other side boundary at ground floor level. However, the first floor would be set off the side boundary by approximately one metre. A basement would also be created.

Description of Site:

The application site comprises a detached dwelling set on a spacious plot. To the south/east of the site lies 70 Wellfields, the first house in the street. That neighbouring property is not presently in residential use. To the north/west the neighbouring dwelling has been extensively extended and now has the appearance of a new dwelling. There are several mature trees within the garden of the application property, although these are located some distance from the dwelling itself. The dwelling has a detached garage to the side, abutting the site boundary.

Relevant History:

EPF/0924/83 Single storey side extension. Approved 12/08/83.

EPF/1043/85 Front porch. Lapsed (never validated).

EPF/2409/08 Demolition of existing house and garage, and construction of new house.
Withdrawn.

EPF/1743/10 Demolition of existing house and garage, and construction of new house.
Withdrawn.

Policies Applied:

H2A – Previously Developed Land
DBE1 – Design of New Buildings
DBE2/9 – Impact of New Buildings
DBE8 – Amenity Space Provision
ST4 – Highways Considerations
ST6 – Car Parking Standards

Summary of Representations:

Letters have been sent to Loughton Town Council and to 5 neighbouring addresses.

The following representations have been received:

LOUGHTON TOWN COUNCIL: Objection. The Committee objected to the revised application that was still built right to the site boundary with no.70 and reiterated its comments previously made on EPF/1743/10, which were: The Committee objected to this planning application as it considered the proposal was too large and overbearing on the street scene and failed especially to respect the modest house at no.70 next door, contrary to policies DBE(1) & (ii) of Epping Forest District Council's adopted Local Plan and Alterations.

LOUGHTON RESIDENTS ASSOCIATION: Objection. The existing property abuts the boundary with number 70; if the proposed replacement building was of roughly equivalent size to the present building it might be reasonable to continue this situation. However, given the considerable increase in the size of the proposed building, we consider that there should be at least a 1 metre gap between the new building and this boundary to preserve the character of the neighbourhood.

Note: The public consultation in relation to this planning application remains open until 12th April 2011. Any representations received following the publication of this agenda report will be verbally reported at the Committee Meeting.

Issues and Considerations:

The main issues in this case are the impacts of the proposed dwelling on the amenities of the occupiers of neighbouring dwellings and on the character and appearance of the area. Consideration will also be had to the impact of the proposed development on the trees on the site and highway issues.

Neighbouring Amenity

The proposed dwelling would be located alongside the recently extended 66 Wellfields and would not therefore result in any material loss of amenity. The proposed orangery would extend further into the garden but as this would be at ground floor level only it is not considered that it would cause any material harm. The building to the other side is occupied by a dental surgery.

Design

The application site and the neighbouring property (in use as a dental surgery) are both detached properties, whereas most other properties within the street are semi detached. The design of the proposed dwelling would be very different to that of the existing dwelling, which has a very simple design. The proposed development would have a central projecting portico to the front at ground floor level and would have dormer windows in the roof. Following an amendment to initial submission, the front dormers have been reduced in size and have had pitched roofs added to them. Furthermore, the design of the roof and rear projection of the building has been varied in order that roof pitches which are similar to those of the existing dwelling may be retained. As a result, the main roof of the dwelling has a span which is similar to the existing dwelling, with two slightly subservient rear projections providing additional depth. This design is comparable with the extended neighbouring dwelling. The application form states that the dwelling would be finished in brick and render, details of the materials may be secured by condition. It is considered that the design of the proposed dwelling would add interest to the street scene in comparison to the existing dwelling. Whilst the proposed dwelling would be substantially larger than existing, having regard to the design of other dwellings within the street (not least the extended 66 Wellfields) it is

not considered that the proposal would be detrimental to the character and appearance of the area.

The proposed replacement dwelling would be set off the site boundary with 66 Wellfields by one metre. The side of the dwelling closest to the dental surgery would abut the site boundary at ground floor level, but would be set off the first floor by one metre. Whilst the Council generally seeks a one metre set back across both levels, it is considered in this instance that the proximity to the site boundary is acceptable, as the existing garage is located on the site boundary. The dwelling would be no higher than the neighbouring dwelling (although it would be very slightly taller as the application site is at a lower level).

Trees and Landscaping

There are several mature trees within the rear garden of the application property. However, they are located a sufficient distance from the site of the proposed dwelling that they would not be harmed by the proposed development. The proposed dwelling would benefit from the addition of some landscaping along the front boundary. This may be secured by the use of a planning condition.

Other Matters

Flood Risk – This proposal provides for the creation of a basement level. An informative may be used to advise the applicant of the potential hydrological and flood implications of the subterranean development. This informative advises the applicant that they could be liable for effects on neighbouring properties and suggests that they thoroughly investigate the implications of the development.

Conclusion:

In light of the above appraisal, it is considered that the proposed replacement dwelling would not result in any material harm to either the amenities of the occupiers of neighbouring dwellings or to the character and appearance of the area. Accordingly, it is recommended that planning permission be granted.

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

Planning Application Case Officer: Mrs Katie Smith

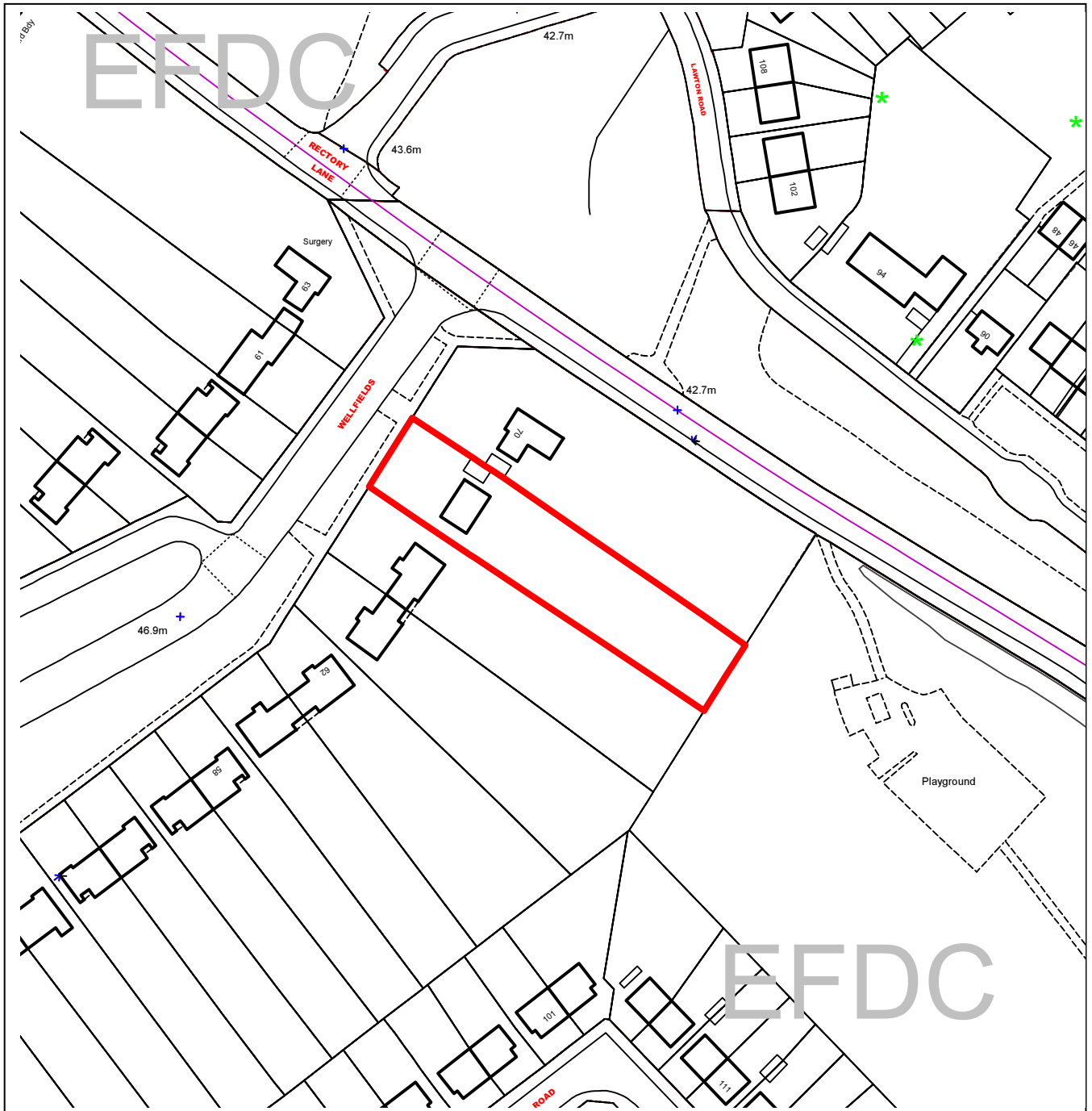
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or if no direct contact can be made please email: contactplanning@eppingforestdc.gov.uk



Epping Forest District Council

Area Planning Sub-Committee South



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Agenda Item Number:	3
Application Number:	EPF/0481/11
Site Name:	68 Wellfields, Loughton, IG10 1NY
Scale of Plot:	1/1250

Report Item No: 4

APPLICATION No:	EPF/0554/11
SITE ADDRESS:	Holly House Private Hospital High Road Buckhurst Hill Essex IG9 5HX
PARISH:	Buckhurst Hill
WARD:	Buckhurst Hill West
APPLICANT:	Mr Andrew Van De Water
DESCRIPTION OF PROPOSAL:	Replacement of a single portakabin with a double stacked portakabin in the grounds of the existing hospital for use as temporary office accommodation (Revised application EPF/2481/10)
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=526487

CONDITIONS

- 1 This consent shall inure for a limited period expiring 18 months (a year and a half) from the date of this Notice, at which time the development permitted by this Notice shall be discontinued and the building shall be removed from the site together with any associated materials, unless otherwise agreed in writing by the Local Planning Authority.
- 2 Prior to first occupation of the development hereby approved, the proposed window opening(s) in the first floor south flank elevation(s) 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.

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

Description of Proposal:

Permission is sought to replace a single portakabin approved for a temporary time period under planning application EPF/2033/08 with a double stacked portakabin. The proposal is a revision to the siting of a similar proposal, the subject of a previous application that was withdrawn, ref. EPF/2481/10.

The proposed double stacked portakabin will be used as office accommodation for existing staff being displaced during the construction of new extensions to the existing hospital building and for the erection of an approved new building on the old ambulance station. This follows a planning application approved under reference EPF/0428/10.

The double stacked portakabins will measure 10.0 metres in length by 4.1 metres wide and 5.9 metres high. The portakabins will be sited towards the rear of 25 High Road; a detached two-storey building that fronts directly onto the High Road and is in the applicant's ownership.

The temporary structure will be in place for a maximum time period of 18 months from the date of consent.

Description of Site:

The subject site is a private hospital on the east side of Buckhurst Hill High Road, to the south of a large electrical station. The main hospital is a large detached two-storey building with private parking.

There are residential dwellings to the south and east, and an Ambulance Station to the east facing Knighton Lane. There are a number of preserved trees on the site. Part of Epping Forest (Lords Bushes) is to the east of Knighton Lane, and is Green Belt land, a SSSI and a SAC.

No 25 High Road is currently used as offices for the Hospital and is within their ownership. The Ambulance Station site is lower than the Hospital site owing to the fall of the land across the site.

The part of the site where the portakabins would be situated is a relatively flat grassed area with no significant changes to the ground level. It is 11m from the southern site boundary rear of an existing hospital building, 25 High Road, adjacent to the southern access to the site off the High Road. Beyond the adjacent site boundary is a parking area for residential properties at Knighton Green. Existing trees separate the land from a driveway into the Hospital.

Relevant History:

EPF/2033/08: Installation of 1 portable building in the grounds of the hospital for temporary office accommodation. Approved.

EPF/0428/10 - Existing hospital to be remodelled - partial demolition creating new radiotherapy department, goods inwards, stores etc. Enlarged staff restaurant and relocated Physio Department. Bedrooms re-configured on first and second floors increasing hospital from 42 to 52 bedrooms. New front entrance and corridor leading to redevelopment of the existing ambulance station site on Knighton Lane - providing 3 new replacement operating theatres and consulting rooms. Approved.

EPF/2354/10 Installation of 1 portakabin in the grounds of the hospital for temporary hospital accommodation. Approved

EPF/2380/10 Installation of double stacked portakabin in the grounds of the hospital for temporary hospital accommodation. Approved

Policies Applied:

CP2 – Protecting the quality of the built environment
DBE1 – New buildings
DBE2 – Appearance of new buildings
DBE3 – Design in urban areas

DBE9 – Amenity considerations
LL10 – Provision for Landscape Retention

Summary of representation

9 letters sent to neighbouring occupiers with no letters of representation received.

BUCKHURST HILL PARISH COUNCIL: Objection – Out of keeping with general area, scheme too high. This application should have also been included with original planning application for the hospital extension.

Issues and Considerations:

The main issues and considerations in relation to this application are its design and appearance, and the impact on the amenity enjoyed by occupants within the building and immediate neighbouring occupiers.

Principle of the development

The proposed building is required as temporary office accommodation for a limited time period while extensive building works are carried out within the site. The buildings will be used by existing staff displaced as a result of demolition of existing buildings within the site. It is reasonable for the Hospital to seek to accommodate supporting office facilities within the hospital for the duration of approved construction work to facilitate its continued operation.

However, when considering the possible siting of such a building within the site, due to the size of the portakabin needed, the possible locations are severely restricted. This is in part because the site presently has a great proportion of built up areas, soft landscaped areas protected by TPO's and existing parking areas. It is also because any siting needs to be sensitive to the amenities of the occupants of neighbouring residents and maintain off-street car parking provision on site.

The siting of the unit will not result in the loss of parking and any additional soft landscaped areas.

The proposal to replace the existing single portakabin with a double stacked portakabin is considered to be the best possible solution to provide the necessary temporary office accommodation for this site.

Siting and appearance of new building

This proposal is for a double stacked portakabin and as it will be in place for a temporary period of up to 18 months; its design is therefore fairly basic. It will appear as a rectangular, box-like, possibly grey coloured, building.

Having regard to its siting away from residential properties and within the context of existing parking areas and main drive into the hospital its visual impact is acceptable for the relatively short period of time the portakabins would be required. That visual impact would in any event be mitigated to a degree by the screening effect of nearby trees.

Neighbours amenity

The main neighbours that have the potential of being adversely impacted by the building are properties in Knighton Green. The unit will be sited approximately 11 metres from the corner edge of their property. There is also a demarcating wall with tree screening that will reduce the visual impact of this unit from the residents of Knighton Lane.

The entrance doorway and the external staircase will be sited on the building north flank and this will face inwards into the site. Any overlooking caused to neighbours at Knighton Green can be minimised with obscure glazed windows installed at first floor level. The tree screening on the shared boundary will also minimise the effect of this proposal.

As a result, there would be no adverse loss of sunlight or daylight to any of the neighbouring occupiers as a result of the orientation and siting of the portakabin.

Other considerations

The siting of the building will not result in the loss of existing parking at this site. In addition, the use is for temporary office accommodation for existing staff displaced whilst the building works are carried out.

The Parish Council objects on grounds the proposal is too high and will be seen. It is considered the proposed double stacked unit sited towards the rear of 25 High Road will not easily be seen from the street and will not result in visual harm to the appearance of the area. It would be visible from within the hospital and from Knighton Green but that impact is not so harmful it would outweigh the benefits of retaining support functions for the hospital within its grounds for the temporary period the portakabins are required. While that impact may not be acceptable on a permanent basis, the proposal is for a temporary siting of the portakabins for not more than 18 months.

The grounds for objection also question why the need for a temporary portakabin did not form part of the overall development approved under planning permission EPF/0428/10. It would be unusual for an application for permanent development to include proposals for temporary measures to allow an existing use to continue to operate due to the uncertainty of planning permission being given for the permanent development. In this case the applicants advise they have also sought temporary off-site office accommodation but failed to secure a lease for accommodation that had been identified. The applicants also state that, in the current economic climate, it has not been viable to continue to search for alternative off-site accommodation.

Notwithstanding that matter, the fact remains that the proposed stacked portakabins are only needed as a short term solution pending the completion of approved development that has been commenced and, within that context, they would not be harmful.

Conclusion:

The installation of a double stacked portakabin on a temporary basis is acceptable at this site as it does not result in any harm to the character and appearance of the locality or harm the amenities of neighbouring occupiers.

Accordingly it complies with adopted local plan policies and it is recommended that planning permission be approved for a limited period of 18 months (one and a half years).

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:

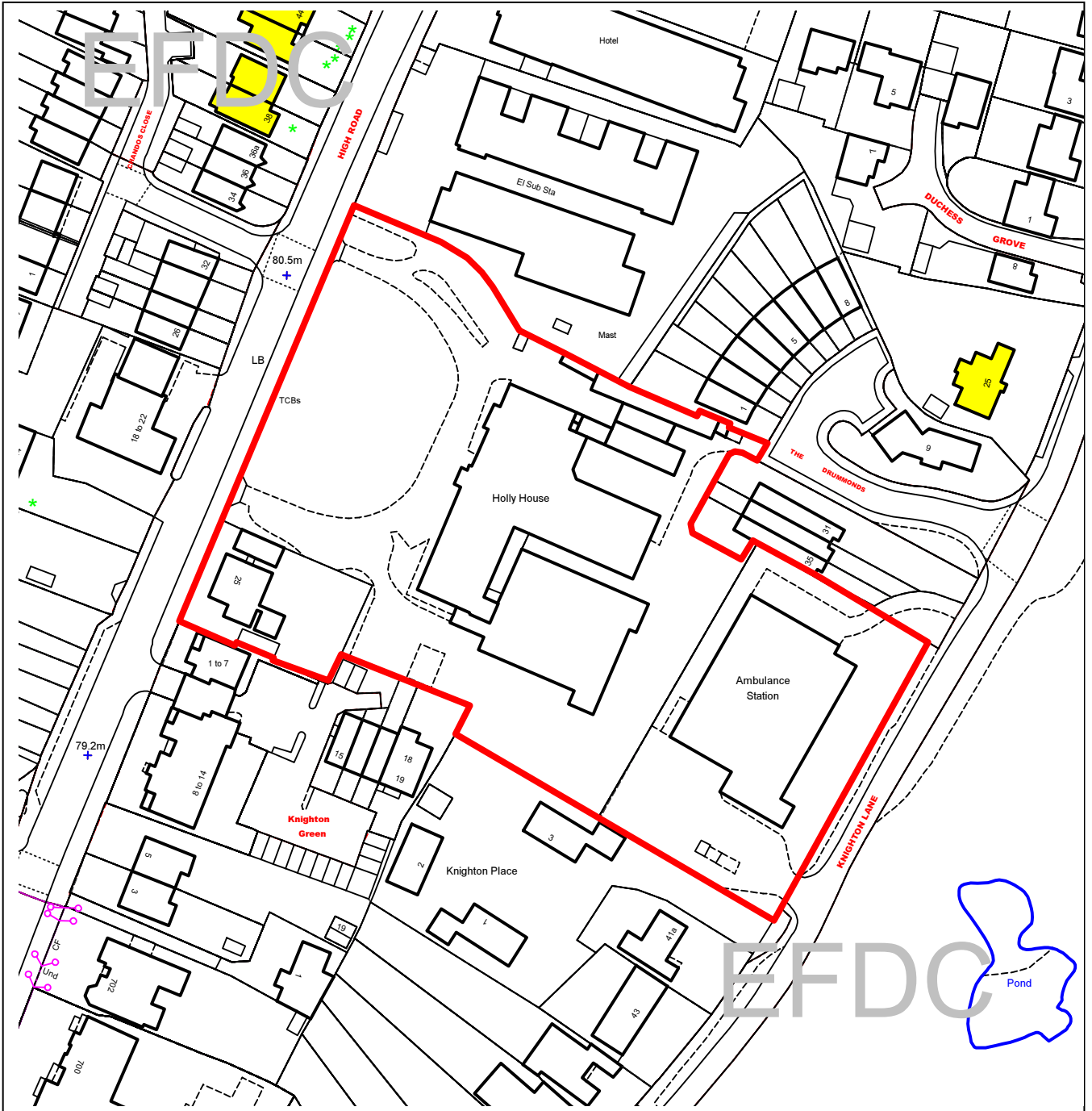
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Agenda Item Number:	4
Application Number:	EPF/0554/11
Site Name:	Holly House Private Hospital High Road, Buckhurst Hill, IG9 5HX
Scale of Plot:	1/1250