

Report Item No: 1

APPLICATION No:	EPF/0045/11
SITE ADDRESS:	202 The Broadway Loughton Essex IG10 3TF
PARISH:	Loughton
WARD:	Loughton Broadway
APPLICANT:	Mr Constatinos Georgiou
DESCRIPTION OF PROPOSAL:	TPO/EPF/16/84 T7 - Cherry - Fell
RECOMMENDED DECISION:	Refuse Permission

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

http://planpub.eppingforestdc.gov.uk/AniteIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=524401

REASON FOR REFUSAL

- 1 Insufficient evidence has been submitted to assess whether the proposal is necessary or justified. To agree felling would therefore be contrary to Policy LL9, Felling of Preserved Trees, and unnecessarily detrimental to the visual amenities of the local area.

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

Description of Proposal:

Flowering Cherry; fell to ground level

Description of Site:

The cherry stands in a small area of raised bed, to the rear of the back garden of the semi-detached property, at the entrance to Lytton Close, from Kingsley Rd: it is visible from both. The wall separating the garden from the raised bed has partially collapsed.

Relevant History:

The order was made in 1984 as a strategic order on trees planted by the GLC, who originally developed the estate.

TRE/EPF/0948/06: Felling of adjacent Ash agreed on the basis that it was spoiling the cherry; no replacement planting, on grounds that it was unnecessary, given the retention of the cherry.

Relevant Policies:

LL9 – Felling of preserved trees

Summary of Representations:

LOUGHTON TOWN COUNCIL: Object to any applications to fell protected trees and therefore objected.

LOUGHTON RESIDENTS ASSOCIATION: Object; if the arboriculturist is satisfied would withdraw, subject to suitable replacement.

Issues and Considerations:

The application is on the basis that a section of the garden wall, separating the rear garden from the planter (which is technically within the ownership of the property) has collapsed, as a result of root activity. The low retaining wall between the tree and the footpath has also failed, and some of the brickwork had slipped into the footpath. The owners of the property feel that removal of the tree is the only realistic solution, and that this would allow the walls to be replaced at reasonable cost.

The tree has significant amenity value, as a mature tree in what is otherwise a somewhat bleak area. The tree may have been implicated in failure of the walls, but it is suggested that the issue is not causation of that. Rather, it is can these structures be repaired, perhaps with different materials, with the tree in place? The applicants were asked to provide information to support why the rebuilding of the tall brick wall was necessary, as opposed to say, infilling with wooden panelling, and why the low retaining wall also could not be replaced with a timber structure, rather than a new wall with deeper foundations. If that approach were followed, the tree, which is a valuable source of green, and colour when in flower, could remain. Despite prompting no further information has been received.

Conclusion:

The case for felling is not proven, and the application is accordingly recommended for refusal, in accordance with policy LL9.

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: Christopher Neilan
Direct Line Telephone Number: 01992 564117,***

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/0045/11
Site Name:	202 The Broadway, Loughton IG10 3TF
Scale of Plot:	1/1250

Report Item No: 2

APPLICATION No:	EPF/1165/11
SITE ADDRESS:	Cheshire Home Ability Housing Association 5 Lakeside Close Lambourne Road Chigwell Essex IG7 6HJ
PARISH:	Chigwell
WARD:	Chigwell Row
APPLICANT:	Mr Dilip Mahader
DESCRIPTION OF PROPOSAL:	TPO/EPF/01/82 (W1) T1 - Elm - Fell T4 - Monterey Cypress - Fell T52 - Grey Poplar - 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/AniTelM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=528679

CONDITIONS

- 1 The work authorised by this consent shall be carried out under the direct supervision of the Local Planning Authority, who shall receive in writing, 5 working days notice of such works.
- 2 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.
- 3 The works hereby authorised shall not be undertaken after a period of three years from the date of this consent has expired.

This application is before 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:

T1 – Elm - Fell.

T4 - Monterey Cypress – Fell.

T52 – Grey Poplar – Fell.

Description of Site:

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

Relevant History:

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

Relevant Policies:

LL9 Felling of preserved trees.

SUMMARY OF REPRESENTATIONS

1 neighbour was consulted but no response has been received.

CHIGWELL PARISH COUNCIL was willing to waive their objection provided that the works are deemed acceptable by the Council Tree Officer.

Issues and Considerations:

This application is made on the basis that three trees have been identified as posing a risk to people and property due to either their poor structure or declining health.

Issues

T1 Elm

The tree is within a dense woodland scrub of bramble, elder and ivy-clad elm and sycamore saplings. The tree has collapsed into neighbouring stems, is dead and therefore exempt from planning control.

T4 Monterey Cypress

This 18 metre tall conifer is said to be suffering from a slow acting but ultimately fatal fungal infection of the foliage.

T52 Grey Poplar

This 16 metre tall, twin stemmed tree, stands amongst a group of large Poplars, Oaks and Sycamores, on a piece of closely mown lawn, at close range to the lake. The submitted report points out several structural faults in addition to a pronounced lean of both stems.

Considerations

The planning considerations are made for each tree, as follows:

T1 Elm

This dead tree is exempt and needs no further consideration beyond replacement. In this case, the multitude of self-set saplings in this woodland provides this through natural regeneration. It is worth noting that several other Elm saplings were also dead but remain standing. It would be sensible to clear these potential risks to users of the drive at the same time as removing T1.

T2. Monterey Cypress

A tree in poor health, with large parts of the crown now dead or with yellowing foliage, indicating clear signs of Coryneum Canker; a common killer of this variety of Cypress. This tree has less than 10 years of useful amenity value, which is visually limited due to its location within the mature woodland setting, surrounded by tall broadleaf specimens screening it from public view for most of the year. Ash and Sycamore are already vigorously colonising this part of the woodland, which negates the need for a specific replacement for this tree.

T52 Grey Poplar

This is a vigorous and significant tree, part of a Poplar dominant landscape group. When viewed from the main entrance to the property, this tree is partially screened by a larger Poplar, several Oak and a sickly Yew.

A close inspection showed a basal cavity on the tension side of the tree and a corresponding socket of depressed ground on the opposite side. The cavity was sufficiently large and deep that it will contribute to the tree's eventual collapse.

The change in ground level and the pronounced lean of the tree suggests partial wind throw that has since stabilised. The cavity may have developed from decay in exposed broken root ends resultant from the initial trauma.

A long strip of exposed and decaying heartwood runs along the upper (tension) side of one of the main stems, indicating further structural weakness. This flaw supports the case for its removal.

Given the visual amenity of this front lawned area, it is necessary that provision is made for a visibly prominent replacement to be planted as a condition of the planning permission.

Conclusion:

T1 Elm is dead and therefore exempt and T4 Monterey Cypress is in very poor health. The loss of visual amenity suffered by their removal will be minimal. T52 shows clear signs of structural fragility and presents sufficient risk to people and property to justify its removal.

It is, therefore, recommended to grant permission to the felling of these three trees. The proposal therefore accords with Local Plan Landscape Policy LL9.

It is recommended that, in the event of members granting permission to fell tree T52, Grey Poplar, 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:

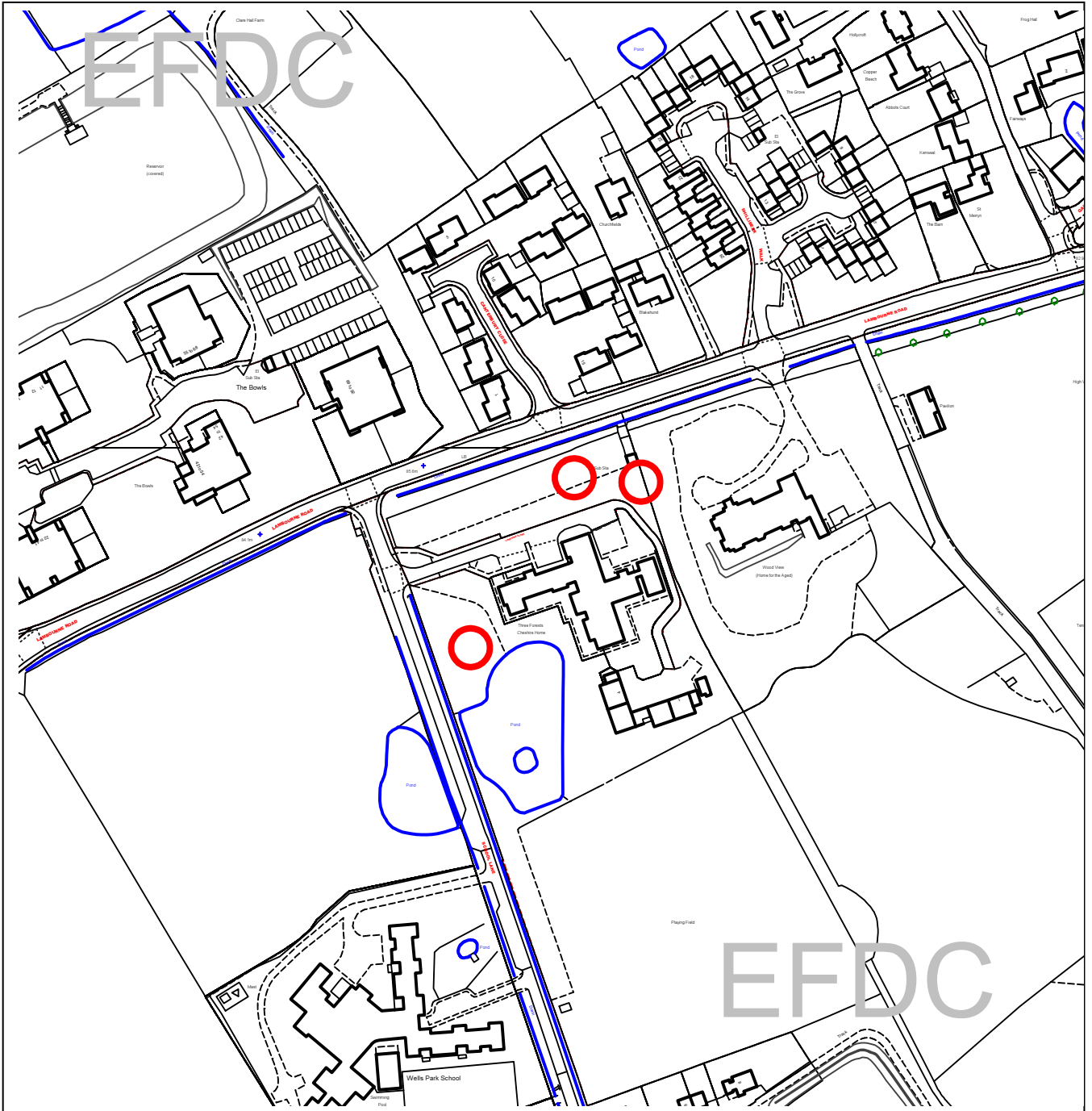
***Planning Application Case Officer: Robin Hellier
Direct Line Telephone Number: 01992 564546***

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



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Agenda Item Number:	2
Application Number:	EPF/1165/11
Site Name:	Cheshire Home, Ability Housing Association 5 Lakeside Close, Lambourne Road, Chigwell, IG7 6HJ
Scale of Plot:	1/2500

Report Item No: 3

APPLICATION No:	EPF/1250/11
SITE ADDRESS:	30 Retreat Way Chigwell Essex IG7 6EL
PARISH:	Chigwell
WARD:	Chigwell Row
APPLICANT:	Miss Lisa Lane
DESCRIPTION OF PROPOSAL:	TPO/EPF/18/88 T2 - Ash - Fell T3 - Oak - 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=528990

CONDITIONS

- 1 The work authorised by this consent shall be carried out under the direct supervision of the Local Planning Authority, who shall receive in writing, 5 working days notice of such works.
- 2 The works hereby authorised shall not be undertaken after a period of three years from the date of this consent has expired.

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:

T2 – Ash. Fell.
T3 – Oak. Fell.

Description of Site:

The applicant's property is the middle house in a row of three modern dwellings, although only connected by a first storey link, under which a two bay undercroft parking area affords partial views of the three preserved trees standing at the end of the applicant's modest rear garden. Beyond the garden is a remnant ancient woodland strip, of which T2 and T3 would have been part. This area is dominated by several mature Oaks including a very large veteran, beneath which a pathway gives access to Hainault Forest and sets the landscape character for this corner of the residential development.

T2 and T3 are suppressed specimens along with a small Yew present in the group, having set themselves beneath the dominant crown of a veteran Field Maple. The suppression has dramatically affected the form of both trees and produced a serpentine and entwined stem development in their attempt to grow beyond the Field Maple.

Relevant History:

TRE/EPF/1629/06 was granted permission to prune back the Oak; T3 by up to 3 metre branch lengths, where it overhung the neighbouring applicant's garden at 31 Retreat Way. TRE/EPF/1245/11 is currently under consideration for pruning of the large veteran Field Maple, described above.

Relevant Policies:

LL9 Felling of preserved trees.

SUMMARY OF REPRESENTATIONS

3 neighbours were consulted but no responses have been received.

CHIGWELL PARISH COUNCIL had not yet met to discuss the case at the time the report was written. Subsequent comments received will be reported verbally at Committee

Issues and Considerations:

Issues

The application is made on the basis that the two trees are structurally flawed and the Ash is fungally infected. The excessive lean of the Oak and a low amenity value are cited as reasons for their removal

Considerations

i) Tree condition and life expectancy.

From a ground level visual inspection both trees appear to be vigorous. The issue is the contact they have with each other and the impact of that on structural integrity. It appears that the Ash rests and gains some support from the Oak. It was observed that the Ash trunk has staining from black raised blisters indicating infection within the live tissue of the stem. A dark bracket of a common fruiting body was visible on an upper limb confirming the fungal infection is present. Furthermore, a long gash runs along the topside of the main horizontal section of the stem, up to the point where the two trees rub together. This has serious structural implications on the future of the Ash.

ii) Amenity value

The two trees stand in a secluded private garden, as described above, surrounded by dense woodland canopy trees, understorey shrubs and a closely trimmed cypress hedge, which obscures views from Sylvan Way, the nearest public viewpoint. They contribute to the woodland character but are largely obscured by the wide spreading Field Maple

The trees cannot be seen easily from any public place and therefore it can be said that their landscape value is low.

iii) Replacement trees

The proposed removal of the Ash and the Oak will not create a significant gap due to the dominance of the Field Maple's crown and, therefore the need for replacement planting is removed on the understanding that the Field Maple retains its full and natural crown form, which will be controlled by the pruning specification attached as a condition to the concurrent pruning application, listed above.

Conclusion:

The two trees are healthy and interesting woodland features but only to those within the private garden. Their removal will cause a minimal loss of amenity. It is, therefore, recommended to grant permission to this application on the grounds that the trees will not be missed if removed and will promote the better development of the important preserved veteran Field Maple. The proposal therefore accords with Local Plan Landscape Policy LL9.

It is recommended that, in the event of members granting permission to fell these trees, the condition requiring the replanting of agreed suitable replacement at an agreed location on the site, should be waived in this instance.

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:

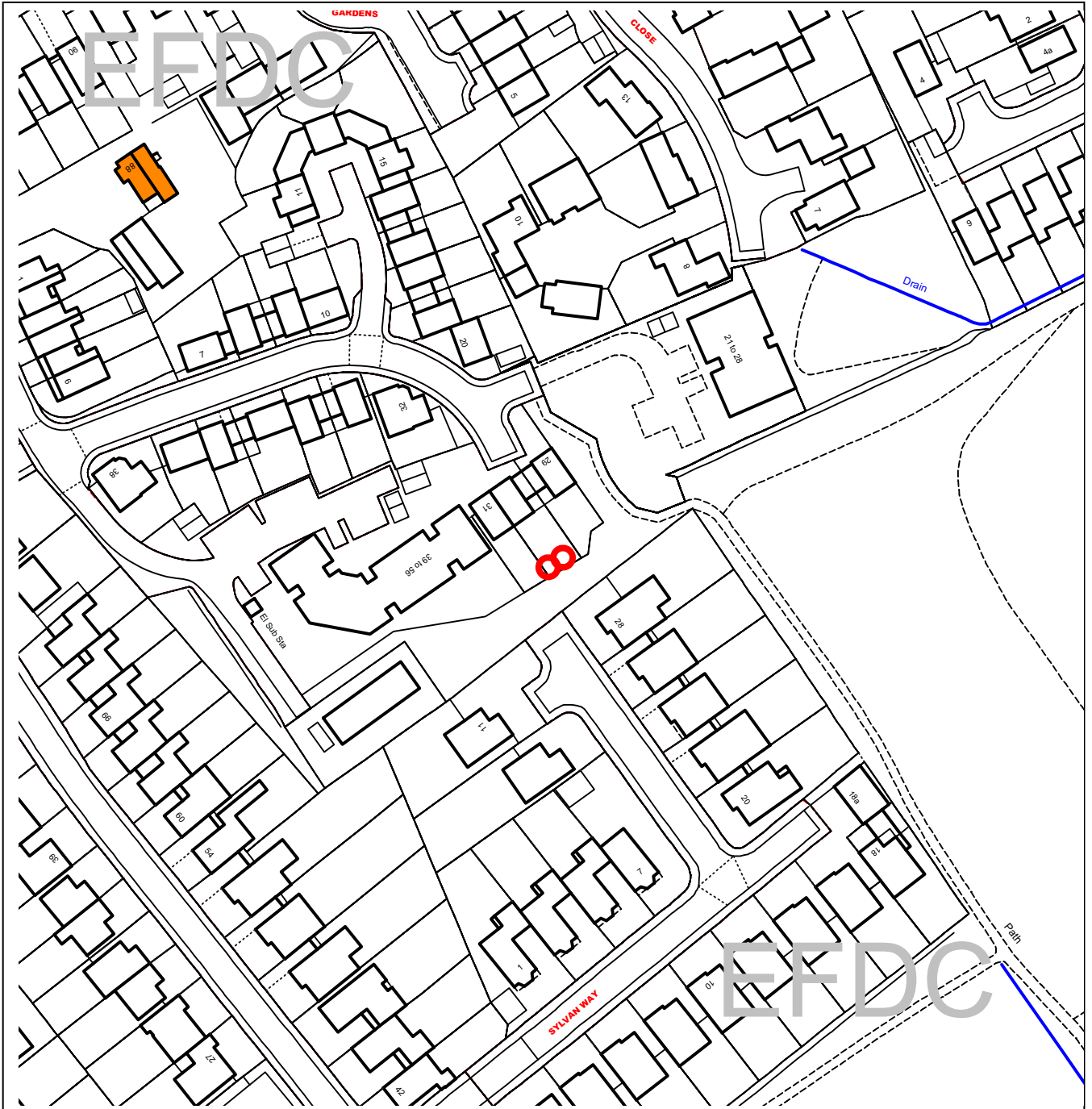
***Planning Application Case Officer: Robin Hellier
Direct Line Telephone Number: 01992 564546***

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Agenda Item Number:	3
Application Number:	EPF/1250/11
Site Name:	30 Retreat Way, Chigwell IG7 6EL
Scale of Plot:	1/1250

Report Item No: 4

APPLICATION No:	EPF/0840/11
SITE ADDRESS:	12 Albert Road Buckhurst Hill Essex IG9 6EH
PARISH:	Buckhurst Hill
WARD:	Buckhurst Hill East
APPLICANT:	Ms H Smith
DESCRIPTION OF PROPOSAL:	Proposed two storey dwelling to the side of no.12 Albert Road, including part single storey rear extension and pitched roof over existing and proposed single storey rear extension.
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=527583

CONDITIONS

- 1 The development hereby permitted must be begun not later than the expiration of three years beginning with the date of this notice.
- 2 Materials to be used for the external finishes of the proposed development, shall match those of the existing building, unless otherwise agreed in writing by the Local Planning Authority.
- 3 The detached garage at the rear of the site shall be removed prior to the occupation of the new dwelling hereby approved.

This application is before this Committee as it is for a form of development that can not be approved at Officer level if there are more than two expressions of objection to the proposal. (Pursuant to Section CL56, Schedule A(f) of the Council's Delegated functions).

Description of Proposal:

Firstly, it should be noted that planning permission was granted in December 2010 for a double storey side extension, a single storey rear extension and a new pitch roof over the existing single storey rear extension (ref: EPF/2258/10). Presently these works have not commenced.

The applicant still wishes to carry out the single storey rear extension and the pitch roof to the existing extension and hence they form part of this proposal. However the applicant now seeks planning permission to construct a one bedroom dwelling house to the side of the existing dwelling within the parameters of the double storey side extension.

The proposed dwelling would have exactly the same building footprint, size and scale to that of the approved double storey side extension.

Description of Site:

The subject site is located on the corner of Albert Road and Cedar Close within the town of Buckhurst Hill. The site itself is mainly regular in shape apart from the front boundary which follows the curve of the highway and it comprises of approximately 260 square metres. There is a slight slope that falls from the front of the property towards the rear.

Located towards the front of the site is a double storey end of terrace dwelling finished in facing brickwork with a plain tiled roof that fronts onto Albert Road. A detached garage is located to the rear of the site. Access to the garage is via Cedar Close. A high timber paling fence is located on the side and rear boundaries of the site. Abutting the rear boundary is a lane that provides vehicle access to the garages for the other dwellings forming the row of terraces.

The subject site is located within a well established built up area mainly comprising of terrace style dwellings and residential blocks comprising of flats. The houses of the terrace the site is situated in are similar in terms of their design, scale and size. Front setbacks from the highway are consistent.

Relevant History:

EPF/1361/10 - Proposed two storey side and rear extension. (refused 22/10/10 – Area Plans South Committee)

EPF/2258/10 - Proposed two storey side and single storey rear extension. (Revised application) (approved 23/12/10 – delegated)

EPF/0263/11 - Proposed two storey dwelling to the side of no.12 Albert Road. (withdrawn – 11/4/11)

Policies Applied:

Relevant local policies:

CP1 Achieving sustainable development objectives
CP2 Protecting the quality of the rural and built environment.
CP3 New Development
CP7 Urban form and development
H2A Previous developed land
H4A Dwelling mix
DBE1 Design of new buildings
DBE2 Detrimental effect on existing surrounding properties
DBE6 Car parking
DBE8 Private amenity space
DBE9 Loss of amenity
ST4 Road safety
ST6 Vehicle parking
LL10 Landscape retention

Relevant national policies:

PSS3 Housing

Summary of Representations

BUCKHURST HILL PARISH COUNCIL: No Objections

NEIGHBOURS: 16 neighbouring properties were notified and objections were received from the following occupiers:

- 2 Cedar Close
- 3 Cedar Close
- 14 Albert Road
- 16 Albert Road
- 18 Albert Road
- 22 Albert Road
- 24 Albert Road

Their main concerns are as follows:

- A lack of off street parking for both the existing dwelling and the proposed would relate to parking difficulties within the surrounding highways causing traffic congestion.
- The existing lay-bys are already overflowing from commuters to Buckhurst Hill Station and from other nearby residents.
- The one parking space that has been allocated is inadequate in terms of its size.
- A new dwelling would be an overdevelopment of the site and is not in keeping with the scale and character of the street scene.

Issues and Considerations:

The Main issues to be addressed in this case are:

- Principle of a new house
- Design and appearance
- Amenity space provision
- Parking provision, sustainability and highway safety
- Neighbouring amenities

Principle of a new house:

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 not a residential garden site and the development is not below the minimum density. PPS3 does however still promote the efficient use of land in the provision of housing, where it respects the character of the area. The principle of the development is therefore acceptable subject to an assessment of its design and consequences for amenity and highway safety.

Design and appearance:

Given that there are no physical changes to the siting, size and scale of the proposed works to the existing dwelling and that the proposed dwelling is to be within the parameters of the double storey side extension, there would not be a material difference between the design and appearance of the development and the extension already granted permission under planning permission EPF/2258/10. Therefore the development is once again appropriate in terms of its design and appearance and it would not be harmful to the character of the area or the existing street scene.

Amenity space

Each dwelling would require its own private open space. In order to maximise the amount of space for the existing dwelling, the existing detached garage to the rear of the site is proposed to be

removed. The existing dwelling would therefore have approximately 50 square metres of private open space. The new dwelling would have approximately 30 square metres of space as the rear garden is not as deep.

The private garden area for the host house would be a similar size to that of the other houses that form the row of terracing along Albert Road and as such it would not be out of character. The garden area for the proposed house would be adequate for such a small dwelling. Both the existing and the proposed dwellings would therefore have an appropriate amount of private open space to meet the recreational needs of future occupiers.

Parking, sustainability and highway safety:

Each of the dwellings along Albert Road that form the row of terraced housing has a garage located at the rear of the garden. These garages are accessed via a lane that runs off Cedar Close. The majority of these garages are too small to accommodate a modern day vehicle and as such there is an overspill of parking on the surrounding highways and lay-bys.

It should be noted that there are no set designated parking areas for residents within the lay-by areas and there are no parking restrictions (yellow lines) within the surrounding highways.

Currently the existing dwelling has two off-street parking spaces, one within the garage at the rear of the garden and another in front of the garage.

Under the parking standards 2 off-street parking spaces are required for a two or more bedroom dwelling and 1 space for a one bedroom dwelling. As a result 3 off street parking spaces would be required to meet the parking standards. As noted above, the existing garage to the rear of number 12 Albert Road is to be removed to provide additional garden area for the existing dwelling leaving only 1 space for both dwellings and this has been designated to the existing dwelling. The development fails to meet the provisions of the parking standards.

However the site is in a sustainable location when it comes to public transport links. Buckhurst Hill Underground Station is located approximately 250 metres to the north of the site and the nearest bus stop is located approximately 20 to 30 metres away on Albert Road.

Although there is a lack of off-street parking, the subject site is located within a sustainable location with good public transport links and, on balance, this is considered to outweigh the lack of off-street parking on the site and therefore is appropriate.

The Highway Authority has made it clear that the proposal would not cause any harm to the interests of highway safety as a consequence of the level of parking provision proposed. The Highway Authority has also stated that while it would prefer each house to have a single off-street parking space, it has assessed the locality as being accessible enough by public transport and by foot to justify relaxing parking requirements for the scheme as allowed for in the standards.

Neighbouring amenities:

The proposal would not cause harm to the amenities enjoyed by the occupants of the host property. It would have the same impact on other neighbours as the approved extension. On the matter of impact on amenity, therefore, the proposal would cause no harm.

Conclusion:

In conclusion, the size, scale and siting of the development is appropriate as there would not be a greater material change in relation to the design and appearance of the proposed scheme from that which has been granted permission previously. Although there is a lack of off street parking, the subject site is located within a sustainable location with good public transport links and on

balance this is considered to outweigh the lack of off street parking on the site. There would not be a harmful impact to the amenities of adjoining occupiers. The proposed development is therefore recommended for approval subject to 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:

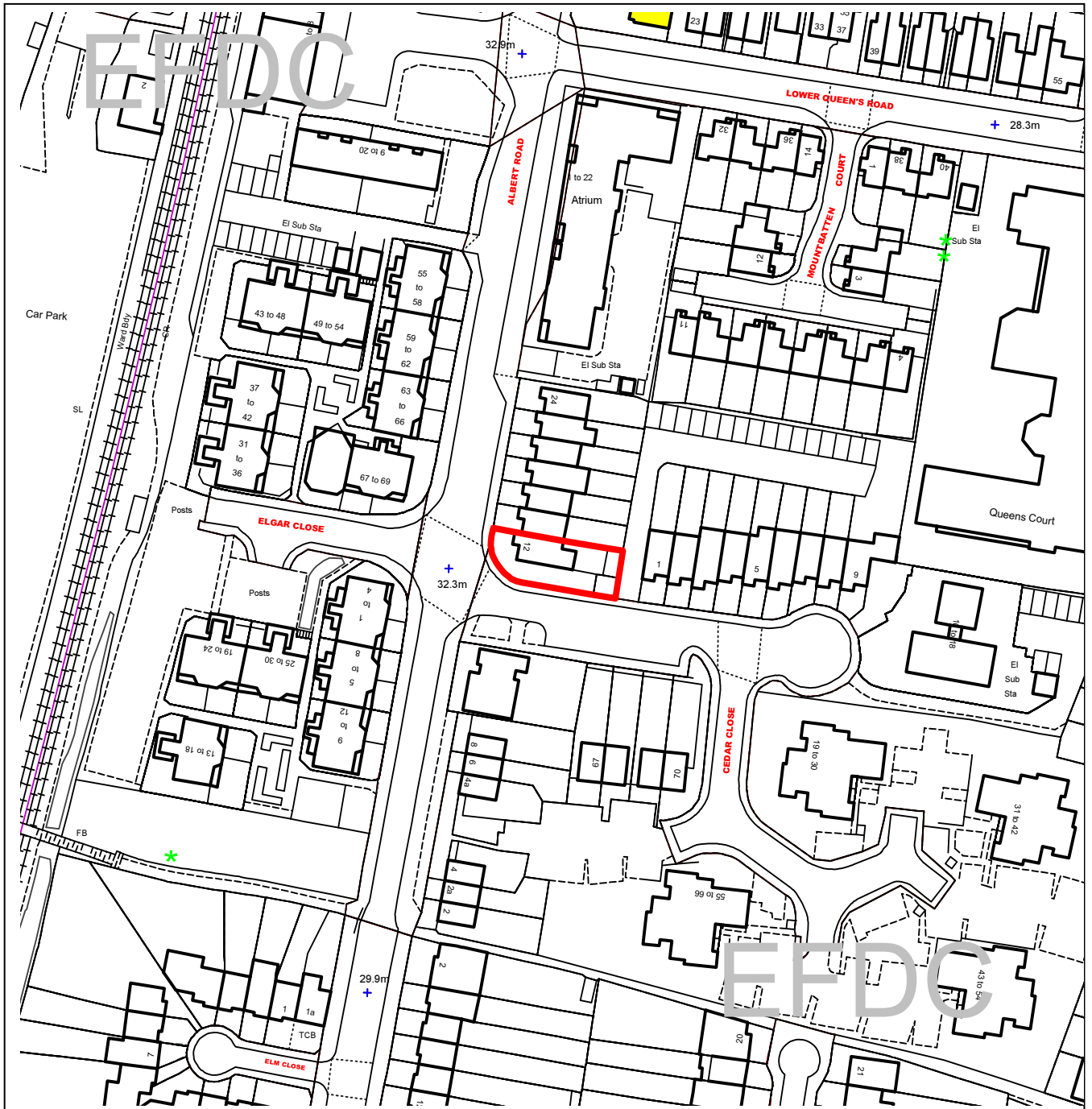
***Planning Application Case Officer: Lindsay Trevillian
Direct Line Telephone Number: 01992 564 337***

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



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Area Planning Sub-Committee South



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Agenda Item Number:	4
Application Number:	EPF/0840/11
Site Name:	12 Albert Road, Buckhurst Hill IG9 6EH
Scale of Plot:	1/1250

Report Item No: 5

APPLICATION No:	EPF/0878/11
SITE ADDRESS:	109 & 111 Manor Road Chigwell Essex IG7 5PS
PARISH:	Chigwell
WARD:	Grange Hill
APPLICANT:	Countrywide Developments (UK) PLC
DESCRIPTION OF PROPOSAL:	Minor material amendment to EPF/2462/08. (Demolition of 2 houses and construction of 13 flats) to increase rear ground and first floor building line by 2400mm, increase in area to flat 9 within terrace area and raising rear middle roof by 600mm to provide accommodation in roof.
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=527640

CONDITIONS

- 1 The development hereby permitted shall begin no later than 13 October 2012.
- 2 No development shall take place until details of the materials to be used in the construction of the external surfaces of the building hereby permitted have been submitted to an approved in writing by the local planning authority. Development shall be carried in accordance with the approved details.
- 3 No development shall take place until details of levels have been submitted to and approved by the Local Planning Authority showing the levels of the site prior to development and proposed levels of ground floor slabs, roadways and access-ways and landscaped areas. The development shall be carried out in accordance with the approved details.
- 4 No development shall be carried out until details of hard and soft landscaping works have been submitted to and approved in writing by the Local Planning Authority. These details shall include existing planting to be retained, species and size of new planting, hard landscaping materials, the provision of security lighting and the treatment of all boundaries. The development shall be carried out in accordance with the approved details before any part of the building is occupied or in accordance with a programme agreed with the Local Planning Authority.
- 5 All planting shall be maintained for a period of 5 years from the date of planting. Any planting that dies, is seriously damaged or diseased or is removed within that period shall be replaced with planting of similar species and size, unless otherwise agreed in writing by the Local Planning Authority.

- 6 A landscape management plan, including long term design objectives, management responsibilities and maintenance schedules for all landscape areas, shall be submitted to and approved by the Local Planning Authority prior to the occupation of the development. The landscape management plan shall be carried out as approved.
- 7 Prior to commencement of works on site, including those for demolition, foundations and drainage, a scheme shall be submitted for approval to the local planning authority specifying the means by which those trees to be retained will be protected during the works. The approved scheme shall be implemented before commencement of the works and shall be retained for the duration of the works.
- 8 The windows in the flank walls shall be glazed with obscure glass and have fixed frames and shall be retained in that condition.
- 9 The development shall not be occupied until the car and cycle parking spaces shown on the approved drawings have been provided. The car park shall not be used other than for the parking of vehicles related to the development.

This application is before this Committee for the following reasons:

- 1. 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).*
- 2. This application is before this Committee as it is for a form of development that cannot be approved at Officer level if there are more than two expressions of objection to the proposal. (Pursuant to Section CL56, Schedule A(f) of the Council's Delegated functions).*
- 3. 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 applicant seeks planning permission for minor material amendments to a recently granted permission ref: EPF/2462/08, which was for the demolition of 2 houses and replacing them with a block of 13 flats.

The proposed minor material amendments are clearly highlighted on the submitted plans ref: 08221_201 to 08221_204 and are as follows:

- Increase the rearward projection of the building by 2400mm.
- Enclose the terrace area of flat 9 on the first floor to provide additional living accommodation.
- Raise the height of the middle section of the roof by 600mm to provide additional living accommodation within the roof space.

Description of Site:

Two detached houses on separate adjacent plots on the south side of Manor Road next to the Sherrell House development. Burney Court is to the east and St Winifred's Close runs along part of the eastern boundary and the whole of the southern boundary of the site. There are a number of protected trees on the site.

Relevant History

EPF/1631/08 - Demolition of 2 houses and construction of 13 number high quality flats.
(Withdrawn – 14/11/08)

EPF/2462/08 - Demolition of 2 houses and construction of 13 flats. (Revised application) (Refused by area plans south committee on 5/3/09. Allowed under appeal with conditions on 14/10/09)

EPF/1041/09 - Demolition of 2 houses and construction of 12 flats. (Revised application) (Approved with conditions – 27/8/09).

EPF/0475/11 - Non material amendment to EPF/2462/08. (Demolition of 2 houses and construction of 13 flats. Revised application) requesting the addition of a planning condition requiring that the development proceeds in accordance with approved plans. (Approved 29/3/11)

Policies Applied:

CP1, 2, 3, 6 & 7 Core Policies re sustainable development
H1A, H2A, H3A, H4A Housing Provision
ST4 & 6 Highways & Parking
DBE 1, 2 Design of new buildings
DBE 6 Parking
DBE 8 Amenity Space
DBE 9 Amenity for neighbours
LL10 Landscaping and Protected Trees

Summary of Representations

CHIGWELL PARISH COUNCIL:

The Council OBJECTS to this application on the grounds that there are continued concerns about the lack of privacy and the overbearing nature to the residents of St Winifred's Close. The Council is still concerned about insufficient parking provided for residents and visitors. As this is a major junction, there are continued concerns that this will bring additional traffic congestion to the area. The Council continues to consider that this would also cause a significant change to the street scene.

NEIGHBOURS:

1 ST WINIFREDS CLOSE: Objection: The proposed amendments would result in an overdevelopment of the site, loss of privacy and light and there is insufficient off-street parking for the site.

2 ST WINIFRED'S CLOSE: Objection: The proposed amendments would potentially result in a loss of preserved vegetation on the site. The proposed development would become overbearing and visually intrusive. It would result in further traffic congestion and impact upon local facilities.

6 ST WINIFRED'S CLOSE: Objection: There have been a number of flat developments within the surrounding area and this would add to the surrounding area being overdeveloped.

9 ST WINIFRED'S CLOSE: Objection: The development would result in a lack of off-street parking and cause traffic congestion. It would cause pressure on local services and cause noise and disturbance.

11 ST WINIFRED'S CLOSE: Objection: There are already enough empty flats within Manor Road and the disruption of building more would make it hard to sell our property.

15 ST WINIFREDS CLOSE: Objection: There are already enough flats within Manor Road and more flats would make things worse than they already are.

16 ST WINIFRED'S CLOSE: Objection: The development would spoil the character of the surrounding area and possibly impact upon the preserved trees on the site.

20 ST WINIFRED'S CLOSE: Objection: The proposed development would be an intrusive and overbearing development and would result in a loss of privacy. The proposed amendments would further enhance this problem.

21 ST WINIFRED'S CLOSE: Objection:

Expanding the overall height and building footprint is unacceptable as it would result in a harmful impact upon the amenities of local residents.

Issues and Considerations:

The main issues to be addressed are whether the proposed minor material amendments would result in greater material detriment to what has been granted planning permission in relation to:

- Design and appearance
- Neighboring amenities

Design and appearance

Firstly, the proposed alterations to the granted permission are to the rear of the site and as such there would be no difference upon the building's appearance within the street scene from that which has already been approved.

Turning to the element of extending the ground and first floor rear building line by 2400mm, it should be noted that permission has been granted under planning permission EPF/1041/09 for a similar development. Although this was only for 12 flats, its rear building line extended out to the point now proposed under the current application. In that context, the size and scale of the development as enlarged by the proposed increase in rearward projection would not be materially greater than an alternative approved development.

In addition, the extension of the rear building line by 2400 would not infringe upon the root protection zone of nearby preserved trees and it would not project beyond the rear building line of the recently constructed development known as Sherrell House, which is located immediately to the west.

In relation to the increase in height of the middle part of the roof by 600mm and enclosing the terrace area of flat 9 on the first floor, these alterations would not result in increasing the overall building footprint of the building. These elements are small in terms of their size and scale

compared to what has already been granted permission and as such they would not result in a greater material detriment.

The proposed minor amendments would be appropriate in that they would reflect the character and appearance of the surrounding area whilst appearing subservient and forming an integral part to the building.

Neighboring amenities:

The proposed minor amendments would not result in a greater material detriment to the amenities of adjoining occupiers compared to the approved development.

Although the rear building line would be moved closer to the rear boundary by 2400mm, there would still be at least 30 metres separation distance to the closest dwellings within St Winifred's Close and the rear façade of the development. In addition, the large preserved trees in and around the site would help screen the development, reducing any impact of overlooking.

The proposed amendments are minor in terms of their overall size and bulk and as such they would not result in the overall appearance of the development appearing visually intrusive or overbearing. Nor would they result in an increase in overshadowing of adjoining properties' gardens or windows to habitable rooms.

Other issues:

A number of concerns were raised by neighbors and from the Parish Council in relation to a lack of off street parking on site, the potential for the development to lead to traffic congestion on surrounding highways and to consequently cause harm to highway safety.

Although the floor area of the overall development is to be slightly increased as a result of the proposed amendments, no additional units are proposed. The development would still consist of 13 units and as such there is no requirement for any additional off street parking provisions. It should be noted that in granting planning permission for the development, the Planning Inspector found that one space per flat along with cycle storage would be appropriate.

In the circumstances there is no case that the proposed amendments to the approved development would cause harm to the interests of highway safety or the free flow of traffic.

Conclusion:

Members are advised this proposal must be considered on its own merits as a minor material amendment to an approved development. The matter to be decided is solely whether the proposed changes to the approved development are acceptable. It is not appropriate to treat this application as if it were an application in the first instance for the development as a whole.

The proposed amendments are minor and as such there would not be a greater material detriment from what has previously been granted planning permission in relation to design and appearance and upon neighboring amenities. The development would still be in accordance with the policies contained within the Adopted Local Plan and Alterations and therefore it is recommended that the minor material amendment be approved subject to the same conditions as previously 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:

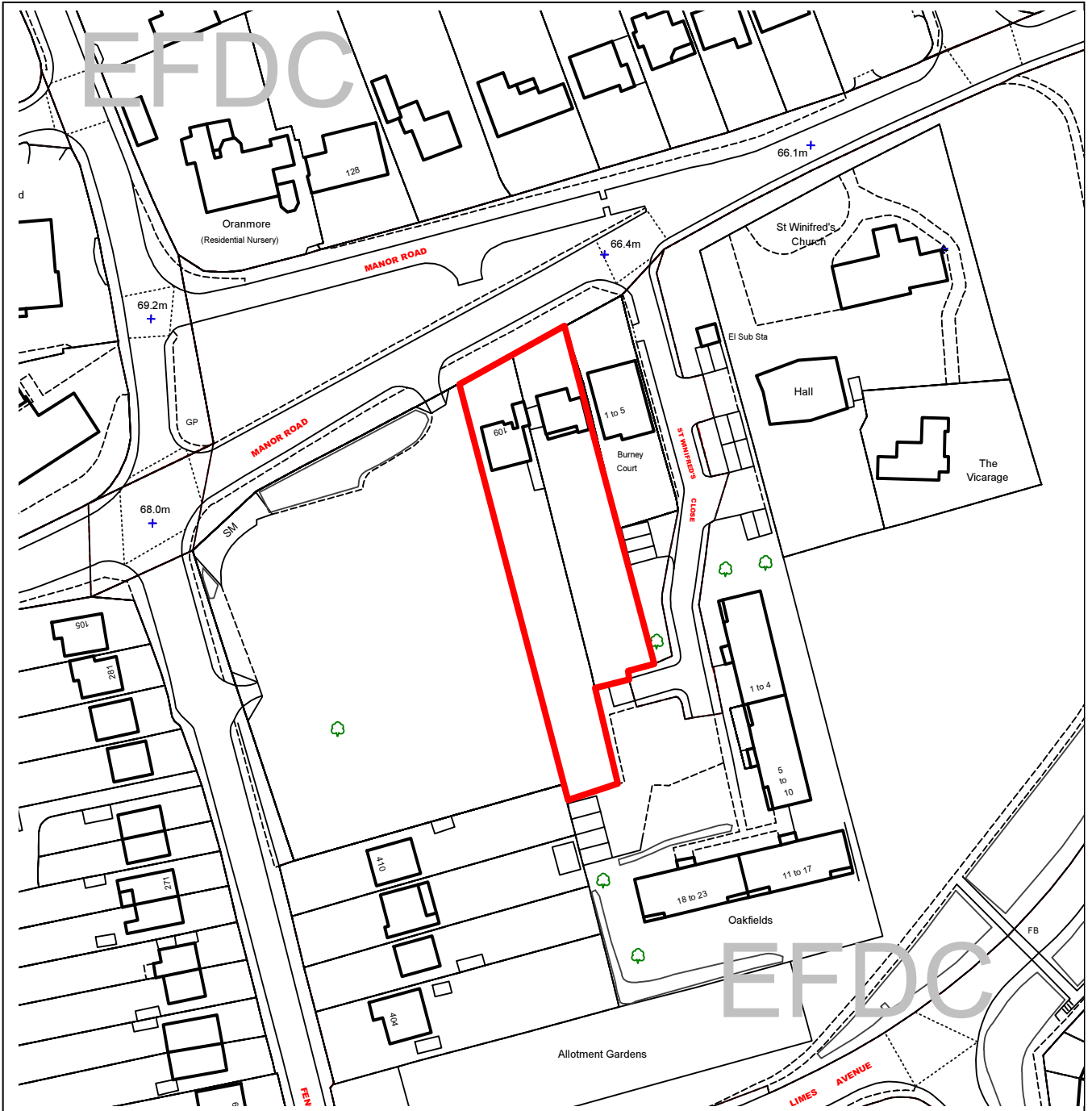
**Planning Application Case Officer: Lindsay Trevillian
Direct Line Telephone Number: 01992 564 337**

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/0878/11
Site Name:	109 & 111 Manor Road, Chigwell IG7 5PS
Scale of Plot:	1/1250

Report Item No: 6

APPLICATION No:	EPF/0897/11
SITE ADDRESS:	26 A Mount Pleasant Road Chigwell Essex IG7 5ER
PARISH:	Chigwell
WARD:	Grange Hill
APPLICANT:	Mr Bruce Madeiros
DESCRIPTION OF PROPOSAL:	Demolition of existing two storey front extension and erection of new two storey front extension over same footprint and basement area.
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=527699

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 be of a similar appearance to those of the existing building, unless otherwise agreed in writing by the Local Planning Authority.
- 3 The roof edges of the proposed development shall retain a gap of at least 100mm to the common boundary with No's 30 and 32 Mount Pleasant Road.

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 to demolish an existing two storey front projection on the dwelling and replace it with a newly constructed two storey extension, with half sunken basement area. Essentially this would create a two and a half storey structure. The addition would be progressively stepped back towards the front elevation of the dwelling. The roof configurations would be hipped. The structure would project 10.m beyond the front elevation of the dwelling at its deepest point.

Description of Site:

The application site contains a large semi detached dwelling with a 10.0m deep front projection. The property forms one of a row of four dwellings of similar style which are set some distance back from the highway. The North West boundary of the site abuts the rear boundaries of No's 28-34 Mount Pleasant Road. The immediate area contains a mix of dwelling styles.

Relevant History:

CHI/0136/71- Alterations and Additions. Grant Permission – 21/04/71.
EPF/0828/77 - Erection of conservatory and porch. Grant Permission - 01/08/1977.

Policies Applied:

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

SUMMARY OF REPRESENTATIONS:

(8 properties consulted – 0 replies received).

CHIGWELL PARISH COUNCIL: Objection. Loss of 1.0m gap which could potentially create a terracing effect which would be out of keeping with the streetscene.

Issues and Considerations:

The main issues to consider relate to potential impact on neighbour amenity and the design of the proposed extension.

Neighbour Amenity

The proposed extension would be located adjacent to the common boundary with No's 30 and 32 Mount Pleasant Road. In relation to No32, an existing two storey element of the dwelling is already in close proximity to this rear boundary. Although this scheme would move the built form closer to the boundary; located at the bottom of a reasonably generous garden it would have no serious impact on amenity. The flat roofed garage at the proposal site currently abuts the boundary with No30, but is largely unseen below a fence. This would be replaced to provide ground floor accommodation abutting the boundary with first floor accommodation in part set approximately 1.2m from the boundary, but in part also abutting the boundary. Again, located at the rear boundary of a reasonably generous garden it would have no serious impact. There are side facing velux windows proposed, however these are high set in the roof slope and would not result in overlooking or any strong perception of being overlooked. Impact on the amenities of neighbouring residents is deemed marginal.

Design Considerations

The existing front projection on the dwelling adds nothing in terms of aesthetic value and was seemingly carried out some years ago under local plan policies which have been significantly replaced in the intervening period. As such the additions would not receive planning consent under the current policies and the front projection represents a harsh addition which appears out of place to the detriment of the streetscene. This proposal adds further bulk to the front and replaces flat roofed finishes with hipped structures. Visually the proposal improves the current arrangement. Although increased bulk would be added to the front it does not extensively alter the massing and set back some 20.0m from the pavement it would not appear prominent in the streetscene. The

scheme significantly improves an unfortunate previous addition and consequently is generally acceptable in design terms.

The local Parish Council has objected on grounds that the loss of the 1.0m gap to the boundary which could potentially create a terracing effect and would therefore not be in keeping with the streetscene. The supporting text to Policy DBE10 states that for semi detached dwellings “two storey extensions will not normally be permitted to extend to the boundary because they remove the visual break between properties”. The aim of the policy is to ensure visual breaks in the streetscene and to guard against a cramped form of development. In this case the dwelling has no immediate neighbour to the North West and as it is located at the rear of gardens there is no possibility of the closing of a visual gap. This proposal aims to benefit from the fact that there is no neighbouring dwelling on this boundary. The element that extends to the boundary is well set back from the front of the extension and not be clearly visible in the streetscene. The dwellings are also set back some distance from the highway. The above are all mitigating factors which justify an extension to the boundary, as detailed in the submissions, in this instance.

Land Drainage

The proposal includes excavation for a part sunken basement area. The Land Drainage section of the Council has no concerns with the development. However a standard informative advising the applicant about potential issues with subterranean works such as future flooding or subsidence will be added to the Decision Notice.

Conclusion:

The proposed extension to the dwelling would have no serious impact on neighbour amenity. The aesthetic appearance of the building would be enhanced with no adverse impacts on the appearance of the area. Consequently it is recommended that the application is approved with conditions.

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

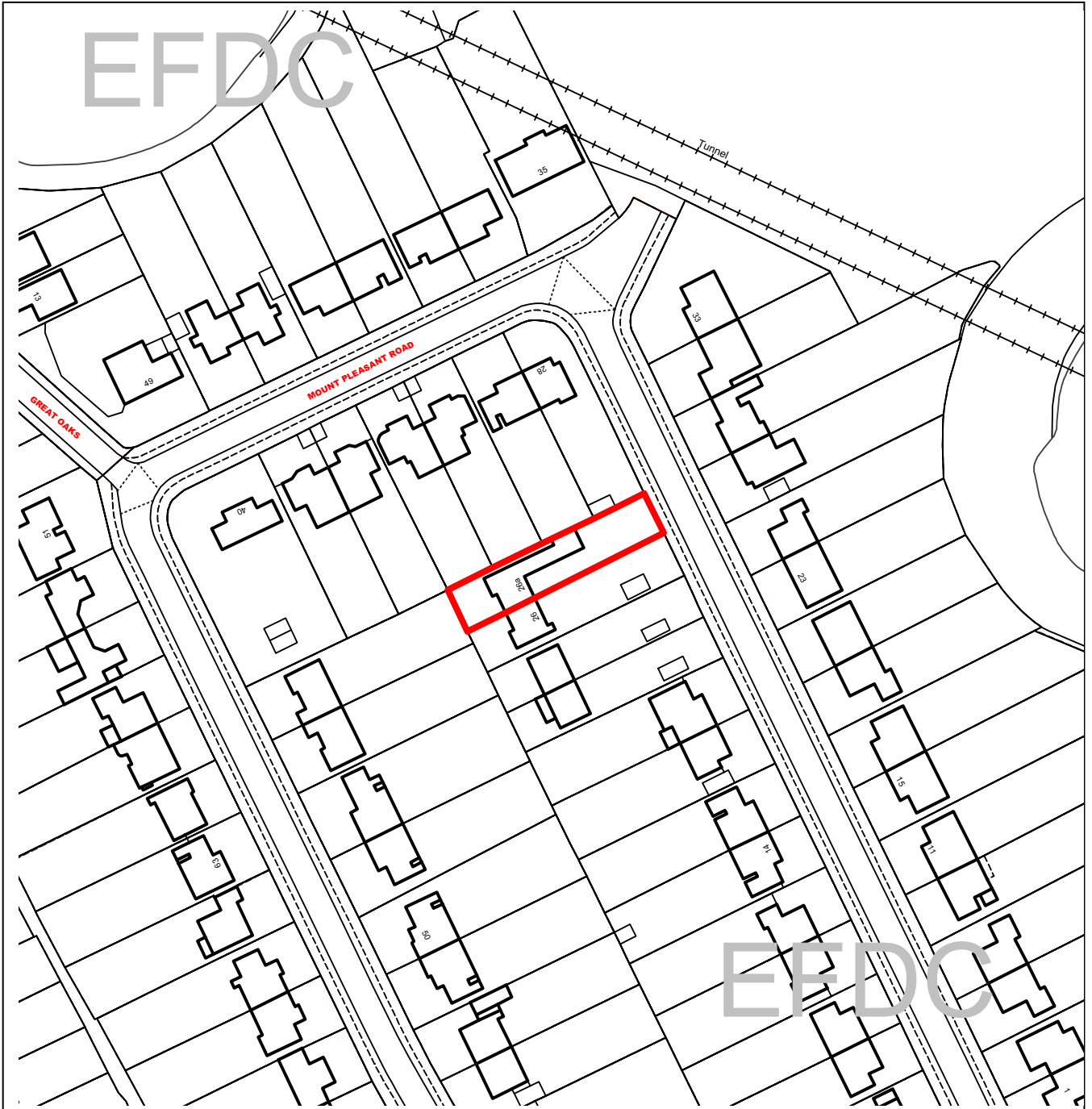
***Planning Application Case Officer: Dominic Duffin
Direct Line Telephone Number: 01992 56433***

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/0897/11
Site Name:	26 A Mount Pleasant Road, Chigwell, IG7 5ER
Scale of Plot:	1/1250

Report Item No: 7

APPLICATION No:	EPF/0962/11
SITE ADDRESS:	New Barns Farm Roding Lane Chigwell Essex IG7 6BJ
PARISH:	Chigwell
WARD:	Chigwell Village
APPLICANT:	Mr Gerald Padfield
DESCRIPTION OF PROPOSAL:	Retrospective application for change of use of agricultural building to use for purposes within Use Class B2.
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=527969

CONDITIONS

- 1 The operating hours and any deliveries associated with this use shall not take place outside the following hours:- 07.00 - 19.00 hours Monday to Friday, 08.00 - 17.00 hours on Saturdays and not at all on Sundays and Bank /Public Holidays.
- 2 The rating levels of noise emitted from the site shall not exceed the existing background level by more than 5dB(A) between the permitted hours of operation, pursuant to condition 1. The noise levels shall be determined at the nearest residential premises and measurements shall be taken in accordance with BS4142:1997.
- 3 No external storage of goods or materials associated with this use, shall take place outside of the building.

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:

Note: The submitted documentation outlines the use as for purposes within Use Class B1. However it is evident from the site inspection that the use involves a joinery/carpentry business and as such the Use is more appropriately defined as falling within Use Class B2.

The proposal is therefore a retrospective application to change the use of a farm building to a use within Use Class B2, General Industrial. The use has commenced and the premises are operating as a joinery/carpentry business. The unit comprises approximately 343 sq m with four parking spaces indicated to the front on the submitted plans.

Description of Site:

The proposal site has already been converted to a B2 use and as such the building contains various items of machinery and a small office area. The building itself is a utilitarian farm structure, finished in conventional materials, and approximately 7.5m in height. A large farmhouse and various farm outbuildings are in close proximity to the site. Some of the outbuildings are still in agricultural use. The entire site is within the Metropolitan Green Belt.

Relevant History:

EPF/0514/95 - Erection of agricultural building. Grant Permission - 25/07/1995.

Policies Applied:

GB2A – Development in the Green Belt
GB7A – Conspicuous Development
GB8A – Change of Use or Adaptation of Buildings
DBE2 – Effect on Neighbouring Properties
RP5A – Adverse Environmental Impacts
CP2 – Protecting the Quality of the Rural and Built Environment
E12A – Farm Diversification

SUMMARY OF REPRESENTATIONS:

CHIGWELL PARISH COUNCIL: Objection. The building is in the Green Belt and therefore Class B1 would be inappropriate. Insufficient information has been provided in relation to the current and proposed use.

A site notice was displayed and 1 Neighbour Consulted – No Replies Received.

Issues and Considerations:

The main issues to consider relate to potential impact on the Metropolitan Green Belt and neighbour amenity. Issues relating to farm diversification and road safety will also be assessed.

Green Belt Considerations

Policy GB8A outlines the criteria against which the change of use or adaptation of buildings in the Green Belt should be judged. The main issues in this case are;

- (i) that the building is of substantial construction capable of conversion
- (ii) that the use would not have a materially greater impact on the Green Belt
- (iii) associated traffic generation is not excessive,
- (iv) the building was not constructed in the last ten years with a view to securing another use, and
- (v) the proposal would not have a detrimental impact on the vitality and viability of local town centres.

The building has already been converted to the proposed use and was clearly capable of this conversion without any external structural changes. The former use as a farm building lends itself well to this use.

With reference to impact on the Green Belt location; the building forms one of a cluster of structures within the Metropolitan Green Belt and the current use would not have any greater impact than the former use as an agricultural building. Traffic generation would not be excessive apart from some ancillary parking and sporadic delivery vehicles.

The building was not constructed in the last ten years with a view to securing another use. The building is evidently an agricultural style building which has been used in connection with a large working farm. The site is some distance from any of the local shopping areas and in any case this use would have no impact on their vitality and viability.

Policy GB8A also states that in order to promote a living, working countryside preference will be given to employment generating uses such as recreation, tourism, small workshops and storage. This use therefore complies with the objectives of GB8A without having significant impact on the character and appearance of the Metropolitan Green Belt.

Farm Diversification

Planning Policy Statement 7, Sustainable Development in Rural Areas, recognises farm diversification as being vital to the viability of many farm enterprises and recognises that Local Planning Authorities should provide for such schemes in their Local Plan. Policy E12A of the Adopted Local Plan and Alterations states that farm diversification schemes will be permitted if, inter alia, it is in compliance with Policy GB8A and clearly demonstrates how the scheme will support the principal use of agriculture, forestry or horticulture. As recorded above the proposed scheme is in general compliance with Policy GB8A and would provide a means of securing income for the farmstead without compromising the aims and objectives of the other Local Plan policies.

Parking/Road Safety

The plans indicate four proposed parking spaces. The Essex County Council Parking Standards indicate that 1 space per 50 sq m of floor space should be provided for B2 uses. This would require a provision of 7 spaces. However this use is clearly small scale and the proposed provision would meet its requirements. There is, in the immediate area a significant amount of hardstanding available should further parking space be required.

The Highway Authority has raised no objections to this proposal as it is not contrary to the Highway Authority's Development Management Policies, adopted as County Council Supplementary Guidance in February 2011, and policies ST4 & ST6 of the Local Plan. The use and associated traffic generation for the proposal has not had any detrimental impact upon highway safety or capacity within the locality and is probably lower than that which the agricultural use might have generated. The accident history, for the last 3 years, has been investigated and there are no recorded accidents associated with the access onto Roding Lane.

Neighbour Amenity

The nearest dwelling is some 55.0m from the application site. Having regard to the use of the site, it would not result in a material loss of amenity. Other uses within the class could operate without causing serious harm to neighbour amenity.

Parish Council Comments

Chigwell Parish Council has objected to the proposal stating that the use is not appropriate in a Green Belt location. However the preceding text has outlined that the use complies with the relevant Green Belt policies and would support farm diversification and is therefore an appropriate form of development in this location.

Conditions

Conditions restricting the hours of operation and noise levels are considered necessary and will be added to the Decision Notice in order to safeguard neighbour amenity. A condition restricting outside storage is necessary to safeguard the amenities of the Metropolitan Green Belt. Although four parking spaces are included on the submitted plans it is not deemed necessary to secure this layout by condition as ample parking exists in the immediate area around the site. In the circumstances, where the activities are limited by the conditions proposed other B2 uses could operate from the site without causing significant harm; therefore a condition restricting movement within Use Class B2 is not deemed necessary.

Conclusion:

The continued use of this site for a purpose within Use Class B2 would have no adverse impact on the character and appearance of the Metropolitan Green Belt and complies with local policies relating to appropriate Green Belt development and farm diversification. There are no concerns with regard to parking and road safety and impact on neighbour amenity is to an acceptable level and can be further controlled by conditions. Therefore, having regard to all matters considered it is recommended that the application is approved with conditions.

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

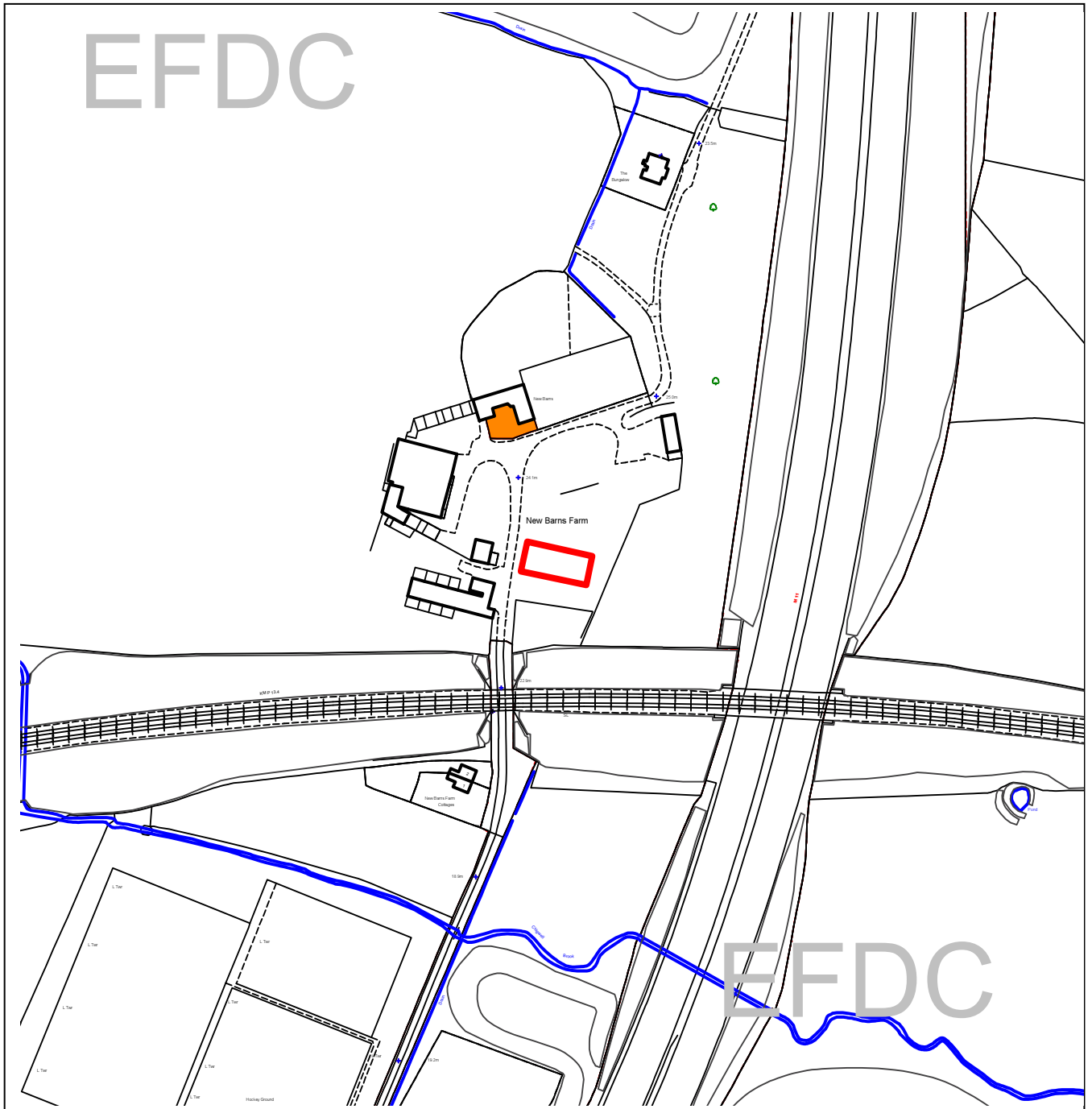
***Planning Application Case Officer: Dominic Duffin
Direct Line Telephone Number: 01992 56433***

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/0962/11
Site Name:	New Barns Farm, Roding Lane Chigwell, IG7 6BJ
Scale of Plot:	1/2500

Report Item No: 8

APPLICATION No:	EPF/0991/11
SITE ADDRESS:	Land Adj 151 Willingale Road Loughton Essex IG10 2DE
PARISH:	Loughton
WARD:	Loughton Broadway
APPLICANT:	Mr Simon Wells
DESCRIPTION OF PROPOSAL:	Erection of two flats.
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=528094

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 development hereby permitted will be completed strictly in accordance with the approved drawings nos: WILL/PR001; WILL/PR002; WILL/PR150; WILL/PR200; WILL/PR010
- 3 Materials to be used for the external finishes of the proposed development, shall match those of the existing building (151 Willingale Road), unless otherwise agreed in writing by the Local Planning Authority.

This application is before this Committee as it is for a form of development that can not be approved at Officer level if there are more than two expressions of objection to the proposal. (Pursuant to Section CL56, Schedule A(f) of the Council's Delegated functions).

Description of Proposal:

This application seeks planning permission for the erection of a building attached to the side of 151 Willingale Road to provide two maisonettes, one on the ground floor and the other at first floor with a second bedroom in the roof space. The building would include a two storey rear projection - 2.6 metres in depth and 3.6 metres in width – set 1.6 metres from the flank of the existing house.

The application also proposes the erection of a dormer window and a photovoltaic panel on the rear roof slope.

The proposal in its built form would be very similar to a scheme approved in 2008. The main difference is the internal arrangement with the approved scheme providing one additional house rather than two maisonettes (one 1 bed and one 2 bed) as now proposed.

Description of Site:

The application property is an end terrace dwelling with a substantial area of garden to the side. The front garden is enclosed by a low level wall (approx. 0.5 metre in height). The front of the side garden is enclosed by a 1.8 metre high close boarded timber fence level with the front wall of the existing house. There is presently no off street parking for the dwelling. There are windows to a non-habitable room and a secondary window for a habitable room in the side elevation of 153A Willingale Road, the neighbouring property.

With the benefit of planning permission granted in 2008, 153 Willingale Road has a narrow two storey side extension and has been vertically split into two separate dwellings, nos. 153 and 153A.

Relevant History:

EPF/0252/08. Proposed new attached dwelling. Approved 01/04/2008

Policies Applied:

CP2 – Protecting the Quality of the Rural and Built Environment
DBE1 – Design of New Buildings
DBE2/9 – Impact of New Development
DBE6 – Vehicle Parking in Residential Developments
DBE8 – Private Amenity Space
ST4 – Road Safety
ST6 – Vehicle Parking

Summary of Representations:

Notification of this application was sent to Loughton Town Council and to 5 neighbouring residents.

Please note that the consultation exercise was undertaken based on the plans originally submitted with the planning application. These were subsequently amended to reduce the width of the building in order to maintain a one metre gap to the side boundary. Loughton Town Council have been notified of this alteration and if any further representation is made this will be verbally reported to the Committee.

This report has been prepared in advance of the expiration of the public consultation period, which is due to close on 04/07/2011. Any representations received after this date will be verbally reported at the Committee meeting. The following representations have been received to date:

LOUGHTON TOWN COUNCIL: Comment. The Committee commented that the plans appeared to show a three bedroom not two bedroom maisonette. Members NOTED that the footprint of the planned development appeared to be 25% larger than the previous planning application, EPF/0252/08, referred to in the accompanying application paperwork, for which planning approval was granted by the District Council. There was additional concern on the amount of parking allocated in the scheme (one space) and, as the property was sited on a busy road, this could lead to additional on street parking.

108 WILLINGALE ROAD: Objection. There are no other flats in the immediate area and will look completely out of place. There is also a severe lack of parking. We have just had one new house built next to this plot and as no one has moved in yet we do not know what the position will be with

extra cars. This is a very busy road with four schools on it and all the associated traffic. There is very little parking available in front of the church. There will be added pressure on parking with the addition of 2 new flats. In addition to this the insertion of a drop kerb for an off road drive will further reduce street parking. These flats are not in keeping with the immediate area as all local flats are in blocks of 4 and are not local to this development.

149 WILLINGALE ROAD: Objection. No developments of this type in the area – it will look unsightly and be an invasion of my privacy. Will impact on future sale of my property. There are drainage problems on the site and major parking issues in Willingale Road. Local schools contribute towards the traffic problems, as does the Church and its hall. Willingale Road is also an alternative route for the 167 and 20 bus routes.

153A WILLINGALE ROAD: Objection. I am not in agreement within building up to the boundary between me and the new property. I have windows at the side and it would block my light. It would be dark and make me feel claustrophobic. Is out of proportion with the area. There are 5 schools in Willingale Road – the road is very busy, especially at school times. The parking will be a nightmare – up to 4 extra cars.

Issues and Considerations:

The main issues in this case are the impacts of the proposed development on the amenities enjoyed by the occupiers of neighbouring dwellings, on the character and appearance of the area and on highway matters – in particular car parking.

Amenity

The situation regarding neighbouring amenity has changed since the previous approval was granted for a new dwelling, as the neighbouring dwelling (no. 153) has been extended to the side and converted into two separate dwellings. The new dwelling has some windows in the side elevation. However, as these do not serve habitable rooms, there would not be any material reduction in light or outlook arising from the proposed development.

No. 153 and 153A are set back in relation to the application dwelling. As a result, the proposed rear projection would still not extend beyond the rear elevation of those properties.

The proposed development would not harm the existing amenities enjoyed by the occupiers of 151 Willingale Road, and the future occupiers of the proposed flats would also all have an acceptable level of outlook and amenity space.

Design

The proposed building would form a continuation of the existing terrace and would be similar in width to no. 151, although it would be slightly narrower. A distance of approximately 1 metre would be retained to the site boundary. It is considered that the application site is of a size which is comfortably capable of accommodating the proposed building and the development has been revised to ensure that an appropriate gap is retained to the side boundary of the site.

Although creating two flats, the development has been designed to appear as a terraced dwelling with a single front door and as such would respect the character and appearance of the locality. A separate independent access to the first floor flat would be provided in the side elevation which would assist in maintaining the appearance of a single house.

The introduction of two flats in the form proposed is therefore acceptable in design terms and no harm would be caused to the character or appearance of the area.

Highways and Parking

The application proposes one parking space for one of the flats, located to the front of the building. This is an improvement in relation to the previous approval for an additional house, which did not include any off-street parking provision. Whilst the application site is wide enough (5.6 metres) to accommodate two parking spaces, the proposed arrangement serves to provide space for landscaping adjacent to the boundary with 153 and 153A Willingale Road. This would be a better solution for the appearance of the development than providing 2 parking spaces and as a consequence would better preserve the character of the locality. No off-street parking space is proposed for the host house, no. 151, and none currently exists. Nevertheless, an ample area of land would remain available for the creation of a parking space in the front garden should the occupants of this dwelling wish to create one in the future.

Since the Council's Parking standards states reductions to the parking standard may be considered if the development is within an urban area that has good links to sustainable transport and having regard to the scope for additional parking to be provided in the future if desired, the provision of one off-street parking space for the development is acceptable in this particular case.

Other Matters

Flood Risk – The site does not lie within either an Environment Agency or EFDC designated flood area. The proposed development would cause only a negligible increase in surface water runoff and accordingly there is no need for a flood risk assessment.

Conclusion:

In light of the above appraisal, it is considered that the proposed development would have an acceptable appearance, would safeguard the character of the locality, would not harm the amenities enjoyed by the occupiers of neighbouring dwellings and would make satisfactory provision for off-street car parking. Accordingly, it is recommended that planning permission is granted.

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

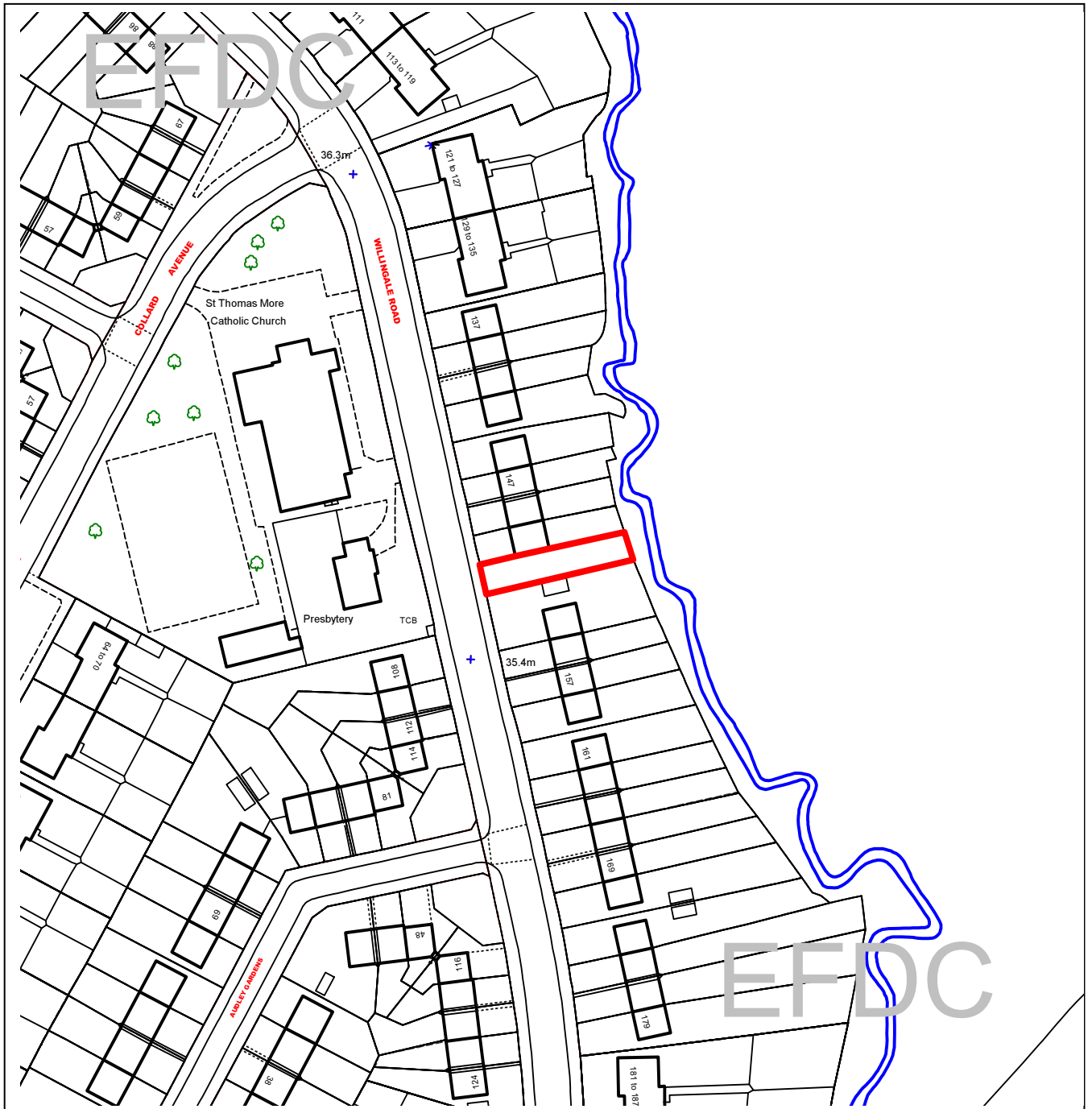
***Planning Application Case Officer: Mrs Katie Smith
Direct Line Telephone Number: (01992) 564109***

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



Epping Forest District Council

Area Planning Sub-Committee South



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Agenda Item Number:	8
Application Number:	EPF/0991/11
Site Name:	Land Adj 151 Willingale Road Loughton, IG10 2DE
Scale of Plot:	1/1250

Report Item No: 9

APPLICATION No:	EPF/1160/11
SITE ADDRESS:	52 Ollards Grove Loughton Essex IG10 4DW
PARISH:	Loughton
WARD:	Loughton Forest
APPLICANT:	Mrs Hilary Rippon
DESCRIPTION OF PROPOSAL:	Two storey side extension, demolition of existing residential garage and substation garage and erection of new garage/studio and enlarge gate opening to drive with gates and re sited pier. Change of use of existing operational land for EDF Energy to residential use and change of use of part of residential land to operational land for EDF Energy. (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/AniTelM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=528660

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 development hereby permitted will be completed strictly in accordance with the approved drawings nos: Site location plan; 1A; 2A; 3; 4; 5
- 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.
- 4 Notwithstanding the provisions of the Town and Country Planning General Permitted Development Order 1995 as amended (or any other order revoking, further amending or re-enacting that order) no development generally permitted by virtue of Schedule 2, Part 17, Class G shall be undertaken within 1.2 metres of the site boundary where the boundary is immediately adjacent to the flank wall of the dwelling situated at 54 Ollards Grove 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 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.
- 7 The outbuilding hereby permitted shall not be implemented until full details of the position, design, materials and type of boundary treatment has been submitted to and approved in writing by the local planning authority. The development shall proceed in accordance with the agreed details.

This application is before this Committee as it is for a form of development that can not be approved at Officer level if there are more than two expressions of objection to the proposal. (Pursuant to Section CL56, Schedule A(f) of the Council's Delegated functions).

Description of Proposal:

This application seeks planning permission for the erection of a two storey extension and the erection of a detached garage/studio which would replace an existing residential garage and electrical substation garage.

Following an amendment made since the delegated refusal of a previous planning application, the garage has been repositioned so that it is set back from the lane by an additional metre and its design has been altered, so that the upper part of the gable ends of the garage are partially hipped.

The change of use of land is also sought, which would effectively relocate the operational land on which the existing substation stands to the edge of the site, close to its boundary with no.54 Ollards Grove. No replacement substation is proposed, although following the change of use proposed, the land would benefit from permitted development rights which may be taken up by a statutory undertaker.

Description of Site:

The application site is located at the end of Ollards Grove, close to an access road which leads to the Forest and also serves a number of other dwellings. It is mainly occupied by a detached dwelling and its garden. Within the site, but outside the residential curtilage is an electrical substation and hard surfaced area to the front. To the side of the substation is a detached double garage, which is accessed via the Lane.

Relevant History:

EPF/1060/85. Alterations and extensions. Approved 04/10/1985.

EPF/2638/10. Two storey side extension. Demolish existing garage and substation garage, erection of new garage/studio and enlarge gate opening to drive with gates and re sited pier. Withdrawn.

EPF/0366/11. Two storey side extension, demolition of existing residential garage and substation garage and erection of new garage/studio and enlarge gate opening to drive with gates and re-sited pier. Change of use of existing operational land for EDF Energy to residential use and change of use of part of residential land to operational land for EDF Energy. Refused 19/04/2011 for the following reason:

1. *The proposed garage/studio, due to its height and proximity in relation to the highway boundary, would be an overly prominent addition that would be detrimental to the character and appearance of the area, contrary to policy CP2(iv), CP3(v) and DBE1 of the adopted Local Plan and Alterations.*

Policies Applied:

CP2 - Protecting the Quality of the Rural and Built Environment

DBE1 – Design of New Buildings

DBE2/9 – Neighbouring Amenity

DBE10 – Design of residential extensions

Summary of Representations:

Notification of this application was sent to Loughton Town Council, 9 neighbouring properties, The Health and Safety Executive and to the Utility Service.

This report has been prepared in advance of the expiration of the public consultation, which is due to close on 1st July 2011. Any further representations received in advance of the meeting will be verbally reported to the Committee. To date, the following representations have been received:

LOUGHTON TOWN COUNCIL: No objection.

54 OLLARDS GROVE: Objection: Strongly object to the sub-station being sited next to my property. It will be only 1.5 metres from my property and I believe the current recommendation is 2.5 metres due to the possibility of adverse health effects and particularly a link to cancer. I assume that I will be consulted by EDF Energy and EFDC prior to any intended repositioning of the substation. The height of the garage will cause a loss of morning sunlight to my bedroom and garden. The south facing window will cause overlooking of my garden. The increased height, position, appearance, uncharacteristic proportions and design of the garage/studio would be overbearing and harmful to the character of properties around it.

51 FOREST VIEW ROAD: Objection. Concerned regarding the environmental implications and health hazard of the closer proximity of a substation. Also regarding the potential for the proximity of the substation to reduce property values. The garage/studio would have an overbearing impact and would cause a significant loss of light to the adjacent bungalow. It would destroy the open aspect of the lane and approach to the Forest footpath. Concerned that the building will be used as a self-contained dwelling. Also raises concern regarding the advice/guidance received from the HPA via Environmental Health Officers.

3 LITTLE DRAGONS: Objection. The development will overlook our property resulting in a loss of privacy – concerned that the Ordnance Survey map is inaccurate. The building is not appropriate to the area. It appears from the plans to be out of scale with neighbouring properties and will have a negative effect on the value of our property.

Issues and Considerations:

The main issues to be considered within this case are the impacts of the proposed development on the amenities of the occupiers of neighbouring dwellings, on the character and appearance of the area and on public health (both actual and perceived health risks).

Neighbouring Amenity

The proposed two storey addition would be a fairly modest addition that would be viewed against the backdrop of the existing dwelling. As such it is not considered that it would give rise to any material reduction in amenity enjoyed by the occupiers of neighbouring dwellings.

The proposed garage/studio would be taller than existing and would have a significantly increased depth. As a result, it would have a greater impact on the occupiers of no. 54 Ollards Grove. However, despite its increased height, it is considered that the building would be located sufficiently far from the neighbouring dwelling that there would be no material loss of outlook to the bedroom. The reduced sunlight (referred to by the occupier of no. 54) would occur during the morning, due to the location of the garage to the east of the dwelling but it is not considered that this would be material, given that the bedroom window has a north facing aspect. Concern has been raised regarding overlooking from the south facing window. However, this window would face away from no 54, towards the Applicant's own dwelling. As such it is not considered that any material overlooking would arise.

Concern has also been raised by the occupiers of 3 Little Dragons (to the rear of the site) regarding potential overlooking. However, the window would not face directly towards this property. Notwithstanding this, any overlooking that did occur would be limited due to the distance between the window and the rear boundary of the site, which would exceed 20 metres.

Character and Appearance

The proposed extension to the side of the dwelling would be a modest addition which would be proportionate with the existing building. Whilst its roof pitch would vary from that of the main dwelling, it is considered that the extension would have an acceptable appearance.

Following amendments to the scheme since it was previously refused planning permission, the garage would be set back from the Lane and its bulk reduced by the partial hipping of its roof. Whilst the garage would still be set considerably forward in relation to neighbouring dwellings, it is considered that the alterations to its position and design have addressed the serious harm identified previously. On balance, it is now considered that the building would have a satisfactory appearance. It is, however, considered necessary that the impact of the new building on the lane be limited by suitable landscaping – this may be secured by condition.

The only impact of the change of use of the land on visual amenity would be the erection of any fencing or other means of enclosures. This may be controlled by the use of a planning condition.

The erection of a building on the operational land in the future would be subject to the Council's prior approval in respect of the design.

Public Health

Consultation has been undertaken with the Council's Environmental Health section, which has in turn consulted the Health Protection Agency.

Whilst this application does not propose the erection of an electricity substation, it does propose to change the use of an area of garden land to operational land which would, as a result, benefit from

permitted development rights under Part 17, Class G of the Town and Country Planning (General Permitted Development) Order 1995. These permitted development rights would allow a statutory undertaker to erect a building solely for the protection of plant or machinery (subject to the District Council approving details of the design and external appearance of the building).

The Council's Environmental Health section has provided the following comment:

The electrical supply network, including substations, produced varying amounts of Extremely Low Frequency (ELF), Electric Fields and Magnetic Fields.

Within new substations Extremely Low Frequency Electric Fields are controlled by the provision of 'close coupled components' which restrict the electrical fields extending beyond the cabinet in which the components are installed.

Extremely Low Frequency Magnetic Fields are of greater concern as they can extend beyond the perimeter fencing of substations and extend through walls of buildings.

Currently the Health Protection Agency (HPA) and Centre for Radiation Chemical and Environmental Hazards (formerly the National Radiological Protection Board) quote guidelines on exposure to (ELF) Magnetic Fields, to avoid the known adverse health effects, as 100 micro Tesla (100 μ T) at 50 Hertz. These figures are based on a 1998 study. In 2010, the International Commission on Non-Ionizing Radiation Protection (ICNIRP) revised earlier 1998 guidelines in respect of ELF electric and magnetic fields and now advise a reference level of 200 μ T for magnetic fields at 50 Hertz. This is currently being considered by the Health Protection Agency.

There is some epidemiological... (N.B. area of medicine related to incidences and distributions of disease)... evidence associating increased risk of childhood leukaemia with elevated exposure to ELF magnetic fields, however, the evidence is not deemed sufficiently robust to set guidelines by. The levels of concern for long term exposure are in the magnitude... of 0.4 μ T.

Information obtained from Dr Mee of the Centre for Radiation Chemical and Environmental Hazards, states that with "respect to local area substations, Extremely Low Frequency magnetic fields will be below 0.4 μ T beyond a distance of 2 metres, dependent on operating conditions and component geometry"

The Stakeholder Advisory Group on Extremely Low Frequency Electromagnetic Fields (SAGE) was set up to advise the Government and has produced 2 reports, 2007 and the latest in 2010. The latest report specifically addresses concerns relating to substations, and makes recommendations, the four most applicable to this application are reproduced for ease of reference :-

- Reasonably practicable efforts be made to site substations distant from homes etc*
- New substations to have compact design where reasonably practicable*
- Use compact designs when refurbishing substations where reasonably practicable*
- Arrange components in the substation in the lowest exposure layout reasonably practicable*

The recommendations fall short of providing distances to which substations should be located away from homes.

In summary, the ELF magnetic fields produced by substations are far below the guideline limit advised by the HPA and CRCE. On this basis there appears to be no grounds to substantiate an objection to this application on scientifically based health grounds.

However, should the application be granted we would recommend the application of a 'precautionary principle' and that conditions are applied which reflect the very latest recommendations in the SAGE report, as reproduced above.

Whilst the conclusion of Health bodies is that there would not be harm to adults by the siting of the substation, the findings in relation to children are less conclusive. Accordingly, to address any harm arising from potential health risks which may be perceived by existing or future neighbours of the site, it is considered necessary to adopt a precautionary approach. The site of the operational land would be located closer to 54 Ollards Grove. The distance at which it is expected that the ELF magnetic fields would fall to below the level of 0.4 μ T (which is the level of concern for long term exposure) is 2 metres. The dwelling at 54 Ollards Grove is located approximately 0.8 metres from the site boundary. It is, therefore, considered possible that a future development could be located within 2 metres of this dwelling, which could result in the existing or future occupiers of this dwelling experiencing health concerns. Such a perception could be detrimental to their enjoyment of their property. It is, therefore, considered necessary that a planning condition is attached, preventing the erection of a substation within two metres of the dwelling. As the risk at this level is for 'long term exposure' it is not considered that it would be necessary to prevent the installation within 2 metres of the property boundary, only within 2 metres of the dwelling itself. In order that the condition is reasonable, it will be necessary to fix the distance from the boundary, rather than from the flank wall of no. 54 which could be extended at a later date. It is considered that such a condition would comply with all six tests set out within Circular 11/95 which relates to the use of planning conditions. It should be noted that the Council would retain some control over the design of any future GPDO building within the land. As no 54 is located 0.8 metres from the boundary, then a condition preventing the erection of a building within 1.2m of the boundary (where it is adjacent to the dwelling at no.54) would ensure a gap of 2 metres. Whilst this would not provide the opportunity to lay out the site as shown on the indicative drawing showing a standard substation, the building itself could be accommodated within the site, albeit with reduced separation distances to boundaries which adjoin no. 52. However, it would be within the Applicant's control to agree access with the operators of a substation, should this be necessary.

Perceived Health Risks

It is accepted that the perception of health risks is a material planning consideration and there have been cases where there has been some exceptional circumstance and this issue has resulted in a reason for the refusal of planning permission. In this case, subject to the precautionary approach taken by the imposition of the recommended planning condition then it is not considered that the weight attached to this factor would justify the refusal of permission in this case.

Conclusion:

In light of the above appraisal, it is considered that the proposed development would have an acceptable appearance and would not result in a material loss of amenity to the occupiers of any neighbouring properties. The matters of risk to health and perceived risk to health have been carefully considered and subject to the imposition of the planning condition attached, it is not considered that these factors would justify the refusal of planning permission. 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:

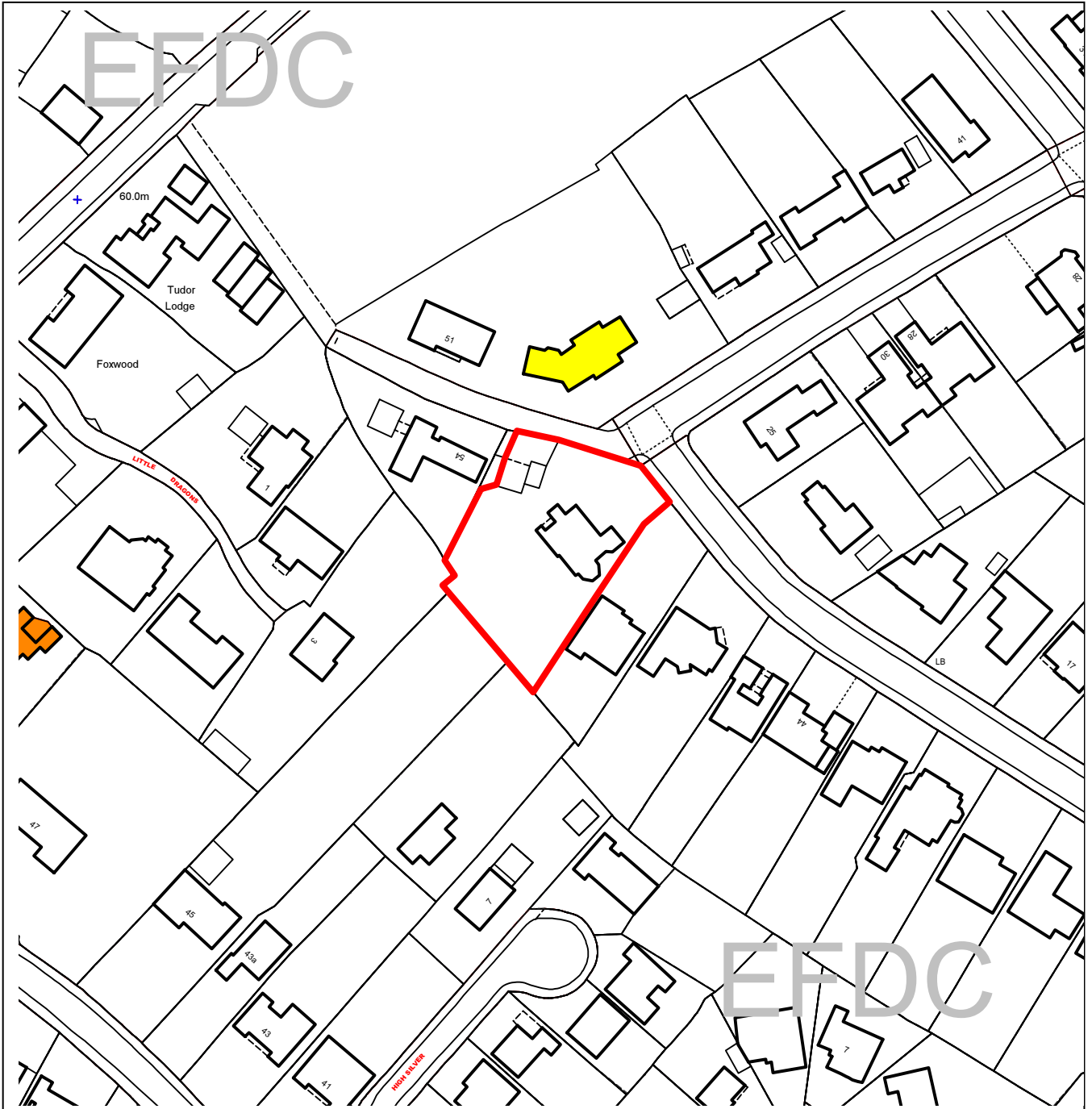
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Agenda Item Number:	9
Application Number:	EPF/1160/11
Site Name:	52 Ollards Grove, Loughton IG10 4DW
Scale of Plot:	1/1250