

Report Item No: 1

APPLICATION No:	EPF/2207/11
SITE ADDRESS:	5 Stradbroke Park Tomswood Road Chigwell Essex IG7 5QL
PARISH:	Chigwell
WARD:	Grange Hill
APPLICANT:	Mr Jegatheesvaren
DESCRIPTION OF PROPOSAL:	TPO/EPF/54/08 T1 - Swamp Cypress (T14 on TPO) - Fell T2 - Suppressed Oak (12 on TPO) - Fell
RECOMMENDED DECISION:	Refuse 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=532409

REASON FOR REFUSAL

- 1 Insufficient details have been provided to allow a proper examination of the likely impact of the tree on the property, contrary to policy LL09 of the Council's Adopted Local Plan and Alterations..

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

Description of Proposal:

T1. Swamp Cypress - Fell to ground level.

Description of Site:

The Swamp Cypress is a fine maturing specimen, standing around 12 metres tall. It is located on the side boundary of this detached residence's rear garden. It is clearly visible between the applicant's house and the neighbouring property. The tree is a rare and attractive feature and contributes to the greening of this residential cul de sac.

Relevant History:

This is the first application to undertake works to trees since the service of this order to replace a large 1951 County Order.

N.B. that T2, a suppressed Oak, originally part of this application, has been found, on inspection, not to be included within the Order and will, therefore, not be considered in this report.

Relevant Policies:

LL9 Felling of preserved trees.

SUMMARY OF REPRESENTATIONS

4 neighbours were consulted but no responses have been received.

CHIGWELL PARISH COUNCIL objected to the proposal.

Issues and Considerations:

Issues

The application is made on the basis that the tree has a large buttress root growing towards the applicant's house and is allegedly disrupting the paving slabs of the patio.

Considerations

i) Tree condition and life expectancy.

T1 appears to be in a normal condition, with a long life expectancy of more than 20 years. The crown is even and vigorous and there are no obvious signs of structural problems with the tree. A large buttress root extends visibly at ground level for about 2 metres into the garden.

ii) Amenity value

This deciduous conifer stands at the boundary edge between two dwellings and stands out as an interesting and attractive, tall and upright specimen with potential to increase in significance with age. Therefore, its landscape value is moderately high.

iii) Suitability of location.

There is no damage to the patio that has been clearly proved to be tree related. Originally, the design of the housing scheme appears to have given due consideration to the tree's proximity to the new house. However, in time and due to the fast growth of this deciduous conifer, the relationship between T1 and the applicant's house and patio may become more strained by the growth of roots, in particular. However, the neat columnar form of this species will minimise the need to contain the tree's crown spread and allow it to continue to grow at close range to the house. Therefore, the suitability of the tree in this location is acceptable with provision for selected root pruning, if necessary, in the future.

Conclusion

T1, Swamp Cypress has few faults and only a large buttress root to cause any concern, which may be managed by pruning measures, which in event of damage occurring in the future. It is, therefore, recommended to refuse permission to fell the tree on the grounds that the reasons given in respect of the root does not justify the loss of such a good tree. The proposal therefore runs contrary to Local Plan Landscape Policy LL9.

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

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

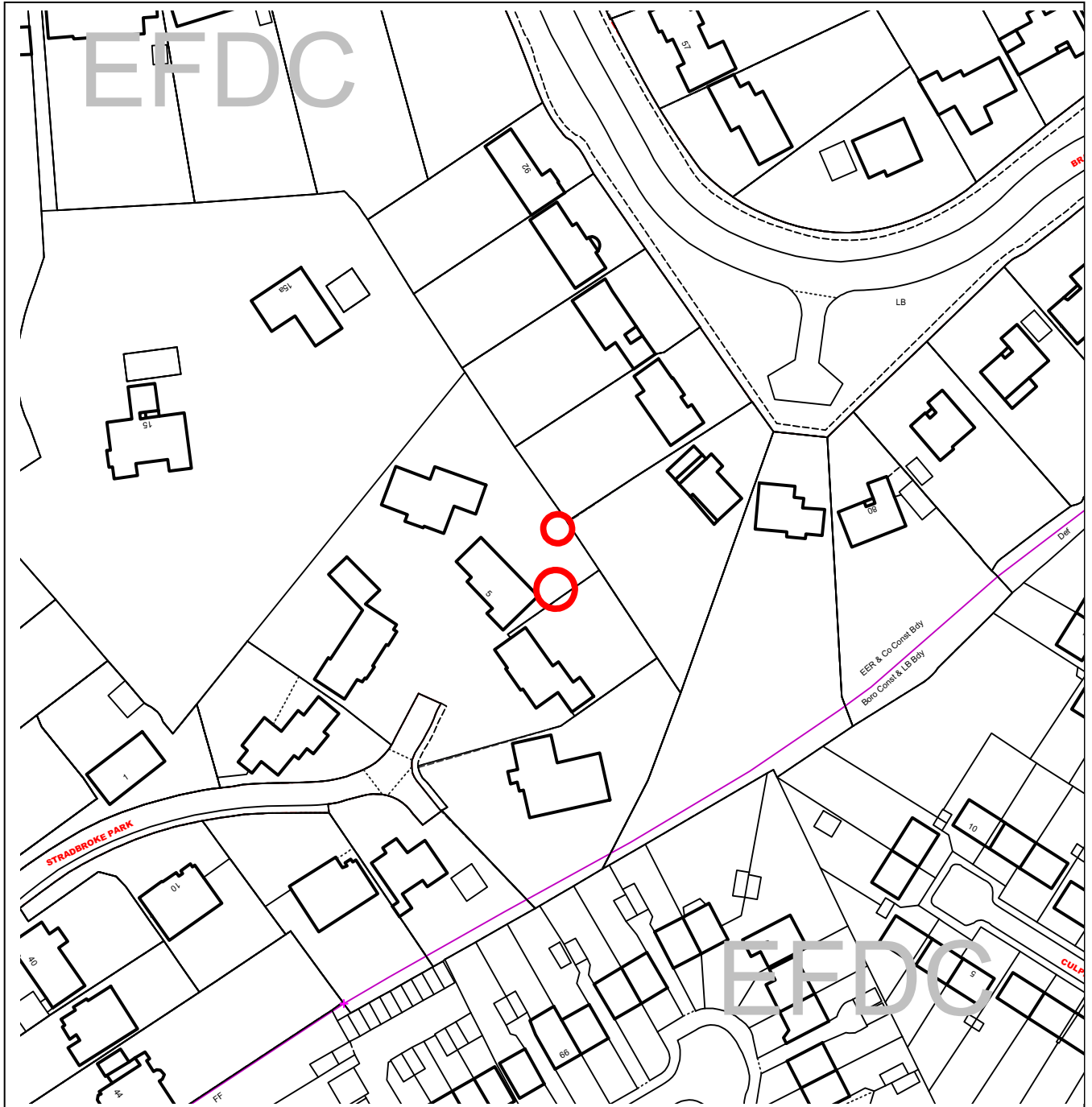
**Planning Application Case Officer: Robin Hellier
Direct Line Telephone Number: 01992 564546**

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



Epping Forest District Council

Area Planning Sub-Committee South



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Agenda Item Number:	1
Application Number:	EPF/2207/11
Site Name:	5 Stradbroke Park, Tomswood Road Chigwell, IG7 5QL
Scale of Plot:	1/1250

Report Item No: 2

APPLICATION No:	EPF/0568/11
SITE ADDRESS:	Land to the south of Roding Lane Buckhurst Hill Essex IG9 6BJ
PARISH:	Buckhurst Hill
WARD:	Buckhurst Hill East
APPLICANT:	Alliance Land (Properties) Ltd
DESCRIPTION OF PROPOSAL:	TPO/EPF/110/10 W1 - Woodland management as specified in attached management plan
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=526550

CONDITIONS

- 1 No tree felling shall take place in any season, until all those trees to be felled that season shall have been identified and marked at a site meeting, attended by the Local Planning Authority and the landowner, or his agent. The tree felling in that season shall then be entirely confined to those marked trees.
- 2 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 in each and every instance.
- 3 The crown reductions and renovation work to the several veteran trees and other trees to be retained and authorised by this consent shall be implemented as specified in the submitted site management plan dated May 2011.
- 4 All work authorised by this consent shall be undertaken in a manner consistent with British Standard 3998 (2010) (or with any similar replacement Standard).
- 5 The works hereby authorised shall be undertaken as timetabled in the site management plan, or a revised timetable if such shall have been submitted in writing to the LPA, and agreed in writing beforehand.
- 6 A plan showing a timetable for planting of replacement trees, to include their number, species, size and position shall be submitted for the agreement of the Local Planning Authority, and shall then be planted as 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 this Committee since it is in part an application to fell preserved trees and is recommended for approval and so is outside the scope of delegated powers.

Description of Proposal:

Selective thinning and coppicing of woodland area and remedial pruning of veteran trees, as set out in the revised management plan dated May 2011. Members will note that this report and recommendation needs to be taken alongside EPF/0567/11.

Description of Site:

The wood stands west of the Roding, off Roding lane, and to the rear of properties off Albert Rd and The Windsors, and Buckhurst Hill CP School.

Relevant History:

The Order was made in 1983, when the wood was relatively young, as a result of concerns that it might be threatened by potential development. There have been no recent relevant applications. Access has been agreed for site surveying and clearance of Japanese Knotweed that were outside planning control.

Relevant Policies:

LL3: Edge of settlement.
LL7: Planting, protection and care of trees.
LL8: Works to preserved trees.
LL9: Felling of preserved trees.

SUMMARY OF REPRESENTATIONS

BUCKHURST HILL PARISH COUNCIL: Objects: contrary to local plans and would destroy wildlife corridors.

CPRE: Support the application, because appears designed to enhance the conservation value of the wood, and there are proposals to involve the community.
Have suggestions, including that grants may be available, that improvement of this area has positive implications for the wider green network, that arisings could be usefully put to conservation purpose and that care should be taken with seed sources. Hope that neighbours will continue to be informed.

Issues and Considerations:

Introduction

The application is presented as being for the benefit of the wildlife value and appearance of the wood. The proposals come as part of a comprehensive assessment of the site, in the form of a management plan leading to a 5 year program of works, shown in plan form, with accompanying schedules of works.

The plan also gives details of works not controlled by the TPO, including re-profiling existing mounds of tipped material, restoration of ponds and ditches, planting of hedges and enhancement of the ground flora. These works do not form part of this application, and cannot be secured by conditions attached to it, but may be considered and secured under the accompanying planning application.

The wood is an important visual feature of the area, valued by local residents. It appears to have arisen by natural seeding from pre-existing hedgerow trees before being given blanket protection in 1983. The land in part had been previously used in part for brickworks.

The site may be divided into 2 areas, broadly north and south:

- 1) north of an old internal ditchline, and fronting Roding Lane, and
- 2) south of that ditch, and bounded by housing, and commercial premises on Alfred Rd, to the west, The Windsors to the south, and a playing field to the east.

The northern section seems to be on the original ground. Mostly it is thick with relatively young sapling trees, but there are important veteran trees along Roding Lane, and also towards the centre, by the old ditch and pond. There is little ground cover, and in parts it is impenetrable. The southern section appears to be where excavation had previously taken place. There are groups of trees, but also open areas, with few or no trees, which are thickly covered by bramble. There are also substantial piles of surface debris, with hardcore, bricks, tyres and other materials. There has been an extensive infestation by Japanese Knotweed to the west. The owners have begun an eradication program.

According to the proposals by year 5 small grassed glades would have been created in the northern section; restoration pruning would have been undertaken on the several veteran trees; the area around the central ditch and pond would have been opened up, and the more open southern area converted to meadow. In that southern area the main groups of trees and important individuals would be retained, including the most important in the spur linking the wood to the junction of Alfred Rd to Roding Lane, and providing visual screening for residents in Alfred Rd. and Windsor Wood.

Considerations

The key issues are considered to be whether:

- 1) The proposed staged thinning of younger trees will have beneficial results for biodiversity;
- 2) The formative pruning of the veteran trees has been justified;
- 3) Any potential negative consequences may be foreseen;
- 4) How the potential benefits may be secured.

In relation to these the increase in internal spaces, and increased habitat diversity would be beneficial for wildlife and the pruning of the veteran trees would help to secure their long-term retention.

The thinning proposals are quite modest, which should limit the change in external appearance of the site. The proposals include the proviso that the management should be assessed at the end of each year; the next year's proposals would not be allowed to commence if there had been any substantial departure from the proposals as agreed. Words to secure this are suggested as a Grampian condition.

Because of the very specific constraints in the legislation applying to replacing felled TPO trees the various wildlife and landscape benefits cannot be secured by condition under this application, but may be considered and conditioned under the accompanying planning application.

Conclusion

That the proposal accords with the relevant policies, and therefore it is recommended that it be approved.

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:

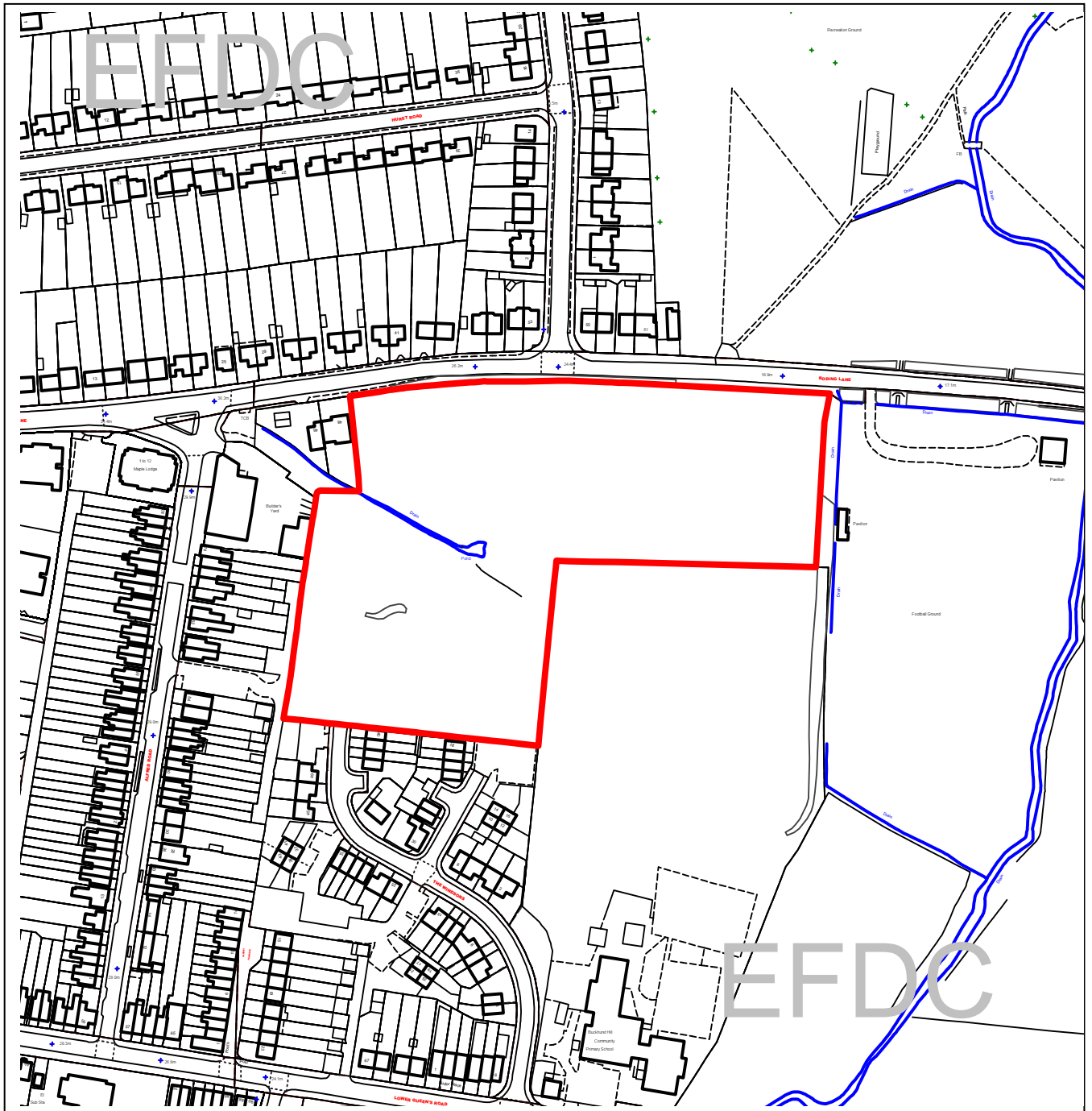
**Planning Application Case Officer: Christopher Neilan
Direct Line Telephone Number: 01992 564117**

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:	2 & 3
Application Number:	EPF/0567/11 & EPF/0568/11
Site Name:	Land on south side of Roding Lane, opp. Junc. with Rous Road, Buckhurst Hill, IG9
Scale of Plot:	1/2500

Report Item No: 3

APPLICATION No:	EPF/0567/11
SITE ADDRESS:	Land on south side of Roding Lane, opposite junction with Rous Road and adjoining Buckhurst Hill Football Club Buckhurst Hill Essex IG9
PARISH:	Buckhurst Hill
WARD:	Buckhurst Hill East
APPLICANT:	Alliance Land PLC
DESCRIPTION OF PROPOSAL:	Carrying out of site management works to land, consisting of clearing ditch, digging out of pond, and levelling of earth mounds.
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=526549

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 All of the site management works hereby approved shall be carried out on the site. To this end a written summary of works carried out in each phase shall be submitted to and approved by the Local Planning Authority before work commences on the next phase.
- 3 Before any works on site commence written evidence of the following matters shall have been provided to the Local Planning Authority:-
 - a) that a licence has been granted by Natural England for works to be carried out to those parts of the site colonised by badgers.
 - b) that an environment permit has been granted, (or confirmation that one is not required) in respect of the spoil heaps and mounds on the site being removed and resulting material spread around the remainder of the site.
- 4 Details of the design and position of the fence to be erected on the highway boundaries of the site, together with the associated hedge, shall be submitted to and approved by the Local Planning Authority before any works commence on this aspect of the overall scheme.

This application is before this Committee since a) the recommendation differs from the views of the local council (pursuant to section P4, Schedule A (g) of the Council's delegated function), and b) the proposed development needs to be considered alongside a concurrent application to carry out works to preserved trees on the site - which is a type of application that needs to be reported to Committee.

Description of Proposal:

Carrying out of site management works to land including clearing ditch, digging out of pond, levelling of earth mounds, the provision of grassland areas, hedging and enclosing fence. These works would be carried out in 5 phases over a 5 year period. The site is covered by a blanket Tree Preservation Order and a concurrent application (EPF/0568/11) seeks consent for the removal of some trees and associated undergrowth.

Description of Site:

A sizeable 'L' shaped piece of land with an area of 0.17 hectares. It lies on the south side of Roding Lane opposite its junction with Rous Road, and lies close to the rear of properties in Alfred Road, and to the north of houses in the Windsors. Originally some or all of the site lay in the site of a brickworks factory, and the 49 houses to the south in The Windsors, and the adjoining Buckhurst Hill primary school, were built on this factory site.

The site is not publicly owned. It is densely covered with trees and scrub, with trees being protected by a blanket Tree Preservation Order. The site lies in the Green Belt but adjoins the urban settlement of Buckhurst Hill. Some of the site has earth mounds which in part comprise of bricks and rubble used to fill the excavations associated with the original brickworks factory use. Whilst at present there is no fence around this site the density of trees, bushes, and scrub makes the site very difficult to enter.

Relevant History:

None.

Policies Applied:

DBE9 - Loss of amenity.
GB2A - Development in the Green Belt
NC4 - Protection of Established Habitat
NC5 - Promotion of Nature Conservation Schemes.
RP3 – Water Quality
RP4 – Contaminated Land
LL10 – Adequacy of provision for landscape retention.

Summary of Representations:

BUCKHURST HILL PARISH COUNCIL – object – insufficient information on works to be undertaken

NEIGHBOURS – 36 properties consulted, and a site notice erected. Two replies received:-

72, ALFRED ROAD: comments that she would like to know what the future plans for the site are.

51, RODING LANE: why are these site management works proposed? Ditches need clearing, yes; ponds need managing at times also; but if the badgers and other wildlife are happy in/on the earth mounds then what reason has the present owner to level them? What concerns me is that

'levelling of earth mounds' (presumably using a mechanical digger) could involve disturbance of wildlife, removal of trees, and nibbling at an area of Green Belt.

EFDC COUNTRYCARE SECTION: I've read the management plan for this application and it looks fine. I would like to see Maydencroft Land Advisory's October 2010 report in order to make additional comments.

Issues and Considerations:

A detailed management (or environmental) plan produced by Maydencroft Land Advisory has been submitted with this and the concurrent application to thin and remove trees. It states that the key aims for the management of this site are a) to improve the amenity value of the site, b) to enhance the site for local wildlife, and c) clear the site of rubbish and fly tipping.

The whole of this 'Brickfields' site is understood to have been initially acquired by Beazer Homes, who in the 1980's developed the 49 homes on that part of the site to the immediate south now known as The Windsors. The current owners of the site are Alliance Land Properties, on behalf of whom the current application has been made. Their application is an unusual one and some concerns have been raised as to whether it is a precursor to future proposals to develop the site - although the site's current Green Belt designation and blanket Tree Preservation Order would not allow for built development. The agents for the applicants have stated *'the applicants are land traders and seek to improve site values and then sell on. At present the site is an impenetrable jungle whose amenity potential few people can appreciate. Once the site is accessible and secure, with areas of wild flowers, more woodland fringe and more ecological value, it will be attractive to amenity purchasers'*

To complement any consent to remove/thin trees it is desirable to ensure that other ecological and environmental improvements to the site e.g. the creation of grassland glades, planting of wildlife flowers, and clearing of ditch and pond, are in fact carried out. To this end a condition is proposed which will ensure all aspects of the management plan are undertaken. A 1.2m high chain link fence is proposed on the highway boundaries to the site but will be accompanied by a thorn hedge planted behind it which will grow through the fence and screen it.

Although only environmental works are proposed for the site there are constraints to overcome in respect of works to the spoil heaps and mounds in the site. Firstly, these heaps and mounds accommodate badger setts and a licence will have to be obtained from English Nature before any works commence. Secondly the proposal to break up these heaps and mounds and spread them around the site is likely to require an environmental permit from the Environment Agency since the mounds contain waste that could be contaminated. A condition is therefore proposed to be added to any planning permission requiring both these issues to have been resolved with the respective agencies before any works commence on site.

Conclusion:

The proposals are appropriate development in the Green Belt. They would provide for a more varied and improved natural habitat for vegetation and wildlife on this site. It is recommended that permission be granted 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: David Baker
Direct Line Telephone Number: 01992 564514***

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

Report Item No: 4

APPLICATION No:	EPF/1840/11
SITE ADDRESS:	49 Epping New Road Buckhurst Hill Essex IG9 5JT
PARISH:	Buckhurst Hill
WARD:	Buckhurst Hill West
APPLICANT:	Mr Andrew Zacharia
DESCRIPTION OF PROPOSAL:	Proposed conversion of existing dwelling into 5no 2 bed flats and 1no 1 bed flat, proposed two storey rear and side extension with dormers in loft conversion.
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=531031

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: ZEEF/11/07, 10A, 11A, 12, 13A, 14A, 15A, 16A
- 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 The proposed window openings in the northern flank elevation 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.
- 5 All construction/demolition works and ancillary operations, including vehicle movement on site which are audible at the boundary of noise sensitive premises, shall only take place between the hours of 07.30 to 18.30 Monday to Friday and 08.00 to 13.00 hours on Saturday, and at no time during Sundays and Public/Bank Holidays unless otherwise agreed in writing by the Local Planning Authority.
- 6 Should the Phase 1 Land Contamination preliminary risk assessment carried out under the above condition identify the presence of potentially unacceptable risks, no development shall take place until a Phase 2 site investigation has been carried out. A protocol for the investigation shall be submitted to and approved by the Local Planning Authority before commencement of the Phase 2 investigation. The completed Phase 2 investigation report, together with any necessary outline remediation options, shall be submitted to and approved by the Local Planning

Authority prior to any redevelopment or remediation works being carried out. The report shall assess potential risks to present and proposed humans, property including buildings, crops, livestock, pets, woodland and service lines and pipes, adjoining land, groundwaters and surface waters, ecological systems, archaeological sites and ancient monuments and the investigation must be conducted in accordance with DEFRA and the Environment Agency's "Model Procedures for the Management of Land Contamination, CLR 11", or any subsequent version or additional regulatory guidance.

[Note: This condition must be formally discharged by the Local Planning Authority before the submission of details pursuant to the remediation scheme condition that follows]

- 7 Should Land Contamination Remediation Works be identified as necessary under the above condition, no development shall take place until a detailed remediation scheme to bring the site to a condition suitable for the intended use has been submitted to and approved by the Local Planning Authority. The development shall be carried out in accordance with the approved remediation scheme unless otherwise agreed in writing by the Local Planning Authority. The remediation scheme must include all works to be undertaken, proposed remediation objectives and remediation criteria, timetable of works and site management procedures and any necessary long term maintenance and monitoring programme. The scheme must ensure that the site will not qualify as contaminated land under Part 2A of the Environmental Protection Act 1990 or any subsequent version, in relation to the intended use of the land after remediation.
[Note: This condition must be formally discharged by the Local Planning Authority before the submission of details pursuant to the verification report condition that follows]
- 8 Following completion of measures identified in the approved remediation scheme and prior to the first use or occupation of the development, a verification report (referred to in PPS23 as a Validation Report) that demonstrates the effectiveness of the remediation carried out must be produced together with any necessary monitoring and maintenance programme and copies of any waste transfer notes relating to exported and imported soils shall be submitted to the Local Planning Authority for approval. The approved monitoring and maintenance programme shall be implemented.
- 9 In the event that any evidence of potential contamination is found at any time when carrying out the approved development that was not previously identified in the approved Phase 2 report, it must be reported in writing immediately to the Local Planning Authority. An investigation and risk assessment must be undertaken in accordance with a methodology previously approved by the Local Planning Authority. Following completion of measures identified in the approved remediation scheme, a verification report must be prepared, which is subject to the approval in writing of the Local Planning Authority in accordance with the immediately above condition.
- 10 No development shall take place until details of a satisfactory ground gas investigation and risk assessment has been carried out and submitted to the Local Planning Authority for approval in order to determine what if any ground gas remediation measures may be required or shall specify appropriate ground gas mitigation measures to be installed in the building(s) in lieu of any ground gas investigation.

The investigations, risk assessment and remediation methods, including remedial mitigation measures to be installed in lieu of investigation, shall be carried out or assessed in accordance with the guidance contained in BS 9485:2007 "Code of practice for the Characterisation and Remediation from Ground Gas in Affected Developments." Should the ground gas mitigation measures be installed, it is the responsibility of the developer to ensure that any mitigation measures are suitably maintained or to pass on this responsibility should ownership or responsibility for the buildings be transferred.

- 11 No development shall take place until wheel washing or other cleaning facilities for vehicles leaving the site during construction works have been installed in accordance with details which shall be submitted to and agreed in writing by the Local Planning Authority. The approved installed cleaning facilities shall be used to clean vehicles immediately before leaving the site.
- 12 No development shall take place, including site clearance or other preparatory work, until full details of both hard and soft landscape works (including tree planting) and implementation programme (linked to the development schedule) have been submitted to and approved in writing by the Local Planning Authority. These works shall be carried out as approved. The hard landscaping details shall include, as appropriate, and in addition to details of existing features to be retained: proposed finished levels or contours; means of enclosure; car parking layouts; other minor artefacts and structures, including signs and lighting and functional services above and below ground. The details of soft landscape works shall include plans for planting or establishment by any means and full written specifications and schedules of plants, including species, plant sizes and proposed numbers /densities where appropriate. If within a period of five years from the date of the planting or establishment of any tree, or shrub or plant, that tree, shrub, or plant or any replacement is removed, uprooted or destroyed or dies or becomes seriously damaged or defective another tree or shrub, or plant of the same species and size as that originally planted shall be planted at the same place, unless the Local Planning Authority gives its written consent to any variation.
- 13 No development shall take place until details of the proposed surface materials for the parking areas, vehicular access and circulation areas have been submitted to and approved in writing by the Local Planning Authority. The agreed surfacing shall be made of porous materials and retained thereafter or provision shall be made and retained thereafter to direct run-off water from the hard surface to a permeable or porous area or surface within the curtilage of the property. The agreed surface treatment shall be completed prior to the first occupation of the development or within 1 year of the substantial completion of the development hereby approved, whichever occurs first.
- 14 Prior to the commencement of the development details of a refuse storage facility, which shall be at least 1.5m in depth to allow adequate space for bin storage, shall be submitted to the Local Planning Authority for approval. The agreed scheme shall be implemented prior to the first occupation of the development and thereafter be permanently retained.

- 15 The proposed development shall not be occupied until such time as the vehicle parking area indicated on the approved plans, including any parking spaces for the mobility impaired, has been provided in accordance with details approved pursuant to condition 13 and marked out in parking bays. The vehicle parking area shall be retained in this form at all times. The vehicle parking shall not be used for any purpose other than the parking of vehicles that are related to the use of the development unless otherwise agreed with the Local Planning Authority.
- 16 Prior to the commencement of the development the details of the number, location and design of cycle parking facilities shall be submitted to and approved in writing by the Local Planning Authority. The approved facility shall be secure, convenient and covered and provided prior to occupation and retained at all times.
- 17 No gates shall be provided at the vehicular access without the prior written agreement of the Local Planning Authority.
- 18 Prior to commencement of the development details showing the means to prevent the discharge of surface water from the development onto the highway shall be submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be carried out in its entirety prior to the access becoming operational and shall be retained at all times.
- 19 Details of privacy screens of at least 1.7m in height to be erected along the northern edge of the balcony adjacent to No51 Stag Lane, and the southern edge of the balcony adjacent to the adjoining property, and indicated on submitted plans no ZEEF/11/10a and 14a, shall be submitted to and approved in writing by the Local Planning Authority. The approved screens shall be erected prior to the first use of the balconies and thereafter be permanently retained.
- 20 The flat roof at ground floor level at the rear of the development hereby approved, shall not be enclosed and shall not be used for sitting out or the placing of furniture, including tables and chairs.
- 21 Prior to the commencement of the development hereby approved, details of boundary treatments shall be submitted to the Local Planning Authority for approval in writing. The agreed boundary treatments shall be erected prior to the first occupation of the building and shall be retained in that form thereafter.

This application is before this Committee since;

It is an application for residential development consisting of 5 dwellings or more and is recommended for approval (Pursuant to The Constitution, Part Three: Planning Directorate – Delegation of Council function, Schedule 1, Appendix A.(d))

It is for a type of development that cannot be determined by Officers if more than two objections material to the planning merits of the proposal to be approved are received (Pursuant to The Constitution, Part Three: Planning Directorate – Delegation of Council function, Schedule 1, Appendix A.(f).)

The recommendation is for approval contrary to an objection from a local council which is material to the planning merits of the proposal (Pursuant to The Constitution, Part Three: Planning Directorate – Delegation of Council function, Schedule 1, Appendix A.(g))

Description of Proposal

The proposal is to extend the existing building on the side and rear elevation over two storeys to create six flats. This would include five 2 bedroom flats and one 1 bedroom flat. The side extension would extend to the common boundary with the northern neighbour, No51 Epping New Road, at ground floor level, and would be set in 1.0m at first floor level. A covered accessway at ground floor level would provide access to the rear of the site. The rear extension would project 3.8m from the existing rear wall with two balconies at first floor level. Three flat roofed dormer windows would be added to the front roof slope, two to the rear slope, with a large flat roofed dormer to the side.

Private amenity space would be located at the rear of the site and there would be six parking spaces at the rear and three to the front.

Description of Proposal

The proposal site contains a large semi detached dwelling with a detached garage to the side. An existing crossover into the site from Epping New Road leads to a front paved area. There is a large garden area to the rear. The attached dwelling is a similar size to No49 which has been converted to flats. The site is bordered to the north by a large detached dwelling (no. 51). An extant planning permission exists to demolish the building at no. 51 and erect ten flats with associated underground parking (EPF/0822/09, allowed on appeal). The site is also bordered to the side and rear by residential properties. The immediate area includes a mix of dwelling styles including new build flat developments.

Relevant History:

EPF/2308/08 - Certificate of lawfulness for a proposed covered swimming pool to rear. Lawful - 27/01/2009.

EPF/0351/09 - New single storey dwelling to the rear, provide separate gardens, parking, access and refuse for the proposed and existing dwellings. Refuse Permission – 21/05/09. Appeal dismissed – 27/11/09.

Policies Applied:

CP1 – Achieving Sustainable Development Objectives
CP2 – Protecting the Quality of the Rural and Built Environment
CP3 – New Development
CP4 – Energy Conservation
CP5 – Sustainable Building
CP6 – Achieving Sustainable Urban Development Patterns
CP7 – Urban Form and Quality
DBE2 – Effect on Neighbouring Properties
DBE3 - Design in Urban Areas
DBE6 – Car Parking in New Development
DBE8 – Private Amenity Space
DBE9 – Excessive Loss of Amenity to Neighbouring Properties
DBE10 - Residential Extensions
DBE11 – Subdivision of Properties
ST1 – Location of Development
ST2 – Accessibility of Development
ST4 – Road Safety
ST6 – Vehicle Parking
H2A – Previously Developed Land

H3A – Housing Density
H4A – Dwelling Mix
LL11 – Landscaping Schemes

SUMMARY OF REPRESENTATIONS:

40 neighbours consulted – 10 replies received.

Objections were received from the following properties;

4, 11, 17, 19, 21, 23, 36 and 42 Forest Heights and 30 Stag Lane. These can be summarised as follows;

- Epping New Road is an extremely busy road with many accidents recorded in the immediate area. This development will increase the danger of this busy road. Sight lines will be affected by the development. This development would need in access of twelve parking spaces and would cause delivery vehicles to park on Epping New Road. Parking proposed is inadequate. This will lead to spill over parking on Stag Lane. Noise from the proposed parking area will be very intrusive to neighbours in Stag Lane.
- This development would open the floodgates for similar proposals.
- The proposal will have a detrimental impact on the character of the area.
- The development will lead to disruption and pollution. Lorries will be parked incessantly in Stag Lane. Concern about pollution and its affect on our daughter who is asthmatic.
- The dormer windows and balconies will result in overlooking of gardens.
- This will lead to a stretch on local amenities such as schools.
- This development will exacerbate disturbance following on from the development at 41/43 Epping New Road.
- Surprise that not all residents in Forest Heights were notified.
- The loss of this lovely old house for flats is regrettable. Flats are springing up on every available piece of land.

BUCKHURST HILL PARISH COUNCIL: Objection. Impact on infrastructure and there should be one parking space per dwelling.

Issues and Considerations:

The main issues to consider include;

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

Principle of Development

Policy H2A of the adopted Local Plan promotes the reuse of previously developed land in the provision of housing and Policy H4A promotes a mix of dwelling styles. This is in line with national guidance as contained in Planning Policy Statement 3 (Housing) (PPS3). Key characteristics of a mixed community include “a variety of housing, particularly in terms of tenure and price and a mix of different households such as families with children, single person households and older people”. This development would increase the dwelling mix in the immediate vicinity by providing for smaller households. The site is also previously developed land, on which PPS3 encourages the

majority of new housing to be located. Policy DBE11 of the Local Plan specifically addresses the sub division of properties. This policy indicates that such development is acceptable subject to a number of stipulations.

These include; that an undesirable precedent would not be set, that the development would not result in excessive noise and disturbance to residents of adjoining dwellings, result in overlooking of neighbouring properties or lead to the excessive loss of garden space for parking. The adjacent building has been converted to flats (EPF/0907/84) and there are other flat developments in the immediate vicinity, both constructed, and approved but not yet constructed. Therefore it is not considered that an unwelcome precedent would be set. The other provisos will be addressed in the appropriate sections of this report; however the principle of the development is acceptable.

Character of the Area

The existing building forms one of a similar pair and has some level of character. However it does not contribute significantly to the character and appearance of the immediate locale. The proposed side extension complements the existing building and retains the quoins, window keystone, front parapet wall and cornice detailing. The front and rear dormer windows are reasonably sized and raise no issues. The side facing dormer is relatively bulky; however it is set back from the front elevation and on balance is deemed acceptable. The rear extension is relatively conventional and raises no serious issues of design.

A flat complex of ten units has been approved on the site of No51 Epping New Road (EPF/0822/09), the immediate northern neighbour. Although the building has not yet been constructed there is a realistic proposition that this building could in the future be constructed and there is nothing to confirm otherwise. Therefore it is a material consideration which must be given appropriate weight. The section of the proposed building that is in close proximity to the common boundary steps down considerably from the main body of the building. In this regard a two storey extension to the boundary would have appeared over dominant. However amended plans have been received which now show the building set in 1.0m at first floor level and this reduces any overbearing effect to an acceptable level.

Amenity

The side extension would be built over two storeys adjacent to the common boundary with the northern neighbour, No51, and set in 1.0m at first floor level. There is an extant planning permission to develop no. 51 as flats as alluded to in the preceding text. At present the addition to No49 would be located adjacent to a side garden area. It would not appear particularly overbearing when viewed from this property. There would be no material increase in loss of light to windows.

Concern has been expressed that the rear balconies and dormer windows would result in overlooking, particularly of gardens in Stag Lane. The proposed dormer windows would not increase overlooking any greater than the current scenario from first floor rear facing windows. Overlooking from balconies can be mitigated by an appropriate condition agreeing a screen along the side that is susceptible to overlooking. As the adjoined building is a similar flat development, and not a single residential dwelling, there would be no serious increase in noise or disturbance for residents of this building.

As stated previously the approved development of No51 Epping New Road is a material consideration. The proposed section of the approved building adjacent to the boundary has no side facing windows or first floor windows on the rear elevation. Therefore there would be no loss of light to windows. There would be no serious impact on ground floor windows. The proposed development would project approximately 4.0m beyond the edge of the rear wall on the approved

flat complex. This would be adjacent to the shared amenity space for the complex. However it would not appear excessively overbearing and would not result in an excessive loss of amenity.

There is some concern from neighbours of the proposed development about noise from the parking area and general disturbance when the development was being constructed. Any increase in noise from a parking area would not be material. Concerns about dust and disturbance during construction is recognised as a valid concern of residents and as such a condition restricting the hours of construction will be attached which will minimise disturbance for residents bordering the site.

Parking and Road Safety

A number of objectors have raised concerns that the intensification in the use of the site would lead to highway safety concerns. There is excellent visibility in both directions and concerns with regards to highway safety are not envisaged. Essex County Council Highways Section has been consulted and do not report issues with road safety in relation to this application.

The parking provision for this development is 9 spaces, effectively 1.5 spaces per unit. Essex County Council Parking Standards would require 13 spaces at the site to meet these standards. However this advice comes with a proviso that a reduction in standards can be accepted in urban areas with good transport links. Buckhurst Hill is served by a tube line and buses pass along the High Road some 200m from the site. In this location a reduction in the parking standards is deemed acceptable. Neighbours have expressed concern that there would be some overspill of parking onto the nearby Stag Lane. It is evident that some on street parking occurs on this road. However with 1.5 spaces per dwelling proposed it is not evidently clear that this development would result in a material impact on highway safety through increased demand for parking in nearby streets. Accordingly it is considered that the amount of off street parking proposed is acceptable in this location and in compliance with the adopted standards.

A number of conditions have been proposed by the highways section and the development will be conditioned accordingly.

Private Amenity Space Provision

Private amenity space is provided by way of a communal garden area to the rear. At approximately 180 sq m of useable amenity space, the provision complies with the recommendation of the local plan which advises 25 sq m per unit.

Trees and Landscaping

The proposed plans have been amended by the removal of one parking space to the front. This allows space to get some planting to the front boundary, which is currently devoid of any greenery, and this would soften the currently harsh frontage of the site.

Refuse Provision

The refuse section has expressed concern about the proposed width of the bin store and has suggested an increase in depth of 100mm. This can be agreed by condition, along with appropriate detailing.

Contaminated Land

The Council's Contaminated Land Officer has proposed the standard contaminated land conditions, owing to the location within the vicinity of a former explosives research laboratory and former printing works. The application can be conditioned accordingly with the standard conditions.

Conclusion:

The principle of the proposed development is acceptable and in line with local and national policy guidance. The proposed design and the position the extension would adopt in the streetscene is deemed acceptable. Impact on neighbour amenity can be mitigated by condition. Road safety concerns expressed by objectors are noted but there would be no material impact on road safety with regards to this development. The parking provision is deemed adequate. Therefore having regard to all material planning considerations pertinent to this application it is considered an acceptable form of development and recommended for approval with conditions.

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

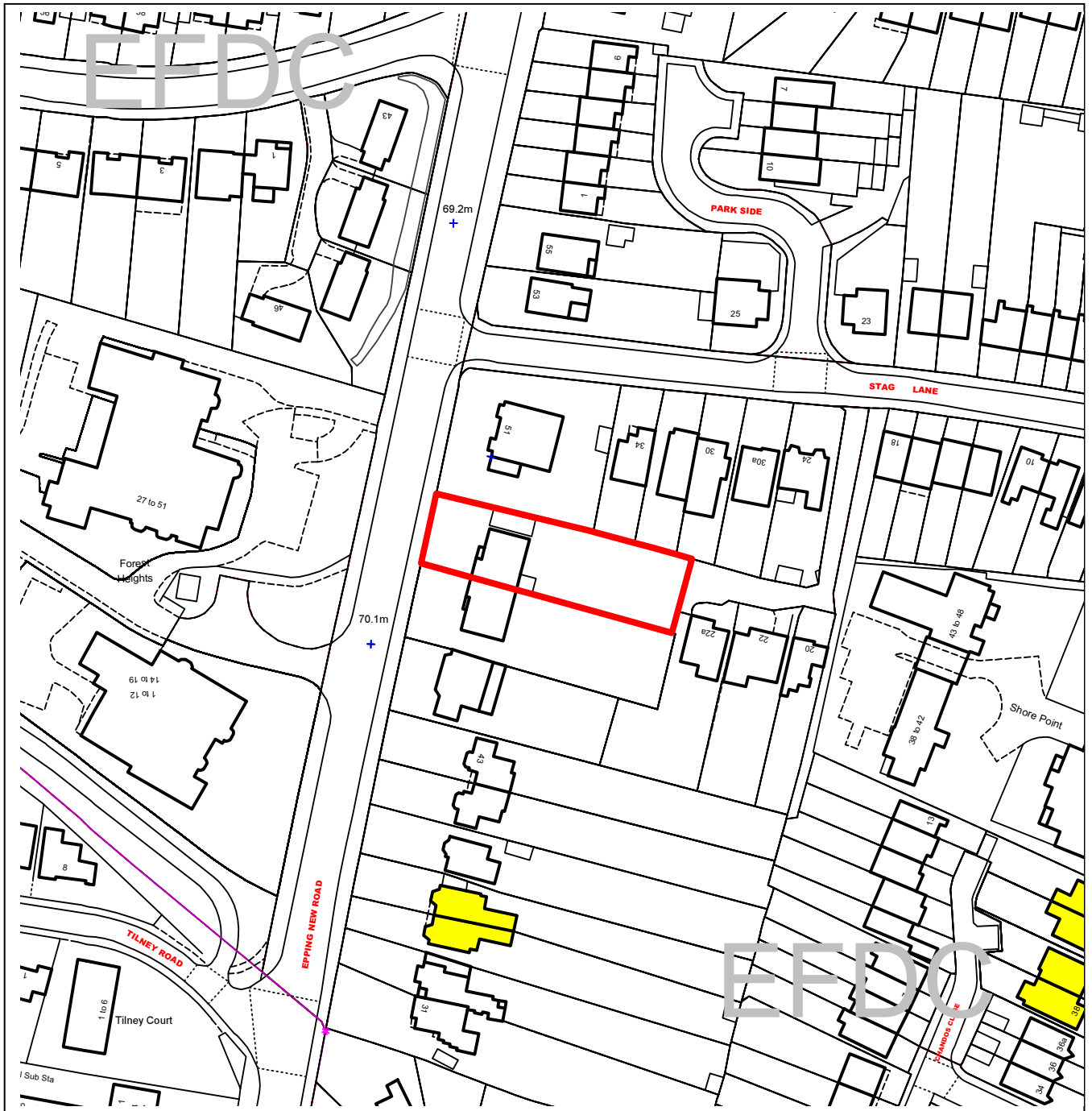
***Planning Application Case Officer: Dominic Duffin
Direct Line Telephone Number: 01992 564336***

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



Epping Forest District Council

Area Planning Sub-Committee South



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Agenda Item Number:	4
Application Number:	EPF/1840/11
Site Name:	49 Epping New Road, Buckhurst Hill IG9 5JT
Scale of Plot:	1/1250

Report Item No: 5

APPLICATION No:	EPF/1876/11
SITE ADDRESS:	9 Staples Road Loughton Essex IG10 1HP
PARISH:	Loughton
WARD:	Loughton St Marys
APPLICANT:	Mr Simon Tinker
DESCRIPTION OF PROPOSAL:	Rear extension at ground floor above existing lower ground 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=531190

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 The roof lights hereby approved as part of the development shall be of a conservation style design. Additional plans at a scale of 1:20 or 1:50 shall be submitted and approved by the Local Planning Authority showing the details and design of the roof lights prior to any commencement of works on site. The roof lights shall be in accordance with the approved details. Any replacement rooflights shall also be in accordance with the approved details.
- 4 Prior to the commencement of the development hereby approved, additional plans at a scale of 1:20 or 1:50 shall be submitted to and approved in writing by the Local Planning Authority showing the details of the window in the rear elevation of the new development. The window shall be in accordance with the approved details. Any replacement window shall also be in accordance with the approved details.

This application is before this Committee since the recommendation is for approval contrary to an objection from a local council which is material to the planning merits of the proposal (Pursuant to The Constitution, Part Three: Planning Directorate – Delegation of Council function, Schedule 1, Appendix A.(g))

Description of Proposal:

The applicant seeks planning permission for the construction of a first floor extension above the single storey rear extension.

The extension would consist of the same measurements as the ground floor extension in that it would project 2.2 metres from the original rear façade and have a width of 3.5 metres. It would consist of a dual pitch roof with a roof light on each slope. Materials are to match those of the existing building.

Description of Site:

The subject site is located on the southern side and towards the end of a cul-de-sac known as Staples Road within the town of Loughton. The site itself is long and narrow in shape and has a significant slope that falls away from the front towards the rear.

Located towards the front of the site is an end of terrace dwelling with living accommodation within the roof space. From the highway it appears that the dwelling is double storey, however due to the slope of the land the dwelling is in fact three stories. The subject site is located within the Staples Road Conservation Area and adjacent to a Locally Listed Building.

Relevant History:

EPf/1788/02 - Certificate of lawful development for the erection of a rear dormer (refused - 29/10/02).

EPF/2184/02 - Construction of loft conversion with the erection of a dormer window to rear and installation of a rooflight to the front roof slope (approved 6/3/03).

Policies Applied:

CP2 Protecting the quality of the rural and built environment
DBE9 Loss of amenity
DBE10 Residential extensions
HC7 Development within conservation areas

Summary of Representations

LOUGHTON TOWN COUNCIL – Objection

The committee OBJECTED to this application, which was considered contrary to Policies DBE9(i) & (iii) of the Epping Forest District Council's Adopted Local Plan and Alterations, owing to the overbearing nature of the proposed works and loss of light to the adjoining property at no. 11 Staples Road.

NEIGHBOURS

11 STAPLES ROAD, LOUGHTON – Objection

- The proposed development would result in a loss of light to habitable room windows, in particular the kitchen, living room and conservatory.
- Construction works would result in an unsatisfactory amount of noise, dirt, dust and disturbance.

7 STAPLES ROAD, LOUGHTON – Objection

- The proposed extension would result in a considerable amount of light loss to the rear of our ground floor and terrace.

Issues and Considerations:

The main issues to be addressed are:

- Design and appearance
- Neighbouring amenities

Design and appearance:

The proposed extension itself is rather modest in relation to its size and scale. With it measuring 2.2 metres by 3.5 metres it would not result in an unsatisfactory amount of bulk and mass to the rear façade of the dwelling.

Although within the Staples Road Conservation Area the design and appearance of the rear façade of the row of terraces has been eroded over time. Many extensions have been constructed over the years that are unsympathetic to the original buildings, although since they are not visible from any public vantage point no harm is caused to the Conservation Area.

Given what has happened along the rear façade of the row of terraces and more importantly given that it would not be seen from any public vantage points, the proposed development would not result in harm to the character and appearance of the Staples Road Conservation Area.

Unlike other dwellings within the row of terraces that have inserted double glazed UPVC windows that appear unsympathetic, it is proposed in this case to keep a traditional timber framed sash window to the rear elevation of the extension. As such the extension would at least incorporate traditional features unlike other surrounding extensions.

The proposed extension is appropriate in relation to its design and appearance in that it would not result in a harmful impact upon the surrounding locality and the street scene.

Neighbouring amenities:

The proposed development would not result in any material loss of privacy to adjoining occupiers. It would also not result in a development that would appear visually intrusive or overbearing when viewed from adjoining property occupiers.

Turning to the neighbours' concerns regarding a loss of light to habitable rooms, on balance it is considered that there would not be a significant amount of overshadowing caused by the development to warrant a reason of refusal. Due to the minor projection of the development from the original rear façade and the orientation of the row of terraces (rear elevations are south facing), adequate light would be achieved to adjoining habitable rooms and rear garden areas. It should be noted that existing large trees located nearby presently result in more overshadowing of adjoining properties than the proposed development would.

Conclusion:

In conclusion, the proposed development is appropriate in terms of its design and appearance and would not result in a harmful impact upon the amenities of adjoining property occupiers. The development is in accordance with the policies contained within the Adopted Local Plan and Alterations and therefore it is recommended that the application be granted permission 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



Epping Forest District Council

Area Planning Sub-Committee South

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Agenda Item Number:	5
Application Number:	EPF/1876/11
Site Name:	9 Staples Road, Loughton IG10 1HP
Scale of Plot:	1/1250

Report Item No: 6

APPLICATION No:	EPF/1901/11
SITE ADDRESS:	23 Tomswood Road Chigwell Essex IG7 5QP
PARISH:	Chigwell
WARD:	Grange Hill
APPLICANT:	Mr Darshan Sunger
DESCRIPTION OF PROPOSAL:	Demolish existing bungalow and erection of a two storey dwelling with loft, and erection of front boundary wall and gates. (Revised application)
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=531283

REASON FOR REFUSAL

- 1 By reason of its close proximity to adjoining boundaries and its excessive size and scale the proposed development would appear disproportionately large on the site and in relation to 21 and 25 Tomswood Road. As such it would be harmful to the character and appearance of the locality and the surrounding area contrary to policies CP2 and DBE1 of the Adopted Local Plan and Alterations.
- 2 The proposed development, by reason of its excessive size, scale and its siting in close proximity to both adjoining bungalows, would result in an intrusive and unneighbourly development that would appear overbearing. It would consequently be harmful to the amenities of the occupiers of 21 and 25 Tomswood Road, contrary to Policies DBE2 and DBE9 of the Adopted Local Plan and Alterations.
- 3 By way of its poor design, in particular its size and scale, the proposed front boundary wall and gates would appear as a visually intrusive and over-dominant feature that would be harmful to the character and appearance of the locality contrary to policies CP2 and DBE1 of the adopted Local Plan and Alterations.

This application is before this Committee since it has been 'called in' by Councillor Knapman (Pursuant to Section CL56, Schedule A (h) of the Council's Delegated Functions).

Description of Proposal:

The applicant seeks planning permission to demolish the existing bungalow and the erection of a two storey dwelling along with the erection of front boundary wall and gates.

The proposal is best understood in the context of the recent planning history for the site. Planning permission was granted recently under delegated powers for the demolition of an existing

bungalow and the erection of a two storey 4 bedroom dwelling house ref: EPF/0428/11. The applicant subsequently applied for planning permission to make amendments to the approved development. This application ref: EPF/1264/11 was refused by the Area Plans Sub Committee.

The applicant is now re-applying to make amendments to the original granted permission whilst at the same time taking on board the reasons of refusal made by the Area Plans Sub Committee.

The latest amendments proposed under this application include:

- The flank walls of the dwelling house are to be set nearer both side boundaries. As approved they are set 1.5 metres from the boundaries. The present proposal would set them 1 metre from the boundary. In that respect, the proposal is no different to that refused by Committee.
- Some changes have been made to the internal layout and as a result adjustments have been made to window and door openings.
- New front boundary wall with iron railings and gates. Their overall height would be 1.8 metres with the railings set on a 250mm high plinth.

Description of Site:

The subject site is located on the southern side of Tomswood Road approximately 110 metres east of Audleigh Place within the parish of Chigwell. The site itself is regular in shape however there is a slight slope that falls across the land from east to west.

Currently located on the site is a small bungalow finished from facing brickwork. Off street parking is located on the hard standing area towards the front of the bungalow and a private open space area is located towards the rear of the site.

The subject site is located within a built up residential area that comprises a mixture of building forms, styles and sizes. A bungalow is located on the plots either side of the subject site. Further along Tomswood Road there are a number of double storey dwellings.

Relevant History:

EPF/2627/10 - Demolish existing bungalow and erection of a two storey dwelling with loft. (withdrawn 3/2/11)

EPF/0428/11 - Demolish existing bungalow and erection of a two storey dwelling with loft. (Revised application) (approved with conditions 26/4/11)

EPF/1264/11 - Demolish existing bungalow and erection of a two storey dwelling with loft, and erection of front boundary wall and gates. (Amendment to application EPF/0428/11) (Refused 9/9/11)

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
DBE6 Car Parking in new development
DBE8 Private amenity space
DBE9 Loss of Amenity
LL10 Protecting existing landscaping features

ST4 Highway safety
ST6 Vehicle parking

Summary of Representations

CHIGWELL PARISH COUNCIL – No objection.

NEIGHBOURS – No objections.

Issues and Considerations:

It should firstly be noted that planning permission (ref: EPF/1264/11) was recently refused by the Area Plans Sub Committee for the following reasons:

1. By reason of its close proximity to adjoining boundaries and its excessive size and scale the proposed development would appear disproportionately large on the site and in relation to 21 and 25 Tomswood Road. As such it would be harmful to the character and appearance of the locality and the surrounding area contrary to policies CP2 and DBE1 of the Adopted Local Plan and Alterations.
2. By reason of its poor design the proposed first floor rear projection would appear as a box attached to the rear façade of the building. As a result the rear projection would form a poor relationship with the rear facade of the building and the rear dormer window in that it would appear disjointed and unbalanced. As such, it would be contrary to policies CP2 and DBE1 of the Adopted Local Plan and Alterations.
3. The proposed development, by reason of its excessive size, scale and its siting in close proximity to both adjoining bungalows, would result in an intrusive and unneighbourly development that would appear overbearing. It would consequently be harmful to the amenities of the occupiers of 21 and 25 Tomswood Road, contrary to Policies DBE2 and DBE9 of the Adopted Local Plan and Alterations.
4. By way of its poor design, in particular its size, scale and excessive use of brickwork, the proposed front boundary wall and gates would appear as a visually intrusive and over-dominant feature that would be harmful to the character and appearance of the locality contrary to policies CP2 and DBE1 of the adopted Local Plan and Alterations.

In order to overcome some of the above reasons of refusal, the applicant has removed the first floor rear extension, made a slight adjustment to the rear dormer and has made revisions to the proposed front boundary treatment.

Given that the first floor rear extension has been removed and adjustments made to the position of the rear dormer window, the design and appearance of the rear façade of the dwelling house is now appropriate and therefore has overcome the second reason of refusal.

Although the current proposal overcomes the second reason of refusal, the other three reasons of refusal have not been dealt with sufficiently enough for the application to be approved.

In relation to the first reason of refusal, the applicant has made no attempt to amend the size, scale and siting of the development from that which was previously refused.

It is not reasonable for a development of this size and scale to only be set back a metre from both side boundaries. During pre-application discussions, prior to the submission of application EPF/0428/11 that was subsequently approved, it was negotiated with the applicant that the new

dwelling house would be setback 1.5 metres from both side boundaries to not only protect the appearance of the street scene but also to protect the amenities of adjoining occupiers.

Within the covering letter that accompanied application EPF/0428/11 the agent states:

“Space between flank walls of the proposed house and the boundaries of number 21 and 25 increased from 1m to 1.5m, thus reducing the overall width of the two storey house by 1m. This would result in much better street scene and relationship of the proposed house to adjoining bungalows”.

The proposed amendment to reduce the setback distance of the flank walls from 1.5 metres to 1 metre would result in going back to square one and bring up the same concerns and issues for why the first application was withdrawn.

Reducing the setback distance from both side boundaries to 1 metre would increase the overall size, scale and bulk of the dwelling house and would extend across virtually the whole width of the plot. As such the dwelling house would not provide a smooth transition between both adjoining bungalows and would appear as a large visually intrusive and overbearing development dwarfing the bungalows. As a result the proposal would be harmful upon the character and appearance of the street scene contrary to policies DBE1, DBE2 and CP2.

Turning to the third reason of refusal, it was determined that under the approved application ref: EPF/0428/11, a setback of 1.5 metres from either side boundary would not only result in a better relationship between adjoining dwellings in terms of street scene appearance, but it would also not result in a harmful impact upon the amenities of the adjoining occupiers. By moving the flank walls of the development closer to the side boundaries it would result in a harmful impact to the amenities of adjoining property occupiers, particularly those of number 21. The proposal is no different to that refused by the committee in relation to the development's size, scale and siting. Therefore the development would continue to be an intrusive and unneighbourly development that would appear overbearing contrary to policies DBE2 and DBE9.

Turning to the last reason of refusal regarding the front boundary treatment, it is noted that the applicant has changed the design of it by reducing the amount of brickwork.

Front boundary treatments along Tomswood Road mainly consist of low lying brick walls or small hedges resulting in an open aspect along the street scene. It is noted that there are some taller forms of boundary treatment on Tomswood Road that consist of low brick plinths with iron railings. Both adjoining properties have low lying brick walls.

The proposed front boundary treatment consists of a brick plinth with brick pillars up to 1.8 metres in height and iron railings in-between and two iron railing gates.

Although the amount of brickwork has been reduced, it is considered that the size, scale and the overall design would result in the boundary treatment being a visually intrusive and overbearing development, harmful to the open aspect, appearance and character of the street scene on this part of Tomswood Road. As such the front wall and gates would still be contrary to policies DBE1 and CP2 and as such the fourth reason of refusal has not been dealt with.

Conclusion:

In conclusion, although the applicant has overcome the second reason of refusal, it is considered that the applicant has not sufficiently dealt with or addressed the other reasons of refusal of application EPF/1264/11.

The proposed development as revised would continue to result in a dwelling house that would be harmful to the appearance and character of the street scene and the surrounding locality contrary to policies DBE1, DBE2 and CP2. Also, due to its excessive size and close position to the adjoining bungalows, it would continue to have a harmful impact upon the amenities of adjoining occupiers contrary to policy DBE9. In addition, the proposed front boundary treatment would be out of character to the surrounding area and street scene due to its excessive size and poor design. The application is therefore recommended to be refused.

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:

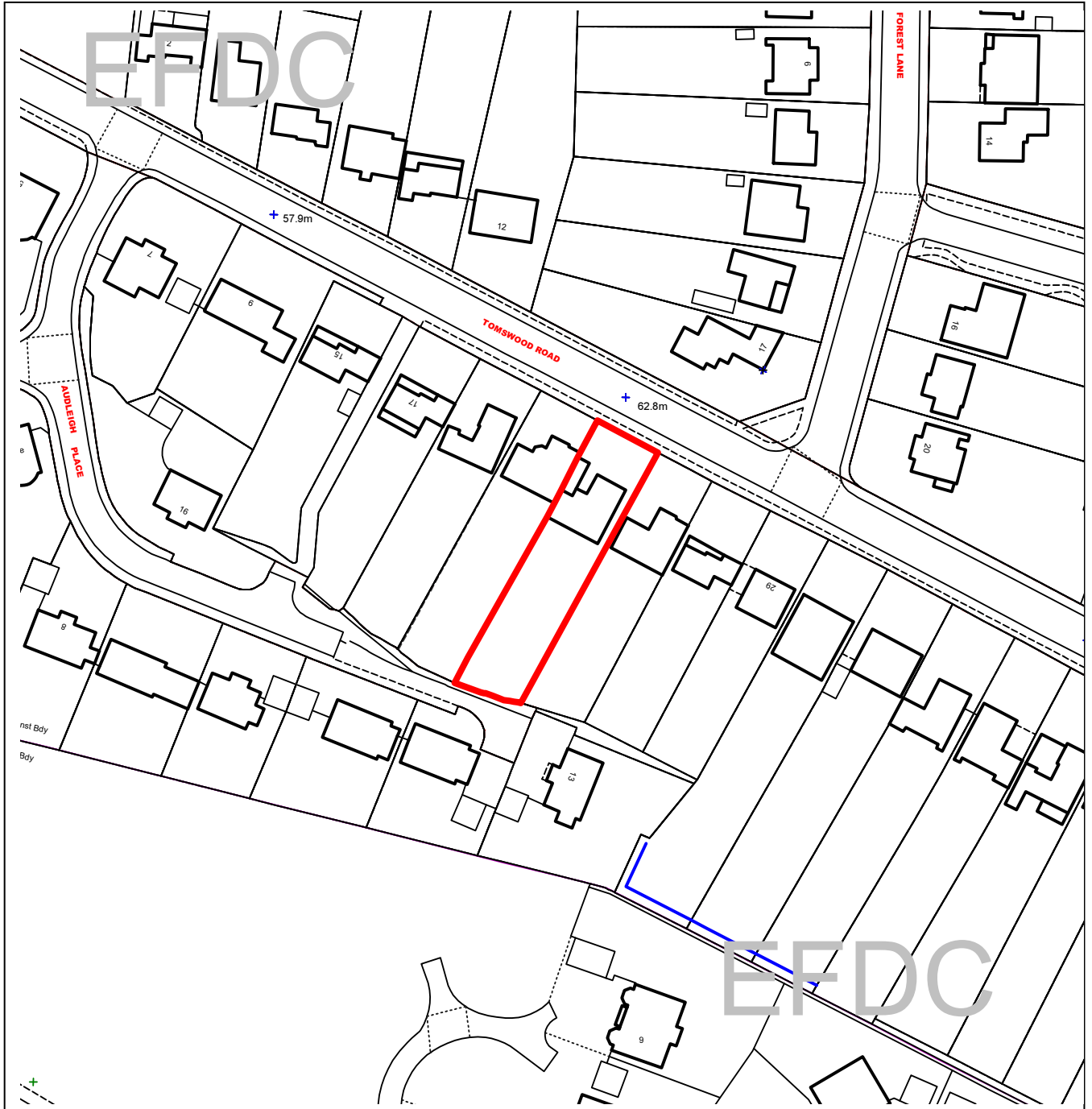
***Planning Application Case Officer: Lindsay Trevillian
Direct Line Telephone Number: 01992 564 337***

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:	6
Application Number:	EPF/1901/11
Site Name:	23 Tomswood Road, Chigwell IG7 5QP
Scale of Plot:	1/1250

Report Item No: 7

APPLICATION No:	EPF/1908/11
SITE ADDRESS:	40 Dickens Rise Chigwell Essex IG7 6NY
PARISH:	Chigwell
WARD:	Chigwell Village
APPLICANT:	Mr Ben Aston
DESCRIPTION OF PROPOSAL:	Two storey side and rear extension, single storey front extension (Revised application)
RECOMMENDED DECISION:	Grant Permission (With Conditions)

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

http://planpub.eppingforestdc.gov.uk/AniteIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=531340

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 Prior to first occupation of the development hereby approved, the proposed window openings on the first floor of the eastern flank elevation of the extension shall be entirely fitted with obscured glass and have fixed frames to a height of 1.7 metres above the floor of the room in which the window is installed and shall be permanently retained in that condition.

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

Description of Proposal:

The applicant seeks planning permission for the construction of a double storey side and rear extension and a single storey front extension.

The existing garage to the side of the dwelling house would be removed to make way for the development.

The single storey front extension would project 0.7 of a metre from the existing front façade of the building. It would consist of a new bay window with a pitch roof extending across the majority of the width of the front façade and would enclose the front entrance area.

The double storey side/rear extension would wrap around the south western corner of the existing dwelling house.

The extension would have a width of 2.7 metres and a depth of 12 metres at ground level. At first floor the depth would be 11m since it would be setback a metre behind the existing front façade. The rear extension would project 3.5 metres from the original rear façade and have a width of 5.9 metres. A single storey projection to the side of the double storey side/rear extension would measure 1.3 metres by 7 metres and would be setback 0.9 of a metre from the side boundary.

Description of Site:

The subject site is located on the southern side of Dickens Rise within the parish of Chigwell. The site has a narrow frontage before it widens out towards the rear. It is relatively level and comprises of approximately 450 square metres.

Located towards the front of the site is a double storey detached dwelling house finished from facing brickwork. An integral garage is attached to the side of the dwelling house. A timber paling fence is located on the side and rear boundaries. To the rear of the site is a private garden area with a number of mature trees.

The subject site is located within a well established residential area that comprises mainly of double storey detached and semi detached dwellings. Front setbacks from the highway are staggered and spaces/gaps between building blocks form an important component to the character of the surrounding area. The subject site backs onto the London Underground (Central Line).

Relevant History:

EPF/1102/11 - Two storey side and rear extension, single storey front extension and first floor side extension (refused 3/8/11).

Policies Applied:

DBE9 Loss of amenity
DBE10 Residential extensions
CP2 Protecting the quality of the rural and built environment

Summary of Representations

CHIGWELL PARISH COUNCIL:

The Council OBJECTS to this application on the grounds that it will cause a severe loss of light and privacy to number 38. It will also cause a loss of privacy to number 42 and subsequent dwellings.

NEIGHBOURS:

38 DICKENS RISE, CHIGWELL – Objection

- The proposed development would be inappropriate in terms of its size and siting.
- It would result in a bulky, visually intrusive and overbearing development upon our property.
- It would result in a loss of light to habitable room windows.

- The proposed development would result in a loss of privacy due to overlooking.

42 DICKENS RISE, CHIGWELL – Objection

- The proposed building extensions are bulky, overbearing and out of scale with neighbouring properties.
- The proposed development is an inappropriate design out of character to surrounding properties.

Issues and Considerations:

The main issues to be addressed are as follows:

- Design and appearance
- Neighbouring amenities

Design and appearance:

Front setbacks from Dickens Rise are a little inconsistent within the immediate locality in that the subject dwelling house is set slightly forward of front façade of number 38, but is set behind the front façade of number 42. This is due to the fact that these dwellings are located on the bend of Dickens Rise and as such have staggered setbacks from the highway.

Although the proposed front extension would project a further 0.7 of a metre from the existing front façade, it is still considered that it would provide a smooth transition between the front building lines of both adjoining properties and therefore not have a harmful impact upon the street scene.

Double storey extensions are not normally permitted to be constructed up to the side boundary in order to avoid a terrace effect within the street scene and maintain open spaces between dwellings. Due to the angle of the side boundary, the double storey element of the side extension would be set back 1 metre from the boundary towards the front of the dwelling and almost 4 metres to the rear of the dwelling. The siting of the double storey element would ensure that the character of the street scene is maintained. It is noted that the single storey element of the extension would be constructed within 0.9 of a metre from the side boundary. This is also appropriate.

A projection of 3.5 metres for the double storey rear component of the overall development is appropriate. It would be sited well off both side boundaries and would not impact upon the rear building line of the surrounding area.

The size and scale of the development is appropriate. It would not appear as an overdevelopment of the site due to its appropriate siting and size. The size and scale of the proposed development would not be that different from other extensions within the surrounding area. The development would not be large in terms of its bulk and mass and it would form an integral part of the original dwelling house.

In relation to the street scene, the front façade of the dwelling house would be well articulated as the first floor of the side extension would be set behind the existing front façade and the addition of the bay window and pitch roof would provide some symmetry and balance creating a visually interesting development overall.

The siting, size and appearance of the development is appropriate. It would not result in a harmful impact to the character and appearance of the street scene and the character of the surrounding area.

Neighbouring amenities:

Turning to the concerns of both adjoining neighbours in relation to a loss of light to habitable room windows and private garden areas, it is considered that adequate sunlight and daylight would be achieved throughout the majority of the day as not to result in any significant harm.

The only window on the flank elevation of the adjoining property of number 38 is the one that serves a rear conservatory. Although the proposed development might cause some overshadowing in the late afternoon, adequate sunlight and daylight would still be achieved through the principal window that faces south.

It is also considered that the proposed development, in particular the first floor side extension, would not result in any significant overshadowing of the ground floor living room window or the first floor bedroom that face north overlooking the street to warrant a reason for refusal.

In relation to the other adjoining property of number 42, it is considered that the proposed development is set a reasonable distance away as not to result in a greater material detriment in relation to overshadowing from those of existing conditions.

Turning to the issues relating to a loss of privacy, it is noted that two first floor flank windows are proposed that would face the adjoining property of number 38. These windows serve a landing area and a bathroom. Both of these windows would be conditioned to be obscure-glazed to prevent any direct overlooking. Existing screening on the boundaries would also prevent any overlooking from ground floor door opening.

The proposed development would not result in a visually intrusive or an overbearing development when viewed from adjoining properties. In particular there was a concern that the side/front extension would be visually intrusive from the ground and first floor windows that face onto the highway of number 38. It is considered that there would not be a significant material difference by adding a small bay window and a pitch roof to the front façade of the dwelling house from that of existing conditions. It should be noted that the first floor of the side extension would be set back a metre behind the front façade and as such would hardly be seen from these windows.

The proposed development would not result in a harmful impact upon the amenities of adjoining occupiers in relation to overshadowing, overlooking or visual blight.

Conclusion:

The proposed development is appropriate in terms of its siting, size and scale and as such it would not result in a harmful impact upon the character and appearance of the surrounding locality and street scene. It would also not result in a harmful impact to the amenities enjoyed by adjoining occupiers. The development is in accordance with the policies contained within the Adopted Local Plan and Alterations and therefore it is recommended that the application be granted permission 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



Epping Forest District Council

Area Planning Sub-Committee South



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Agenda Item Number:	7
Application Number:	EPF/1908/11
Site Name:	40 Dickens Rise, Chigwell IG7 6NY
Scale of Plot:	1/1250