

Report Item No: 1

APPLICATION No:	EPF/0853/11
SITE ADDRESS:	8 The Summit Loughton Essex IG10 1SW
PARISH:	Loughton
WARD:	Loughton St Johns
APPLICANT:	Sally Proudfoot
DESCRIPTION OF PROPOSAL:	TPO/EPF/05/93 T1 - Scots Pine - Fell
RECOMMENDED DECISION:	Grant Permission

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

http://planpub.eppingforestdc.gov.uk/AniteIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=527614

CONDITIONS

NONE

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

Description of Proposal

Pine; fell to ground level

Description of Site

The Pine (actually probably a variant of Black Pine, known as Corsican Pine, and not the native Scots Pine) is one of a prominent group of tall pines, stretching beyond the application site, which together make a significant visual contribution to the area. It is in the rear garden, less than 2m from the kitchen window.

Relevant History

It is understood that the many mature trees in The Summit were planted as part of the landscaping for the original property. The land was originally protected by an area TPO, made by the county in 1964 in advance of development. TPO/EPF/05/93 was made in 1993 as strategic re-protection for trees that had been retained as part of that development.

To generalise it became clear that while all concerned had gone to considerable lengths to retain the many substantial, beautiful and sometimes very unusual trees, the original layout had been over-optimistic about what was a reasonable long-term relationship between the trees and the houses, and that at least some were very problematic for residents to live with. The felling of

several trees close to buildings have been agreed as a result, including another group of pines, a very large Wellingtonia, and 2 pines in the western area of the same garden

From the local area, the following applications are considered most relevant as precedents for the current application;

TRE/EPF/09/90; Felling of 3 x Pine, 79 Baldwins Hill: no objection. Agreed ECC 1990

TRE/0042/92; Felling of Wellingtonia, 22 The Summit: no objection. Agreed ECC March 1993

The following applications relate to the application property, the first relates to the tree in question.

TRE/EPF/2153/04; Crown lift 2 pines. App/con

TRE/EPF/0270/96: Felling of 2 Pines App.

Relevant Policies

LL9 – Felling of preserved trees

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

Summary of Representations

LOUGHTON TOWN COUNCIL: object to any applications to fell protected trees and therefore objected. Further consider that the ability to sell was not a material planning consideration; questioned whether the tree could not be pruned instead.

HILLS AMENITY SOCIETY: Strongly object; refer to origin of trees as part of a historic landscape. Part of the original planning agreement was that the trees should be retained. The application plan is unclear: it is possible that removal might cause heave.

71 BALDWIN'S HILL: This tree is only 1 of 7 on the property. This is not clear from the application plans. Their scale is now vast. They are of an alien species and have all outgrown the site. In his professional opinion (as an architect) this, and the adjacent tree, are likely to cause structural problems to the property. Safety has long been a concern, to himself, other neighbours and previous occupants. The trees restrict sunlight, constrain what may be grown (even grass) and drop a vast quantity of needles and cones. They will cause increasing problems for neighbours as well as the applicant; would suggest removal of both the trees to the rear. Believes TPO protection should be removed from the whole of the wider group.

Issues and Considerations

The application is on the basis that this tree is of most concern to the applicant. The applicant has now sold the property, but reports that the purchaser has been informed of the application, and intends to implement it, were consent to be granted. There are two trees close to the rear wall, but the application tree is visible from the kitchen window, and is most implicated in problems of use of the garden, and so the application is confined to that tree.

The reasons given are as follows:

In relation to the dwelling house itself,

1. that the value of the property and its sale was seriously affected and delayed by viewers' concerns about the safety of the tree, and potential direct and indirect damage to the house, and the safety of residents;
2. that there is a real fear about the tree's safety in high winds, when it sways alarmingly;

3. that every year there has been the need to have the gutters cleaned of needles, and the roof cleared, at considerable expense;
4. that there is honey-dew drip, and in particular onto the windows, which is hard to remove.
5. that there is a loss of light, in particular to the kitchen/diner, and that it obstructs the view of the sky from the kitchen window;

In relation to the use of the garden,

1. that the garden generally is impossible to keep in a reasonably useable condition because of the quantities of cones, needles and resin dropped onto the lawn,
2. that the wooden decking area, which should be the place otherwise to enjoy afternoon sunshine, is effectively unusable because of the proximity of the tree, and
3. that the lawn cannot be maintained in a reasonable condition.

Discussion

It is suggested that the key issues are whether there is a serious infringement of the general expectation of safe enjoyment of the home and garden, and, if so, whether the value of this individual tree is sufficient that it be in the public interest for it to be retained. Finally the issue of precedent in relation to the group as a whole is considered. In this instance pruning would give no appreciable relief, so is not considered as an alternative.

Dealing with these points in order, and beginning with the reasons given:

The saleability of the house is not directly a planning issue, but it is relevant whether the extreme proximity of the tree and the resulting problems would generally be acceptable, and, if not, whether the tree is of such high value that it should be retained in any case. There is evidence that extreme proximity is unacceptable to most members of the public, and therefore that a tree needs to be of particular interest or value to justify its retention.

There is no evidence that the tree is unsafe, or that it is likely to damage the foundations, (contrary to the neighbour's comments), however it must undoubtedly infringe greatly on the owners' enjoyment of their property for the several reasons given. It is a consequence of the wording of the tree protection in the Act that owners of trees will carry increased costs as a result of their presence, and Members need to be wary of setting any precedent in that respect. However there is a reasonable expectation of light to living rooms, and freedom of use of at least part of the garden. It is accepted that both these are compromised, as stated. The previous felling of two trees has proved insufficient to address this need. It is therefore concluded that there is a valid set of reasons, even if not all those given are accepted, for the proposed felling.

In relation to the amenity value of this tree, it is seen over the roofline from Baldwins Hill and from The Summit, but other trees are individually more visible, and given the numbers remaining it is concluded that the likely harm to public amenity from loss of this single tree would be relatively limited.

Finally, while at least some of the reasons given would apply at least to the pine immediately to the west, that tree is not seen from the kitchen window, and is further from the back door, so is not so oppressive in that way, is further from the decking area and so less responsible for preventing its use through dropping of needles etc, and is also less responsible for shading that area of the garden. The committee would therefore be able to deal with any future applications for that tree, or those elsewhere in the group, strictly on their own merits.

Conclusion

It is concluded that in this case the balance favours felling, particularly because it is considered that the loss of this one tree would not have a significant adverse impact on public amenity. The application is accordingly recommended for approval, in accordance with policy LL9.

Replacement planting would not have a significant public benefit in this location, so no condition to require it is recommended.

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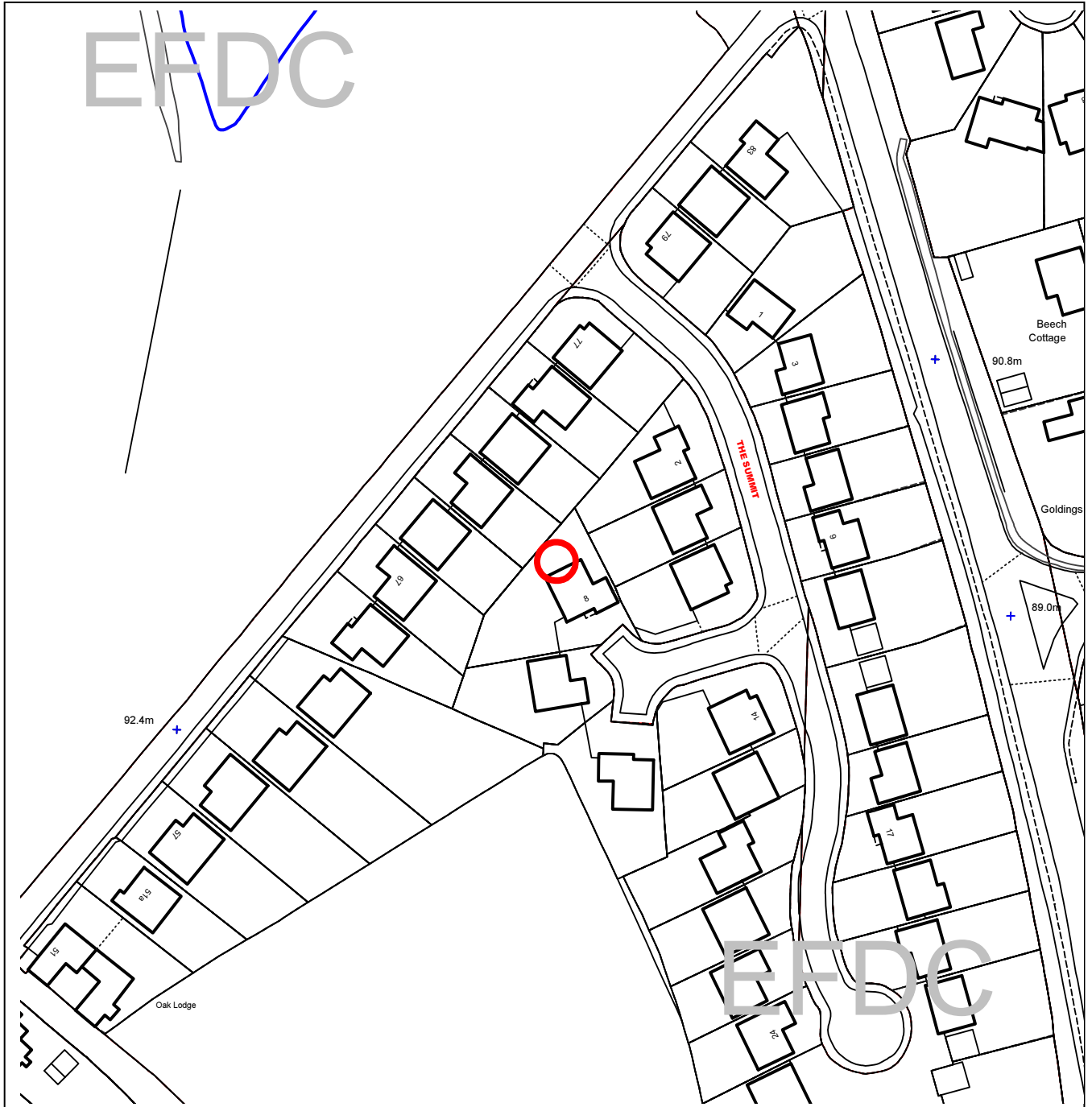
***Planning Application Case Officer: Christopher Neilan
Direct Line Telephone Number: 01992 564117***

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/0853/11
Site Name:	8 The Summit, Loughton IG10 1SW
Scale of Plot:	1/1250

Report Item No: 2

APPLICATION No:	EPF/1273/11
SITE ADDRESS:	93 Manor Road Chigwell Essex IG7 5PN
PARISH:	Chigwell
WARD:	Grange Hill
APPLICANT:	Mr Tim Dalziel
DESCRIPTION OF PROPOSAL:	TPO/EPF/30/90 T8 - Willow - Fell
RECOMMENDED DECISION:	Grant Permission (With Conditions)

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

http://planpub.eppingforestdc.gov.uk/AniteIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=529063

CONDITIONS

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

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

Description of Proposal:

T8. Willow - Fell to ground level

Description of Site:

The Willow stands around 8 metres tall beside a garden house on the western boundary of the applicant's long but narrow rear garden. The garden is large but irregular in shape, with many

other mature specimen trees forming the dominant features in the owner's ornamental garden design. It grows behind a line of veteran Oaks which screen views of it from the only public vantage point on Bracken Drive.

Relevant History:

TRE/EPF/2407/10 granted permission for the tree to be pollarded at a height of 8 metres and a large bough to be removed. The aim was to deal with safety concerns from broken and over extended branches that were liable to fracture and damage the garden structures beneath it.

Relevant Policies:

LL9 Felling of preserved trees.

Summary of Representations

3 neighbours were consulted but no responses have been received.

CHIGWELL PARISH COUNCIL were willing to waive their objection should the Council Tree Officer deem the works acceptable.

Issues and Considerations:

Issues

The application is made on the basis that the Willow, despite the recent heavy reduction, still poses a threat to garden structures. On the other hand, now the tree is much shorter, it is no longer publicly visible and would not be missed.

Considerations

i) Threat to structures

The heavy reduction of the crown and removal of a tertiary stem will have considerably reduced the risk of damage to garden features or buildings from broken limbs and therefore the assertion that the tree presents a threat carries little weight in the argument for its removal.

ii) Tree condition and life expectancy.

T8 appears to have a reasonable life expectancy and vigour, but only if it is regularly reduced to its current size. This is because the large wounds at the pollard points structurally compromise the tree once the new shoots grow to any size.

iii) Amenity value

The Willow stands at a point in the garden where it is completely obscured by trees described earlier, which grow in a neighbouring garden, at 95 Manor Road. At its current size the tree has no discernible public amenity value and due to the need for regular reduction it can never again make a significant contribution to the local landscape.

Conclusion

T8, Willow is no longer a public landscape feature. The loss of amenity its removal will cause is negligible and compensated for by the numerous more important trees in the rest of the garden and in neighbouring properties.

It is, therefore, recommended to grant permission to this application. The proposal accords with Local Plan Landscape Policy LL9.

It is recommended that, in the event of members granting permission to fell T8, Willow, 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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Area Planning Sub-Committee South



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Agenda Item Number:	2
Application Number:	EPF/1273/11
Site Name:	93 Manor Road, Chigwell IG7 5PN
Scale of Plot:	1/1250

Report Item No: 3

APPLICATION No:	EPF/1280/11
SITE ADDRESS:	1 Gainsborough Place Chigwell Essex IG7 6LA
PARISH:	Chigwell
WARD:	Chigwell Row
APPLICANT:	Mr Brian Goodson
DESCRIPTION OF PROPOSAL:	TPO/EPF/13/85 T4 - Ash - 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=529086

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

Description of Proposal:

T4. Ash - Fell to ground level

Description of Site:

The Ash is an immature specimen, standing around 10 metres tall by the bank of a large pond, which forms the majority of the applicant's rear garden. The gated close has this well stocked and maintained water feature at its centre, with numerous trees contributing to the leafy landscape design between properties and delineating the boundary and lane beyond. It grows immediately next to a healthy Ash and a good Holm Oak.

Relevant History:

Numerous records exist for pruning and removals of trees on this site before and during the construction of this residential development what was formerly a property known as Frog Hall.

Relevant Policies:

LL9 Felling of preserved trees.

Summary of Representations

5 neighbours were consulted but no responses have been received.

CHIGWELL PARISH COUNCIL were willing to waive their objection should the Council Tree Officer deem the works acceptable.

Issues and Considerations:

Issues

The application is made on the basis that the Ash is in poor condition. It is said to be suffering from Honey fungus and is dying.

Considerations

i) Tree condition and life expectancy.

From a ground level visual inspection, T4 appears to be in poor condition, with a life expectancy of less than 5 years. Decay lesions are present on the stem, with large areas of peeling bark and exposed, dysfunctional tissue beneath, which may indicate fungal infection. No fruiting bodies or sheets of white mycelium were visible, but the crown is thinly foliated and drawn up. Some dieback of smaller branches confirms that the tree is declining.

ii) Amenity value

The Ash stands within a group of mixed species including a Holm Oak, which partially screens the tree from public view. The closed gate significantly reduces public access to this part of Gainsborough Place and therefore it can be said that its landscape value is low.

Conclusion

T4, Ash is in a state of decline and is not an attractive landscape feature. The loss of amenity its removal will cause is minimal and is easily outweighed by its poor condition. It is, therefore, recommended to grant permission to this application on the grounds that its condition justifies its removal. The proposal therefore accords with Local Plan Landscape Policy LL9.

It is recommended that, in the event of members granting permission to fell this tree, due to the numbers of good trees in this well stocked part of the development, the requirement to plant a replacement 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:

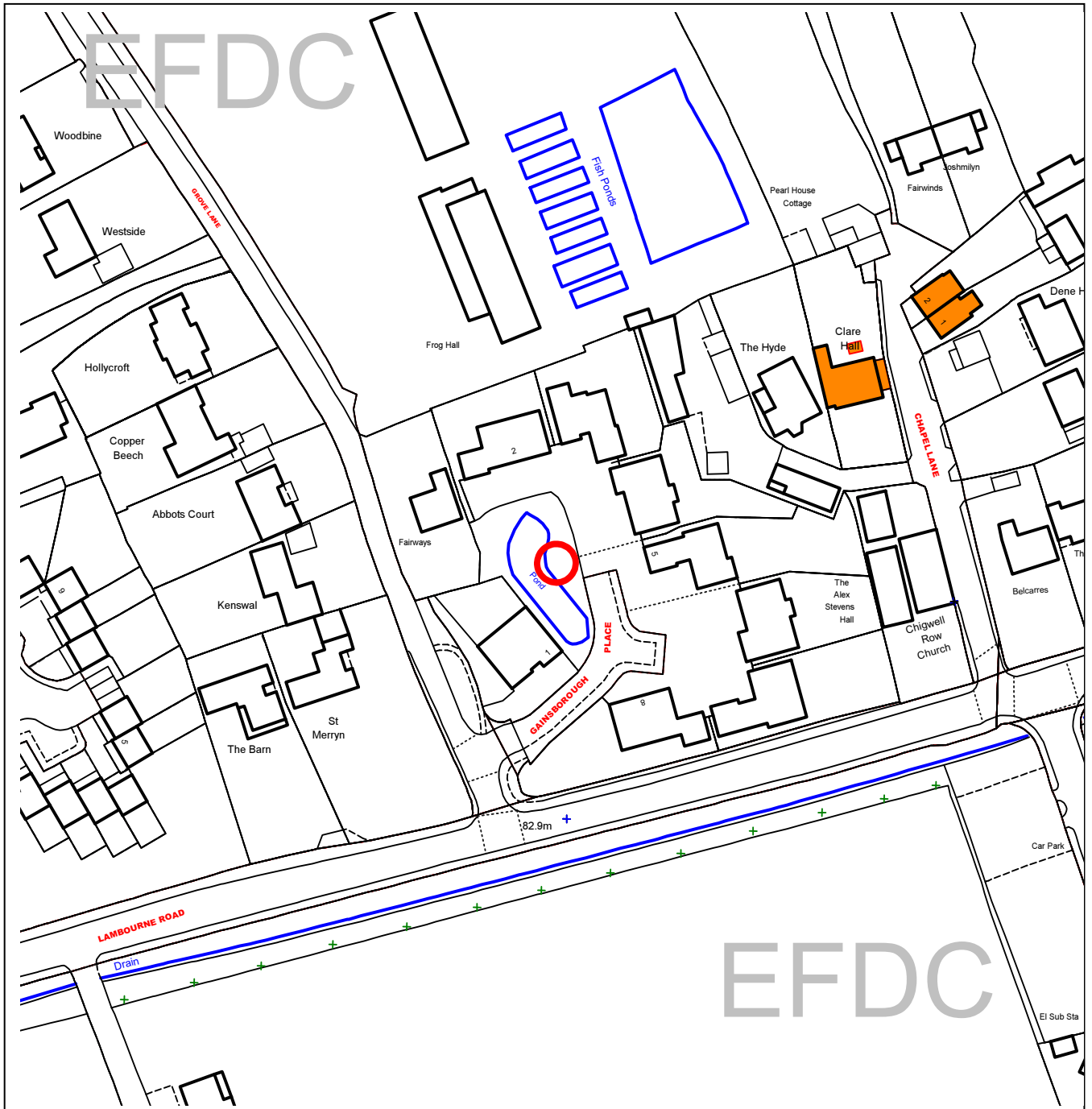
**Planning Application Case Officer: Robin Hellier
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Agenda Item Number:	3
Application Number:	EPF/1280/11
Site Name:	1 Gainsborough Place, Chigwell IG7 6LA
Scale of Plot:	1/1250

Report Item No: 4

APPLICATION No:	EPF/1428/11
SITE ADDRESS:	The Ridings Manor Road Loughton Essex IG10 4RP
PARISH:	Buckhurst Hill
WARD:	Buckhurst Hill West
APPLICANT:	Mr Christopher Wilce
DESCRIPTION OF PROPOSAL:	TPO/EPF/09/95 T11 - 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/AniteIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=529650

CONDITIONS

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

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

Description of Proposal

Leaning poplar: fell to ground level

Description of Site

The poplar stands in the large rear garden of this detached property: The area is generally well-tree'd, as a result it is no more than glimpsed from the Epping New Road, and makes a limited contribution to public amenity.

Relevant History

The order was made in 1995, to protect an important designed landscape, including many fine trees, particularly in the neighbouring property, Holmehurst. The current owner has made several applications to prune or fell trees, as part of bringing a very overgrown garden back into good management.

These include;

TRE/EPF/0254/06: felling of 4 trees, App/Con

NB. There is a parallel application to re-pollard a row of Limes along Manor Rd; (this is a delegated decision, in line with policy, repeating previous management).

Relevant Policies

LL9 – Felling of preserved trees

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

Summary of Representations

None at time of writing

Issues and Considerations

The application is on the basis that there is significant risk of uprooting or collapse, with a consequent damage to the bank of the stream where it stands.

The stated degree of lean according to the application is 45 degrees; this has not been checked but clearly the angle is beyond the point where it can be retained with any confidence, other than by repeated heavy lopping. The tree is of minimal public value, and a heavy reduction, as an alternative to felling, would reduce this even further.

Conclusion

It is therefore the case that a new tree planted adjacent would be of greater long term amenity, and the felling is therefore in line with LL9, and correspondingly recommended for approval.

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

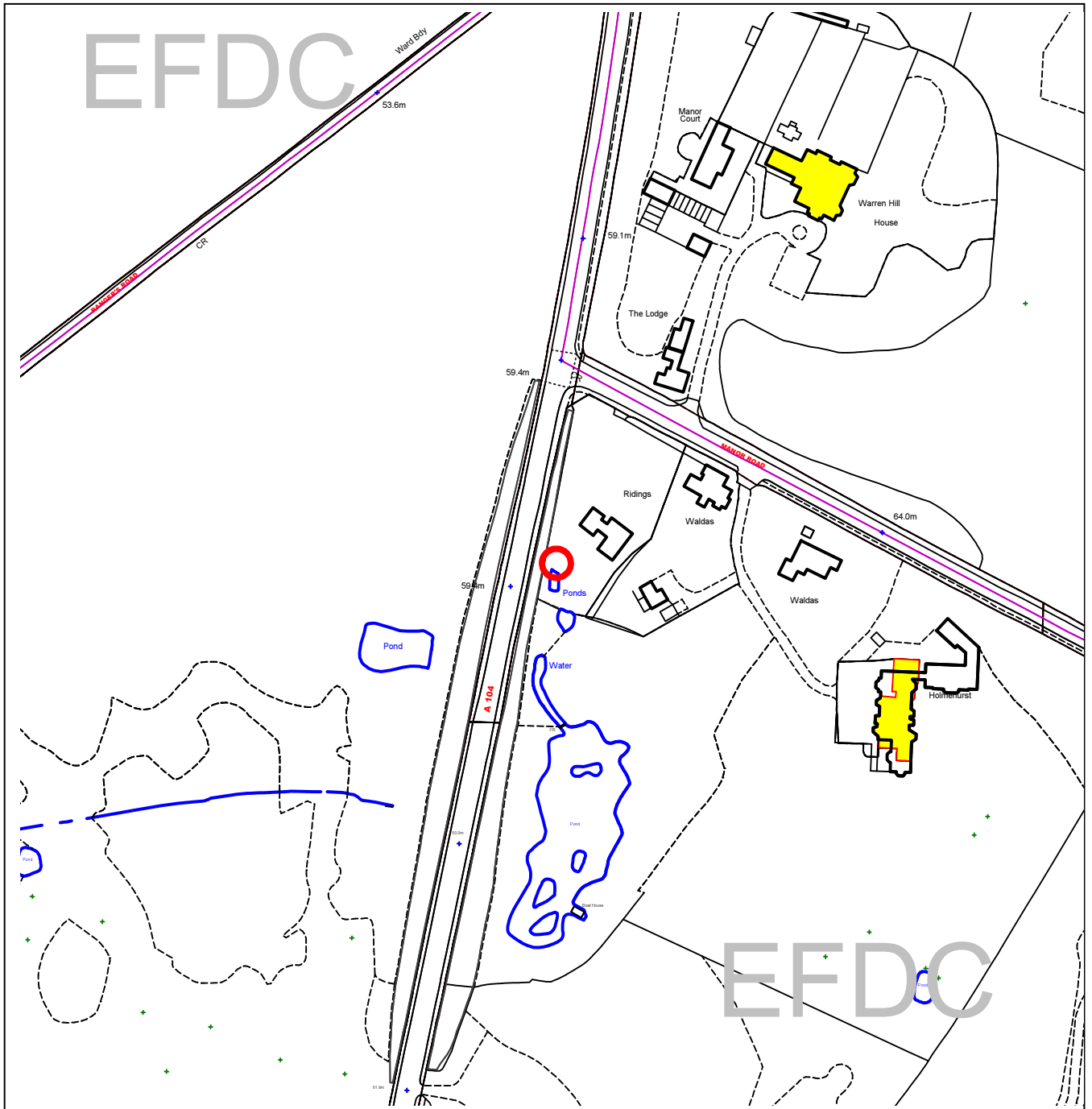
**Planning Application Case Officer: Christopher Neilan
Direct Line Telephone Number: 01992 564117**

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Agenda Item Number:	4
Application Number:	EPF/1428/11
Site Name:	The Ridings, Manor Road Loughton, IG10 4RP
Scale of Plot:	1/2500

Report Item No: 5

APPLICATION No:	EPF/0806/11
SITE ADDRESS:	46 Dacre Gardens Chigwell Essex IG7 5HG
PARISH:	Chigwell
WARD:	Grange Hill
APPLICANT:	Mr S Chakravti
DESCRIPTION OF PROPOSAL:	Proposed rear two storey extension, loft conversion with two side facing dormer windows, one on each side of roof, and a front and rear dormer window.
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=527423

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 proposed window openings in the flank elevations at first 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.

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 extend a bungalow to the rear. The extension would project 5m overall. The existing roof would be extended over the ground floor element to a depth of 3.5m and step in 2.0m from the southern boundary. The development would include a front "eyebrow dormer", two sides and a rear dormer window. There would be no increase in the height of the roof.

The proposal would provide for a kitchen/diner at ground floor and a large additional en-suite bedroom in the roofspace.

Description of Site:

The application site is located on the eastern side of Dacre Gardens. This side of the road is characterised by bungalow dwellings as opposed to two storey dwellings on the other side. There is a fall in the land, south to north, and as such ridge levels follow this fall. There are a number of dormer window features within the immediate area.

Relevant History:

EPF/0371/08 - Single storey rear extension, loft conversion with side and rear dormers and conversion of garage into room. Withdrawn Decision - 30/04/2008.

EPF/0898/08 - Single storey rear extension, loft conversion with side and rear dormers and conversion of garage into room. (Revised application). Grant Permission (With Conditions) - 06/06/2008.

EPF/1161/09 - Certificate of lawfulness for proposed rear and side dormer windows in a loft conversion. Lawful - 27/08/2009.

EPF/2001/10 - Non material amendment on EPF/0898/08 (Single storey rear extension, loft conversion with side and rear dormers and conversion of garage into room. (Revised application). Approved – 19/11/10.

Policies Applied:

CP2 – Protecting the Quality of the Rural and Built Environment

DBE9 – Loss of Amenity

DBE10 – Design of Residential Extension

Summary of Representations

(7 properties consulted – 2 replies).

39 DACRE GARDENS: Objection. I am concerned that the front dormer window will possibly enable a view into our main bedroom window, this is something that is not now possible.

44 DACRE GARDENS: Objection. The side dormer will look straight into my bathroom.

CHIGWELL PARISH COUNCIL: Objection. Poor design, and detrimental affect on neighbouring properties.

Issues and Considerations:

The main issues to consider are the impact of the proposed development on the amenities enjoyed by the occupants of neighbouring dwellings and on the character and appearance of the area. A scheme has been approved (EPF/0898/08) which included a similar depth rearward projection and side and rear dormer windows to the existing roof. A Certificate of Lawful Development (EPF/1161/09) has also been given for proposed side and rear dormers to the existing roof.

Impact on Neighbour Amenity

A neighbour of the development has raised concern that side facing windows would lead to a loss of privacy. However such side facing windows could be reasonably conditioned as obscure glazed which would remove this concern. A neighbour on the opposite side of the road has also stated that the front dormer will lead to overlooking of his property. At a distance of approximately 25.0m, across the roadway, there is no serious concern of overlooking.

The 5.0m single storey element of the scheme has, as stated, been approved under a separate application and is considered to have no serious impact on amenity. This scheme extends the hipped roof for 3.5m along the single storey extension. This would project roughly level with the rear projection of the northern neighbour, No48. This structure is single storey along the boundary. The rear additions would have no impact on the amenities of residents of this property. The hipped roof would be extended similarly on the southern boundary, adjacent to No44, however it would be cut back by 1.5m to 2.0m at the boundary. As the roof pitches away from the boundary and only extends for 2.0m along it, there would not be any serious loss of amenity. The adjacent room is a small kitchen which would not be considered a habitable room. Impact on amenity is to an acceptable level.

Impact on Appearance of Area

Previous approvals have agreed both side and rear dormer windows as appropriate development and there is no serious concern about the visual impact of the side and rear dormer windows proposed with this development. The front "eyebrow" style dormer would raise no serious issues. There are front dormer windows nearby and this proposal is relatively innocuous. The issue to consider is whether the increased bulk of roof over the ground floor element, which has previously been found acceptable, would have a detrimental impact on the character and appearance of the area.

The immediate area has two different styles of bungalow. One style has a ridge that runs from front to rear. The other, including the dwelling that is the subject of this application, a short ridge that runs parallel to the roadway. The ridge of the former dwellings projects further into the rear of the site. None of the latter dwellings have been extended similarly to what is proposed here. However the proposed addition to the roof would have no serious impact on the appearance of the area. Although visible from the streetscene it would not appear dominant and would not upset the simple rhythm that exists along this side of Dacre Gardens. As stated, some of the dwellings have been extended in the roof, including with dormers, so these additions would not appear out of place.

Conclusion:

The proposed extension to the dwelling would have no serious impact on neighbour amenity. The design is considered to be in compliance with local plan policies. Consequently it is recommended that the application is approved with conditions.

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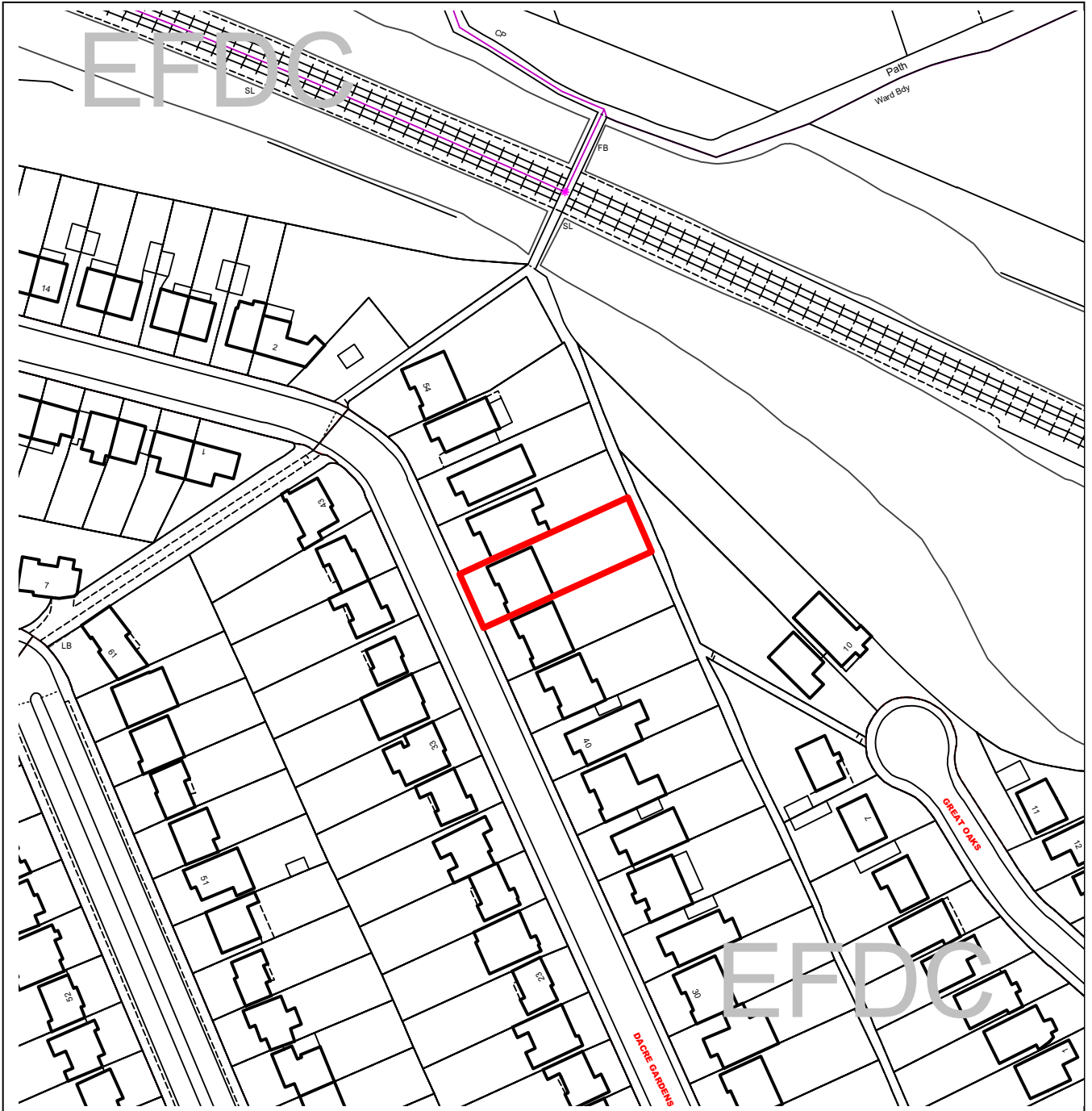
***Planning Application Case Officer: Dominic Duffin
Direct Line Telephone Number: 01992 56433***

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Agenda Item Number:	5
Application Number:	EPF/0806/11
Site Name:	46 Dacre Gardens, Chigwell IG7 5HG
Scale of Plot:	1/1250

Report Item No: 6

APPLICATION No:	EPF/0936/11
SITE ADDRESS:	22 Coolgardie Avenue Chigwell Essex IG7 5AY
PARISH:	Chigwell
WARD:	Chigwell Village
APPLICANT:	Mr John Wright
DESCRIPTION OF PROPOSAL:	First floor side extension and loft conversion with rear dormer window.
RECOMMENDED DECISION:	Refuse Permission (Householder)

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

http://planpub.eppingforestdc.gov.uk/AniteIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=527842

REASON FOR REFUSAL

- 1 The proposed first floor addition, by reason of its close proximity to the boundary, its elongated high parapet and because of the overall increase in the size of its roof, will impact upon the level of light received by upper floor windows at No. 20 Coolgardie Avenue and cause overshadowing. In addition, due to the nearby proximity of the side addition to the upper floor windows, it will also result in an overbearing impact to this neighbour. This proposal therefore fails to comply with policy DBE9 of this Council's Adopted Local Plan and Alterations.

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:

Permission is sought to extend the dwelling on the eastern side at the first floor this will be above the existing ground floor. The scheme is also for a loft conversion and this will involve the construction of a rear dormer window. The roof would be finished in a hip end style with a parapet wall on the eastern boundary and the height of the ridge and eaves will match the existing building.

The side extension will be 5.7 metres deep by 2.55 metres wide. The end parapet wall will be 6.2 metres high and the eaves will be 7.2 metres and the ridge 9.1 metres.

The rear dormer will be 3.5 metres wide and 2.5 metres high and will be set below the ridge, above the eaves and set in from the sides.

Description of Site:

The subject site accommodates a two storey, semi-detached dwelling situated south of Coolgardie Avenue, on a road of similar sized houses. Plots within the street are rectangular shaped and the majority of dwellings are built to a uniform front building line. Side extensions are a recurring feature within the street on a number of properties, including the adjoining semi at No. 24.

Relevant History

CHI/0068/63 – Erection of addition to bedroom. Approved

Policies Applied:

Policy CP2 – Protecting the Quality of the Rural and Built Environment

Policy DBE9 – Loss of Amenity

Policy DBE10 – Design of Residential Extension

Summary of Representations:

5 neighbours were notified and one letter of representation has been received.

20 COOLGARDIE AVENUE: Loss of natural light to bedroom. Higher roof light will result in loss of significant light to the kitchen area, hallway and landing. Appearance of the extension will appear squashed and result in a terracing effect within the street scene. This will make it overbearing and out of place. The extensions will therefore be overbearing and result in loss of light.

CHIGWELL PARISH COUNCIL: The Council SUPPORTS this application as it is considered that the proposal will result in an improvement within the street scene.

Issues and Considerations:

The main issues relate to design and appearance and whether the amenity of neighbouring occupiers will be affected as a result of the proposal.

Impact on the Appearance of the Area

The changes to the dwelling would alter its appearance by infilling the property at first floor level onto the eastern boundary. Also by removing what is presently a flat roof for an extension built in the 1960s and replacing this with a hip end roof. For this reason, the Parish Council *Supports* this application because it would improve the appearance of the dwelling. However, this is a balanced argument because whilst it will alter what is presently an unsightly flat roof and change it into a hip end, it also has the potential to create a near terracing effect.

There is a wide mix of building styles in the area and added to this, some properties, including the adjoining property at No. 24, have two-storey side extensions built to their side boundary (without retaining the 1.0 metre requisite gap to prevent a possible future terracing effect).

Planning history shows the property at No. 24 Coolgardie Avenue received planning approval for the two storey side addition in 1976 under planning application reference EPF/0481/76. Planning history also shows that nearly all the properties with side extensions built onto the boundary had these built prior to January 1998 before the Council adopted its Local Plan.

Therefore, although the proposed infill side addition does not provide the requisite 1.0 metre gap from the boundary, because a partial side addition presently exists and this already has the potential to create a terracing effect (if the property at No. 20 were to receive planning approval to

extend to their western side boundary), and because it will be sited rearwards, the effects of this proposal will not worsen its appearance within the street scene.

It is therefore considered the proposed infill side addition would not result in a deviation from examples of this style and as such, on balance, it will not result in visual harm within the street scene.

The proposed rear dormer is of a reasonable size and does not appear bulky or out of scale within the resultant roof.

Impact on Neighbours Amenity

The loft conversion with rear dormer would not increase overlooking to neighbouring occupiers to any great degree. The proposed side addition shows no new windows are proposed on its eastern flank wall. For this reason the side addition will not result in overlooking or loss of privacy to the immediate occupiers at No. 20 Coolgardie Avenue.

The occupiers at No. 20 Coolgardie Avenue have written in with a number of concerns. Their main concerns are that the proposal will result in loss of light and will be overbearing. This is because their property has two upper floor level windows on its western flank. These windows serve a hall landing and an east facing bedroom. The property also has a number of windows on the lower ground floor and these serve a downstairs WC and kitchen. Presently, the ground floor rooms already suffer some loss of light and because these are not habitable rooms, the reduced natural daylight will only be marginal. The potential effect the proposal will have to the upper floor level side windows is however, of greater concern.

One of the primary concerns is the potential loss of natural daylight to the north facing bedroom of their property. This bedroom has two windows, however the front facing window has been formed from a small dormer built into the eaves of the roof and as a consequence it is mostly in shadow throughout the day. Even with the present side addition at No. 22 Coolgardie Avenue, because it is a limited depth at 3.3 metres their side window presently receives adequate natural light from the western and southerly aspect. Therefore, although this small side window appears to be a secondary window it does provide most of the natural daylight to this bedroom. The neighbour points out that this room also serves as a daily study/home office and it is therefore very dependent on good lighting.

As a consequence of its bulk, height and siting the proposed infill addition will cause this important side bedroom window to be mostly in shadow throughout the day. The bedroom will therefore receive significantly reduced natural light.

The other concern is the second upper floor window which serves an existing hallway and landing area and this window can also be opened outwards. This window is important because it serves as the only light source to the stairwell and hallway areas on the ground and first floor of their property. The first floor addition will leave only a 1.0 metre gap between the two properties' flanks and will therefore have a severe impact on that window, significantly reducing the amount of light received by 20 Coolgardie Avenue.

Because of the very close proximity of the proposed addition to the affected flank windows at 20 Coolgardie Avenue it would also be harmful to outlook from those windows. To a lesser degree, the proposed additions would also reduce the amount of light to the kitchen.

The overbearing nature of the development together with the loss of natural daylight and outlook it would cause would result in excessive harm to the living conditions of the occupants of 20 Coolgardie Avenue and therefore the proposal is deemed unacceptable.

Conclusion:

From the appraisal, whilst the infill first floor side addition could result in a near terracing effect, on balance, it is acceptable in design and appearance. There is however greater concern because of the potential loss of amenity to the adjacent neighbour at No. 20 which could result in loss of outlook and natural daylight. On this basis this proposal is recommended for refusal.

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:

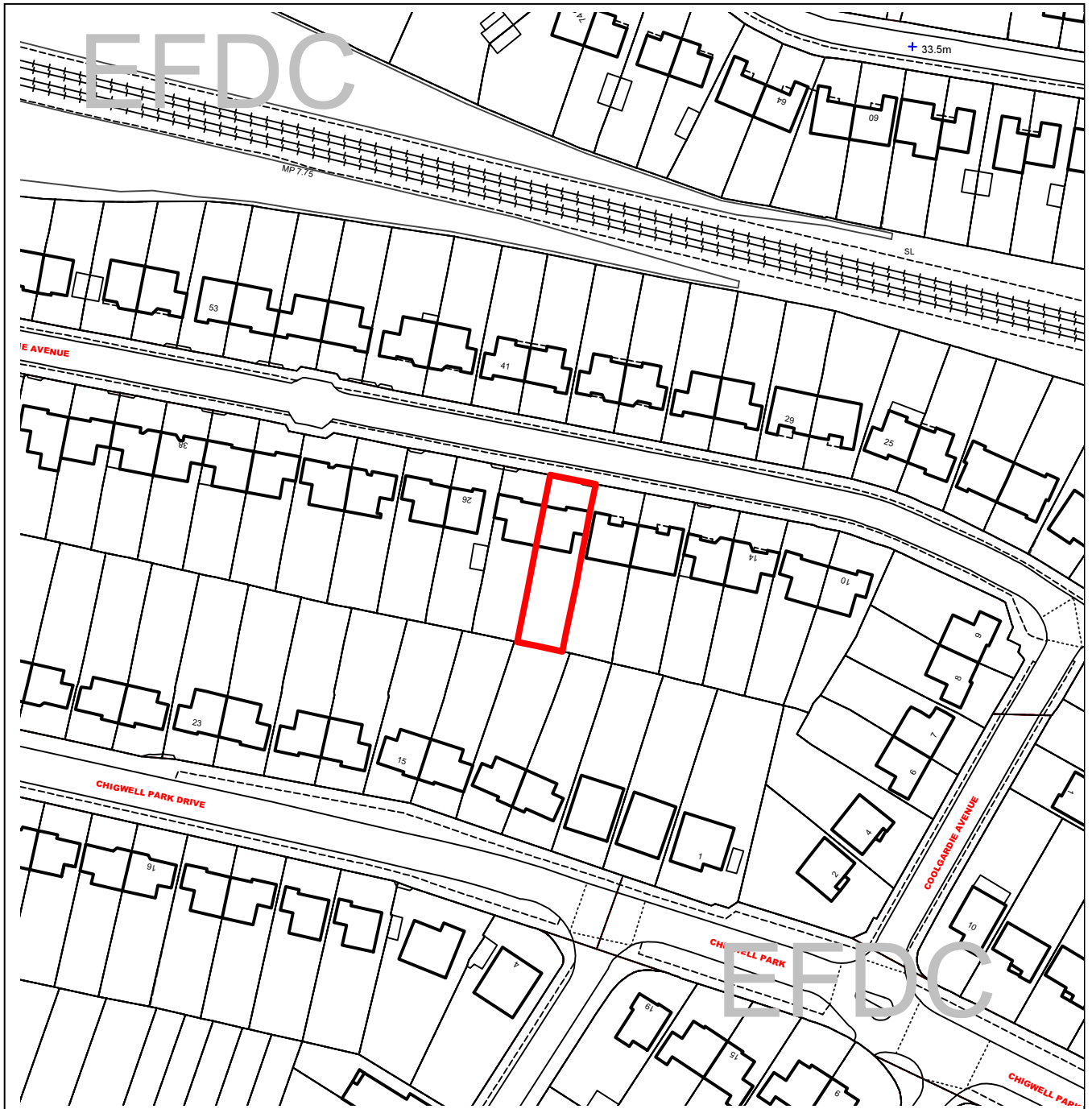
***Planning Application Case Officer: Paula Onyia
Direct Line Telephone Number: 01992 564103***

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:	6
Application Number:	EPF/0936/11
Site Name:	22 Coolgardie Avenue, Chigwell IG7 5AY
Scale of Plot:	1/1250

Report Item No: 7

APPLICATION No:	EPF/1049/11
SITE ADDRESS:	18 Brook Road Buckhurst Hill Essex IG9 5TL
PARISH:	Buckhurst Hill
WARD:	Buckhurst Hill West
APPLICANT:	Mr I Collyer
DESCRIPTION OF PROPOSAL:	Ground and first floor side extension, two dormer windows to the front at first floor level and new entrance porch.
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=528256

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 construction works above ground level shall have taken place until documentary and photographic details of the types and colours of the external finishes have been submitted to and approved by the Local Planning Authority, in writing, prior to the commencement of the development. The development shall be implemented in accordance with such approved details.

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:

It is proposed to erect a two-storey side extension to the entire west facing flank of a semi-detached house, provide two half-dormer windows to the front elevation at first floor level and erect a new entrance porch in the form of a canopy.

The side addition would have a gabled roof. It would be set 1m from the boundary with 19 Brook Road and would project between 1.5m and 2.1m from the existing flank. At first floor it would be set 1.7m rear of the existing front elevation with a small front facing balcony area formed over the single storey element. The dormer windows would be 1.5m wide with gabled roofs, the ridge set 1.5m above the eaves of the existing main roof.

The extension would have a stucco render finish. The pebbledash finish of the existing house would be replaced by the same stucco render.

The proposal would provide for an enlarged study/dining room and enlarged kitchen at ground floor together with the provision of a bathroom and enlarged bedroom at first floor.

Description of Site:

A semi-detached two-storey house situated on the south side of Brook Road, opposite its junction with Starling Close. It has a part single, part two-storey rear extension. The front elevation has no windows at first floor and in that respect matches the attached neighbour, 17 Brook Road. The detached neighbour, 19 Brook Road, is set on slightly lower land and has a single-storey side and rear extension. It has no flank windows.

The front garden of the application site is largely hard surfaced and not enclosed. Its depth is approximately 4m and it is used for parking small vehicles.

Relevant History:

EPF/1400/84	Erection of first floor rear extension	Approved
EPF/0665/90	Single-storey side extension	Approved

Policies Applied:

Epping Forest District Local Plan and Alterations

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

Summary of Representations:

5 neighbours were consulted but no replies were received;

BUCKHURST HILL PARISH COUNCIL – Objection: Insufficient off-street parking

Issues and Considerations:

The proposed development would be in keeping with the character of the existing dwelling and indeed, would enhance its appearance by sympathetically adding windows to the first floor front elevation which currently has a very harsh appearance. The windows would be in the form of modest half dormer windows. The dormers would be well proportioned and sit well in the roof/front elevation.

The proposed side addition is the most significant part of the overall proposal. Since it would be narrow, between 1.5m and 2.1m, its bulk would be modest. As a consequence of its modest size together with a set-back from the front elevation of the existing house at first floor, the side addition would appear subordinate to the existing house. By maintaining the requisite 1m set in from the boundary the side extension would avoid any potential for creating a terracing effect.

The only neighbour likely to be impacted by the proposal is 19 Brook Road. Since it has no flank windows and is extended to the side and rear at ground floor, the proposal as a whole, which would be set away from the common boundary, would not cause any harm to the amenities of its occupants.

The Parish Council has objected to the proposal on the basis that it does not make adequate provision for off-street parking. There is no policy requirement that proposals for extensions to

houses should include such provision. While it may nevertheless be reasonable to consider making such provision in cases where a proposal would enlarge a house to an extent that it would be likely to generate a very significant increase in vehicle movements, the proposed development is far from being of that order. It would achieve a modest enlargement of 4 existing rooms and provision of a replacement bathroom. This is certainly not indicative of any intensification of the use of the house.

The available depth of front garden is too short to accommodate a standard parking space. Presently it is hard-surfaced and used for parking of vehicles, but it need not have been. The hard surface would be retained for informal parking but, as is currently the case, it could only accommodate small vehicles. The side addition would result in the loss of a small area of hardstanding adjacent to the existing flank making the overall hard-surface slightly less usable for parking cars. However, this is not sufficient grounds for withholding planning permission in circumstances where there is no policy requirement for the development to include off-street parking provision and the proposal would not result in any change in vehicle movements.

Conclusion:

The proposal is in accordance with the adopted policies of the adopted Local Plan and Alterations. It would enhance the appearance of the house and cause no harm to the amenities of neighbours. The matter of off-street parking provision raised by the Parish Council is not sufficient basis for withholding consent for the proposed extension and alterations and, in any event, an off-street parking area sufficient to meet the specific requirements of the occupants of the house will be retained. Accordingly the proposal is recommended for approval.

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

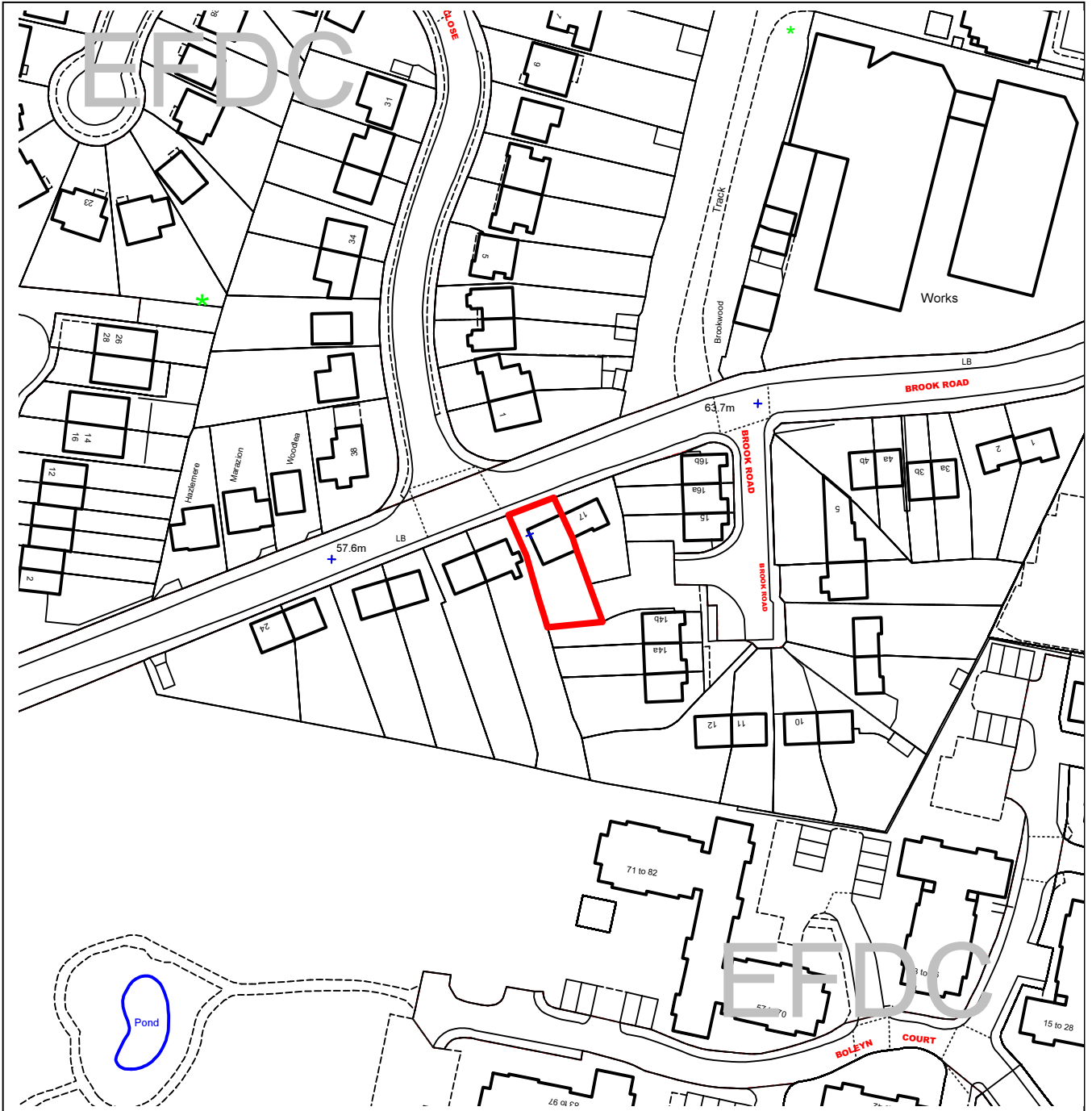
***Planning Application Case Officer: Stephan Solon
Direct Line Telephone Number: 01992 564018***

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



Epping Forest District Council

Area Planning Sub-Committee South



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Agenda Item Number:	7
Application Number:	EPF/1049/11
Site Name:	18 Brook Road, Buckhurst Hill IG9 5TL
Scale of Plot:	1/1250

Report Item No: 8

APPLICATION No:	EPF/1152/11
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 on planning permission EPF/2462/08 (Demolition of 2 houses and construction of 13 flats) to increase rear ground and first floor building line by 2400mm and to increase building line to South-West corner up to 1000mm from boundary line.
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=528616

CONDITIONS

- 1 The development hereby permitted shall begin no later than three years from the date of this decision.
- 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 and approved in writing by the Local Planning Authority. Development shall be carried out 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 floor slabs, roadways and access-ways and landscape 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 a 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 in writing 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.
- 10 This decision is made with reference to plan numbers: 08221_105, 08221_106 and 08221_107.

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 the erection of 13 flats.

It should be noted that minor material amendments were recently granted permission (ref: EPF/0878/11) which included the following works:

- Increase the rear ground and first floor building line by 2400mm.
- Enclose the terrace area of flat 9 on the first floor to provided additional living accommodation.

- Raise the height of the middle section of the roof by 600mm to provide additional living accommodation within the roof space.

These minor material amendments are highlighted in blue on the submitted plans.

The further minor material amendments proposed within this application are marked in pink on the submitted plans and include the following works:

- Increase the rear ground floor and first building line by 2400mm (same as what has already been approved under EPF/0878/11)
- To increase the building line to the south western corner up to a metre from the boundary line. This element would be single storey.

It is the intention of the applicant to carry out both minor material amendments. It is considered that both amendments combined would still constitute a minor material amendment to the original granted permission.

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)

EPF/0878/11 - 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. (approved 15/7/11)

Policies Applied:

Local Plan policies relevant to this application are:

CP1, 3, 6 & 7 Core Policies re sustainable development
H1A, H2A, H3A, H4A Housing Provision
DBE 1, 2 Design of new buildings
ST4 & 6 Highways & Parking
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 of the overbearing nature. The Council continues to consider that this would also cause a significant change in the street scene.

Members NOTED that 4 letters of objection to this application had been received and were displayed.

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.

6 ST WINIFRED'S CLOSE – Objection: The proposed development would result in a loss of privacy as a result of overlooking.

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: The development would result in dusty and noisy conditions during construction resulting in a disturbance to adjoining occupiers.

15 ST WINIFRED'S CLOSE – Objection: There are already enough flats within the surrounding area and more would add to the harm of the character and appearance of this part of Chigwell.

16 ST WINIFRED'S CLOSE – Objection: More flats of a larger floor space encourages more residents, which in turn encourages more vehicles and more pollution and congestion.

21 ST WINIFRED'S CLOSE – Objection: The proposed development would be unacceptable as it would result in causing 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. Similar permission was also granted under the recent minor material amendment Ref: EPF/0878/11.

In addition, the extension of the rear building line by 2400mm 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.

Turning to the addition of providing a single storey element to the south western corner of the building, it too is considered to be appropriate in terms of its design and appearance. Although it would slightly increase the footprint of the building, it would not result in any additional units. Its sole purpose is to provide additional floor space that would create larger units and a new communal hallway.

Being single storey, it is relatively modest in terms of its size compared to the overall scale and size of the building. It would not result in the development appearing excessive in terms of its scale and bulk and it would complement the character and appearance of the building.

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. The existing boundary treatment (fence) would screen the majority of the new single storey element from the adjoining property (Sherrell House) with its roof being the only visible feature.

Other issues:

A number of concerns were raised by neighbors 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 building footprint 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 provision. 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:	8
Application Number:	EPF/1152/11
Site Name:	109 & 111 Manor Road, Chigwell IG7 5PS
Scale of Plot:	1/1250

Report Item No: 9

APPLICATION No:	EPF/1198/11
SITE ADDRESS:	34 Stradbroke Grove Buckhurst Hill Essex IG9 5PF
PARISH:	Buckhurst Hill
WARD:	Buckhurst Hill West
APPLICANT:	Mr Gary Jacobs
DESCRIPTION OF PROPOSAL:	Ground and first floor additions with alterations to existing flat roof. Erection of outbuilding to rear garden.
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=528800

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 construction works above ground level shall have taken place until documentary and photographic details of the types and colours of the external finishes have been submitted to and approved by the Local Planning Authority, in writing, prior to the commencement of the development. The development shall be implemented in accordance with such approved details.
- 3 Access to the rearwards flat roof hereby approved shall be for maintenance or emergency purposes only and the flat roof shall not be used as a seating area, roof garden, terrace, patio or similar amenity area. No furniture, including tables and chairs, shall be placed on the flat roof.

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:

Permission is sought for ground and first floor additions with alterations to existing flat roofs at the front and towards the rear of the property and to erect a detached outbuilding.

The double storey front extension will provide a small increase to the size of the existing garage on the ground floor (2.0 metres deep by 0.7 metres wide) and increase the size of an existing first floor bedroom above (2.0 metres deep by 4.0 metres wide). The forward projection will alter the façade of the building from what is presently a flat roof into a pitched roof. There will be an

increase to the ridge of the roof of this element to a height of 7.9 metres and its eaves will be 5.5 metres. Other parts of the proposal will be to alter the flat roof for two single storey rearward additions to the building (built circa 1970s) changing the appearance from flat roofs into pitched roofs and introduce new roof lights.

It is also proposed to erect a new detached outbuilding in the rear garden area towards the western boundary of the site. The building will be 4.5 metres by 6.0 metres and 2.5 metres high with a flat roof. It will retain a 1.0 metre gap from the rear boundary fence and approximately 3.0 metres gap from its northern and southern boundaries.

Description of Site:

The application site accommodates a two-storey detached dwelling on a wide rectangular shaped plot. The property is sited on the western side of Stradbroke Grove in the built up urban area of Buckhurst Hill. The street has a mix of building styles and sizes, the majority of these are two-storey detached dwellings with fewer examples of semi's and bungalow. The property has previously been extended rearwards, to the front and at the side.

Relevant History:

CHI/0208/69 – Additions to house. Approved
CHI/0225/62 – Car-port and additions to house. Approved
EPF/0053/79 – Erection of a single storey rear extension. Approved

Policies Applied:

CP2 – Protecting the quality of the built environment
DBE 9 - Neighbour Amenity
DBE10 – Design/appearance

Representation

6 neighbours were sent letters concerning details of this application and no letters of representation were received.

BUCKHURST HILL PARISH COUNCIL – Objection: Proposed roof lines are not aesthetically pleasing.

Issues and Considerations:

The main issue is whether the proposal will have a detrimental impact upon the locality and/or the amenities of residents living in the vicinity of the site. The proposal has been amended in response to the Parish Council's comments and this is explained below. There has not been sufficient time to reconsult the Parish prior to the deadline for this report.

Design and appearance within the street scene

The proposal involves alterations to flat roof areas and a small double storey forward projection. The Parish Council objects on the grounds that the roof lines will not be aesthetically pleasing. The original plans submitted for consideration with this application received 10 June 2011 (drawing numbers 34/SG/03 and 34/SG/04) show front and rearwards additions to the property but also includes a new gable end to the original roof. The Parish Council's comments in respect of the original submission are supported because it proposed discordant changes to the original roof of the building by altering its symmetrical hip end roof into one gable end.

Whilst there have been a number of additions to the building, the overall building form has not changed to any significant degree. When seen from the front, the building adopts various hipped roof forms and this can be seen in the wide gable that acts as a backdrop for the prominent chimney stack and the profile of the small pitched dormer with a hip end. The proposed double storey front projection which adopts a pitched roof would complement the variety of the house. The only part of the original proposal that appeared incongruous was the proposed one sided gable end to the original roof. For this reason, the applicant's agent was advised revisions were required and amended drawings (No. 34/SG/03A and 34/SG/04A) are now submitted for consideration.

From the amended plans, the double storey front projection with its pitched roof will complement the form and appearance of the building. By altering the flat roofs for the rearward additions into pitched roofs, this will also improve the aesthetic appearance of the building. The proposed alterations are acceptable additions and sympathetic to the original built form.

The size, height and design of the development, is in keeping with the character of the existing dwelling and will not adversely impact the visual amenity of the area.

The plans indicate the external materials to be used will be render. There are however, a number of previous additions to the building and examples of pink render, white render, a mix of brick work and tile facing bricks can be seen. The result is disjointed additions to the building mostly because of the various materials used. A condition will therefore be needed to ensure the building will have a uniform appearance overall.

Since the proposed outbuilding would be sited towards the rearmost part of the garden it cannot be seen from the street. The design is fairly basic with a flat roof, however its overall size, height and bulk are acceptable. Within its context the simple design is appropriate.

Neighbouring occupier's amenity

The proposed forward projection would be approximately 1.0 metre from the common boundary with No. 36 Stradbroke Grove to the north of the site and this property is also sited 1.0 metre from its boundary with no habitable windows on its south flank wall. The forward projection will therefore not result in loss of light, privacy or outlook to the occupiers nor result in any harm to their amenity.

The alterations to the roof, by increasing its height and form and introducing new roof lights in the roof slope, would not result in overlooking or harm neighbouring occupier's amenity.

Because of its limited size and sensitive siting the proposed new detached outbuilding would have no impact on neighbours' amenities.

Conclusion

For the reasons above, this application is considered based on the amended plan received 27 July 2011. It is acceptable because the design will improve upon what presently exists. It will not result in visual harm to the character of the area and it will not harm neighbouring occupier's amenity. For these reasons, the proposal is recommended for approval with conditions.

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

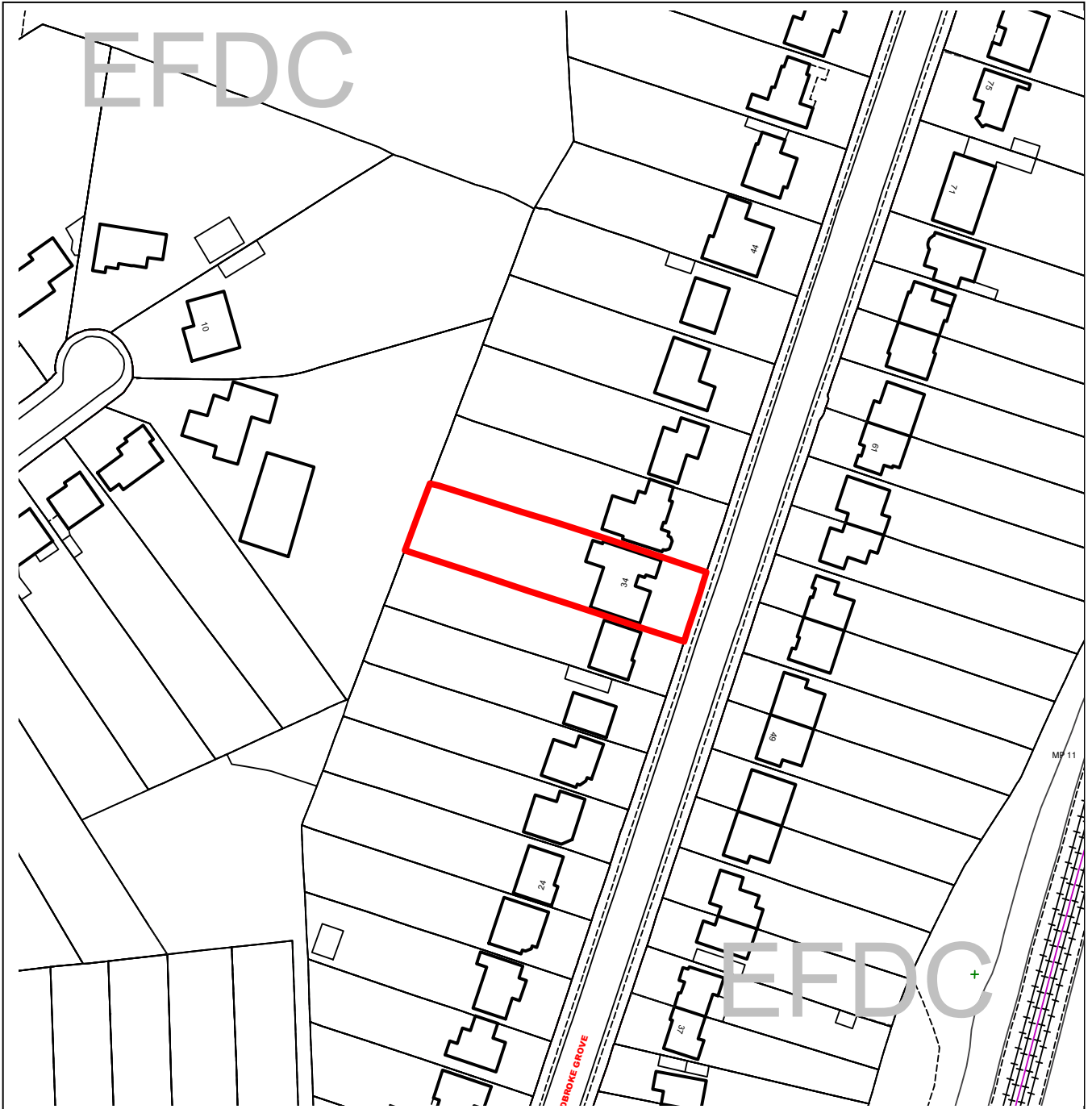
***Planning Application Case Officer: Paula Onyia
Direct Line Telephone Number: 01992 564103***

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:	9
Application Number:	EPF/1198/11
Site Name:	34 Stradbroke Grove, Buckhurst Hill IG9 5PF
Scale of Plot:	1/1250

Report Item No: 10

APPLICATION No:	EPF/1211/11
SITE ADDRESS:	49A Hainault Road Chigwell Essex IG7 5DH
PARISH:	Chigwell
WARD:	Grange Hill
APPLICANT:	Mr D Floyd
DESCRIPTION OF PROPOSAL:	Retention of rear conservatory extension.
RECOMMENDED DECISION:	Grant Permission

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

http://planpub.eppingforestdc.gov.uk/AniTelM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=528860

CONDITIONS

NONE

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:

Permission is sought to retain a single storey conservatory extension sited at the rear of the property.

The conservatory styled extension is sited towards the southern site boundary and abuts onto adjacent site No. 51 Hainault Road. It is approximately 7.0 metres deep beyond the rear wall of the property and 4.0 metres wide.

The roof is pitched and mostly glazed with a lantern light over. The height of the extension is 3.7 metres and external materials are facing brick work with a plain tiled roof to match the existing building.

Description of Site:

The application site accommodates a two-storey detached dwelling on a wide rectangular shaped plot. The property is sited on the western side of Hainault Road in the built up urban area of Chigwell. The street has a mix of building styles and sizes, the majority of these are two-storey detached dwellings with fewer examples of semi's and bungalows. The property has previously been extended rearwards and at the side.

Relevant History:

EPF/1595/07 – Two storey side/ rear and first floor side extension. Approved

Adopted Policies:

CP2 – Protecting the quality of the built environment
DBE 9 - Neighbour Amenity
DBE10 – Design/appearance
LL10 – Landscape retention

Representation

2 neighbours were sent letters concerning details of this application and no letters of representation were received. The following response was received from the parish council.

CHIGWELL PARISH COUNCIL – The Council OBJECTS to this application it will overshadow the adjacent property and have an overbearing impact.

Issues and Considerations:

The main issue is whether the proposal will have a detrimental impact upon the locality and/or the amenities of residents living in the vicinity of the site.

Design and appearance within the street scene/ Neighbouring occupier's amenity

The parish council objects because of the potential effect of the proposal on the amenity of adjacent property No. 51 Hainault Road. Whilst the occupiers have not written in with any concerns, their site directly abuts the development. The siting of the two buildings is such that there is a difference of approximately 2.5 metres in alignment of the rear wall of these houses which results in the rear of the addition being set approximately 9.5m rear of the rear wall of 51. No. 51 is however set in approximately 1.0 metre from the boundary, is to the south of the application site and has a very wide rear garden of some 19m. Moreover, a substantial hedge at 51 Hainault Road on the boundary with the application site obscures views of the boundary. As a consequence of that relationship the addition causes no excessive harm to the amenities enjoyed by the occupants of 51. In particular, the addition does not cause any overshadowing of 51 and does not appear overbearing. Since there are no windows in the south facing elevation the addition causes no overlooking.

The addition is sited towards the rear of the property; as such it will not be seen from the street. The size, height and design of the development is in keeping with the character of the existing dwelling and does not adversely impact the visual amenity of the area.

There are some trees near the addition, but none are preserved and are only seen from the adjacent rear gardens. The Tree and Landscape Team comments that since it has been built any tree loss or damage to the adjacent trees will already have occurred. As such, there are no tree or landscape issues to deal with in any permission that may be given to retain the addition.

Conclusion

For the reasons above, this application is acceptable because it will not result in visual harm to the character of the area and it will not harm neighbouring occupier's amenity. As such the proposal is recommended for approval with conditions.

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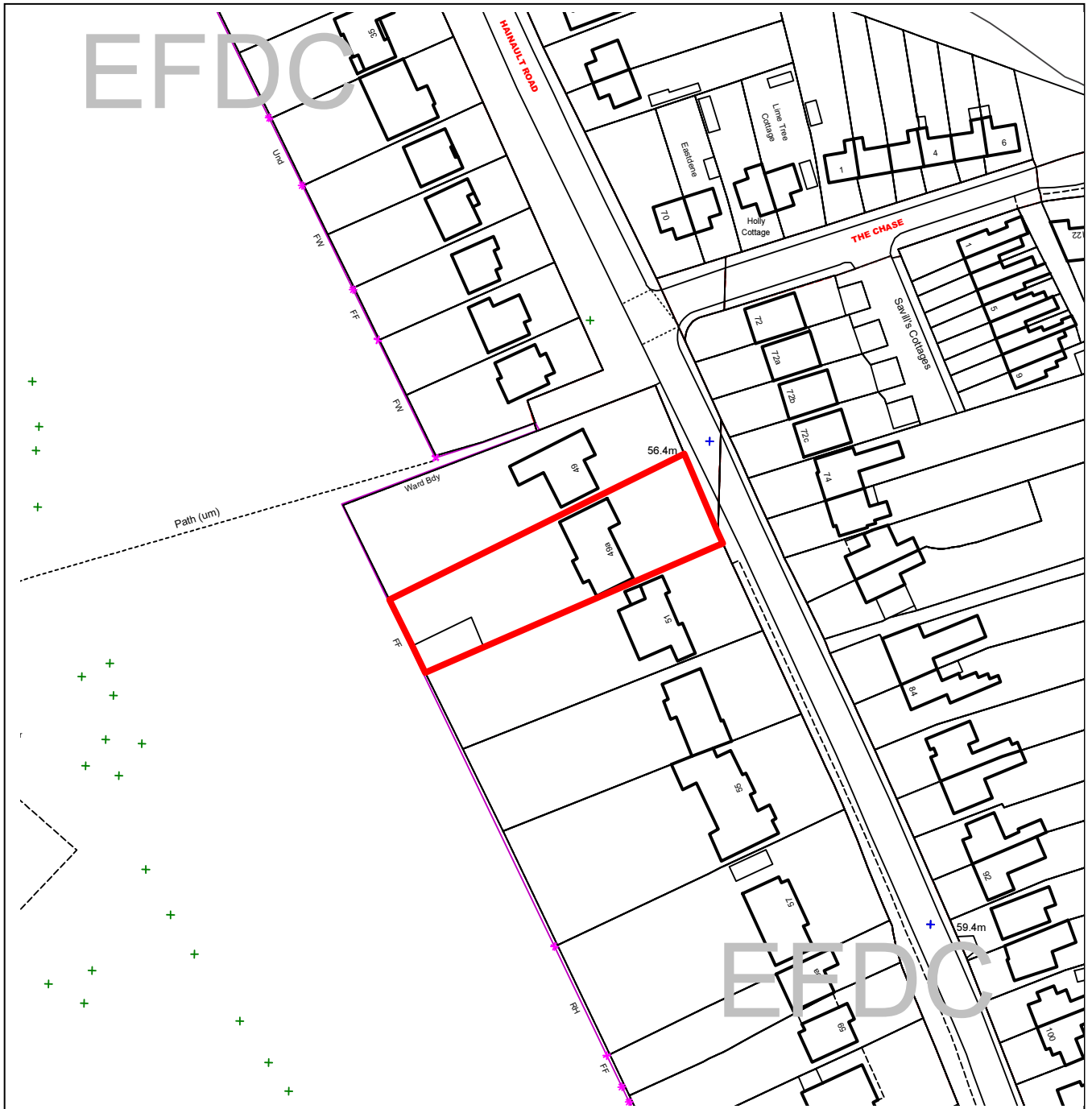
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Area Planning Sub-Committee South



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Agenda Item Number:	10
Application Number:	EPF/1211/11
Site Name:	49A Hainault Road, Chigwell IG7 5DH
Scale of Plot:	1/1250

Report Item No: 11

APPLICATION No:	EPF/1242/11
SITE ADDRESS:	63 Queens Road Buckhurst Hill Essex IG9 5BU
PARISH:	Buckhurst Hill
WARD:	Buckhurst Hill West
APPLICANT:	Prezzo Plc
DESCRIPTION OF PROPOSAL:	New fit out of existing restaurant including remodelling of existing rear single storey extension, amended footprint and new pitched roof with rooflights.
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=528963

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 external finishes of the development hereby permitted shall match in material, colour, style, bonding and texture those of the existing building.
- 3 Other than in the case of an emergency, the land north (rear) of the remodelled rear extension shall not be used by customers or guests between 23.00 and 08.00 the following day and the sliding folding doors of the remodelled rear extension shall be kept closed during that time.
- 4 No amplified music shall be played within the remodelled rear extension or land rear of it other than in strict accordance with a scheme submitted to and approved in writing by the Local Planning Authority. Such a scheme shall specify the times amplified music may be played, the number and location of loudspeakers and limitations on sound levels emitted from loudspeakers.

This application is before this Committee since it is an application for a non 'other' development and the recommendation differs from more than two expressions of objection (Pursuant to Section CL56, Schedule A (f) of the Council's Delegated Functions).

Description of Proposal:

The applicant seeks planning permission for the remodelling of the existing rear extension that would include increasing the building footprint slightly to square off the extension and incorporate a new pitch roof that would include two roof lights.

The existing extension currently comprises walk-in freezer, cold room, W/C's and a hall that leads onto the rear open space area.

Although not marked on the plans, the remodelling of the extension would increase the seating area of the restaurant (this was confirmed by the applicant verbally).

Description of Site:

The subject site is located on the northern side of Queens Road, approximately 20 metres east of Kings Avenue within the town of Buckhurst Hill.

Located towards the front of the site is a double storey building with a rendered finish that is currently undergoing refurbishment. The building along with the whole of the site has been used for a number of different restaurants (A3 use) over the years. There is no off street car parking. To the rear of the site there is a hard standing area that has been used as an outdoor entertainment area in the past in connection with previous restaurants.

The subject site fronts onto the key frontage area of the Queens Road within the town centre of Buckhurst Hill. A number of different commercial and business uses are located along Queens Road. There are also a number of residential units/apartment buildings within the immediate vicinity. Adjoining properties are in commercial use.

Relevant History:

EPF/0926/03 - Covered way extension to rear and fire escape staircase to side. (approved – 13/8/03)

EPF/0188/02 - Rear extension, changes to front elevation and new shop fronts. (approved – 10/4/02)

EPF/0001/84 - Single storey rear extension. (approved – 10/2/84)

Policies Applied:

CP1 Achieving sustainable development objectives
CP2 Protecting the quality of the rural and built environment.
DBE1 Design of new buildings
DBE2 Detrimental effect on existing surrounding properties
DBE9 Loss of amenity

Summary of Representations

BUCKHURST HILL PARISH COUNCIL: No objection.

NEIGHBOURS: 4 Letters of objection were received from the following Occupiers:

1 KINGS COURT – Objection. Concerns regarding the rear garden area will be open to the back resulting in noise and disturbance from customers and trade people.

5 KINGS COURT – Objection. Concerned about the noise that would transpire from the restaurant. The restaurant would lead to parking difficulties within the locality, more rubbish, smells and further deliveries from the rear lane.

61 QUEENS ROAD: (Dignity Caring Funeral Services) – Objection. The roof lights would result in overlooking and a loss of privacy. Also an extractor fan has recently been installed that causes noise and disturbance.

MURDOCH ASSOCIATES (represents the landlord who owns 11 flats/units within Kings Court) – Objection. Does not object to the principle of the rear extension however the intention of using the rear of the site as an outdoor eating area would result in noise and disturbance to surrounding occupiers. This is emphasized due to the proposed patio doors on the rear extension.

Issues and Considerations:

The main issues to be addressed in this case are:

- Design and appearance
- Neighbouring amenities

Design and appearance:

The proposed development to square off the rear façade of the existing rear extension would result in very little floor space being added to the overall building. Currently the majority of the extension has a flat roof with only part of it having a pitch roof. The proposal to construct a pitch roof across the whole of the extension and squaring it off would be better in terms of its aesthetics as now the extension would form a better relationship with the original building. Its overall scale and size is appropriate and it would appear subservient to the original building. It would not result in a harmful appearance to the character of the surrounding area.

Neighbouring Amenities:

In relation to the concern raised by the adjoining occupier regarding a loss of privacy from the proposed roof lights, it should be noted that these roof lights are over 3 metres high from the finish floor level of the development. As such there would be no direct overlooking into adjoining properties from the proposed development.

Although the proposed development would have a pitched roof and therefore be 2m higher than the existing flat roofed rear projection it would not result in a greater material detriment to adjoining properties.

The proposed development would not be visually intrusive or overbearing when viewed from neighbouring properties.

The main concern raised within the objections from adjoining occupiers was in relation to noise and disturbance as a result of the restaurant, in particular the open area to the rear of the site. It should be noted that the whole of the site including the rear open space area can lawfully be used as a restaurant (A3 Use).

Since the proposed development would provide a modest increase in size of the internal sitting area and is designed to facilitate easy access to the rear open area through wide sliding doors, it would result in a more coherent integration of the dining area within the restaurant and the outdoor area. Consequently the proposal would facilitate a more intense use of the outdoor area. The likely increase in intensity of use would not of itself require planning permission, but it is necessary to consider its impact when assessing the merits of this proposal.

The potential impact of the increase in the intensity of use of the outdoor area is on the living conditions of neighbouring residents. It is primarily through noise from the use of the outdoor area by diners and playing of amplified music. Such impact can in certain circumstances, particularly late at night, be excessive resulting in harm to the living conditions of neighbours. However, the potential harm can be addressed effectively through planning conditions in order to reinforce existing Licensing and Environmental Health controls. Accordingly, the potential for harm to be caused does not amount to justification for withholding consent in this case.

Should planning permission be given for the alterations to and enlargement of the existing rear addition, therefore, conditions prohibiting the use of the outdoor area and requiring the sliding doors to be closed between 23.00 and 08.00 the following day would be necessary. It would also be necessary to impose a condition prohibiting the playing of amplified music in the outdoor area and rear projection other than in accordance with a scheme submitted to and approved in writing by the Local Planning Authority. Such a scheme should specify the times amplified music would be played and identify the number and location of loudspeakers.

Other matters raised by objectors include parking, odours from refuse and noise from an existing extractor fan. These matters are unrelated to the proposed development since they arise as a consequence of the existing lawful use and the proposal would have no bearing on them.

Conclusion:

Objections to the proposal are in part directed at the use as a whole, which is lawful and therefore not for consideration when assessing the merits of this proposal. Those relating to the consequences for the use of the outdoor area are relevant to the proposal and properly identify matters that are necessary to deal with. The potential for harm to be caused can be addressed effectively through planning conditions in order to reinforce existing Licensing and Environmental Health controls. In the circumstances the potential for harm to be caused does not amount to justification for withholding consent. On that basis it is recommended that conditional consent be given for the proposal.

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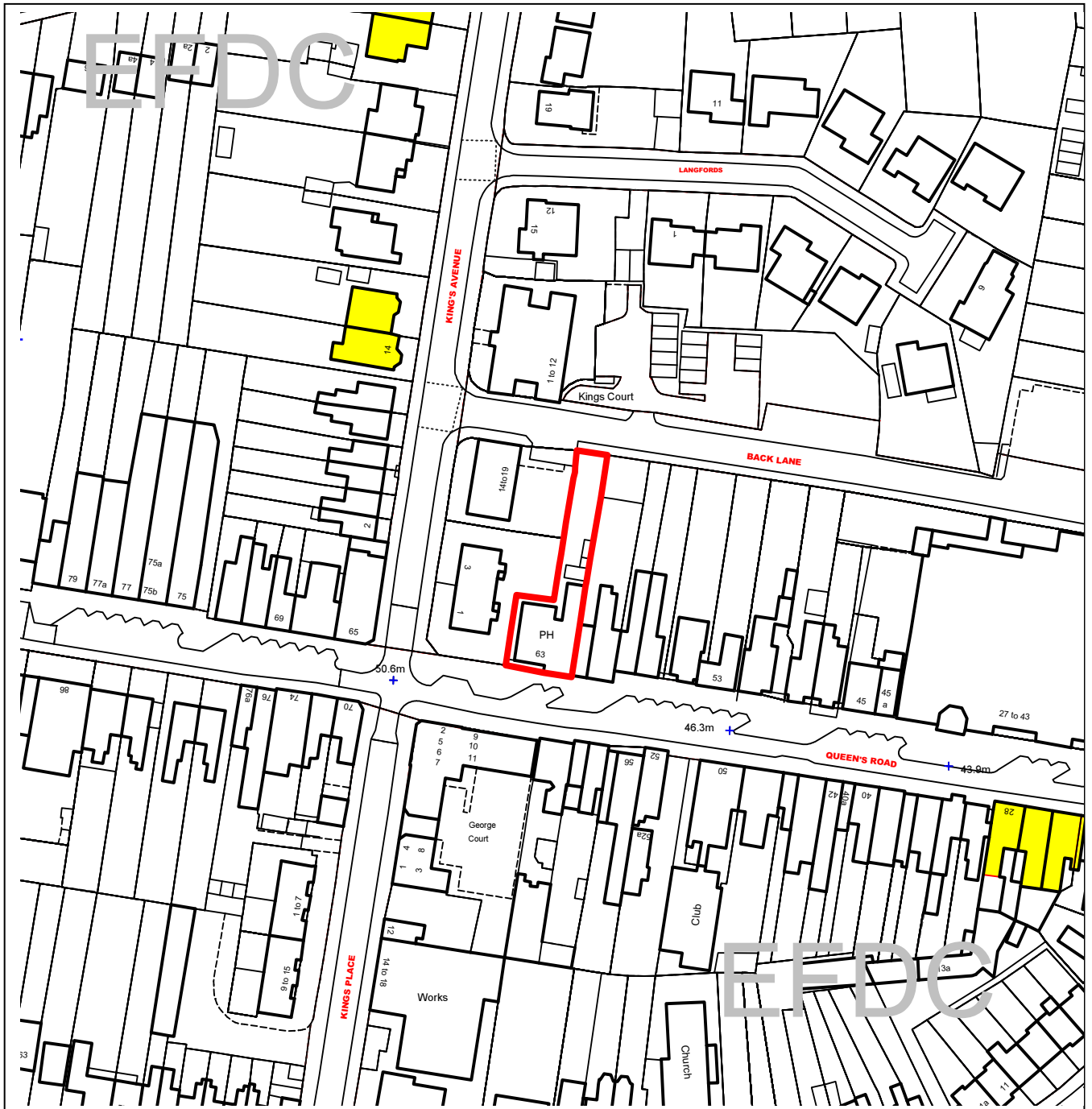
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Agenda Item Number:	11
Application Number:	EPF/1242/11
Site Name:	63 Queens Road, Buckhurst Hill IG9 5BU
Scale of Plot:	1/1250