

Report Item No: 1

APPLICATION No:	EPF/0143/12
SITE ADDRESS:	5 Stradbroke Park Tomswood Road Chigwell Essex IG7 5QL
PARISH:	Chigwell
WARD:	Grange Hill
APPLICANT:	Dr Jega
DESCRIPTION OF PROPOSAL:	TPO/EPF/54/08 T1 - Dawn Redwood - 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=534566

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 All work authorised by this consent shall be undertaken in a manner consistent with British Standard 3998 (2010) (or with any similar replacement Standard).

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

Description of Proposal:

T1 . Dawn Redwood - Fell to ground level.

Description of Site:

The Dawn Redwood is a maturing specimen, 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, when standing on the common drive within Stradbroke Park. The tree is an unusual and attractive feature and contributes to the woodland character of this residential cul-de-sac.

Relevant History:

TPO/EPF/54/08 was served as part of a general resurvey of trees previously protected by a recently revoked 1951 County Council Order.

A recent application to fell; TRE/EPF/2207/11 was sought on the basis that it was disrupting part of a patio area. It was decided that this failed to justify its loss and the application was refused.

Relevant Policies:

LL9 (Summary: the Council will not give consent to fell a tree preserved tree unless it is satisfied that this is necessary and justified; any tree lost must be replaced.)

SUMMARY OF REPRESENTATIONS

4 neighbours were consulted but no responses have been received.

CHIGWELL PARISH COUNCIL were willing to waive their objection should the tree officer deem the works acceptable.

Issues and Considerations:

This application is based on a new arboricultural report on the tree's structural integrity, damage to structures and its safe useful life expectancy. The report is brief, and lacks much supporting detail, but has been clarified at a site meeting. This report sets out the basis of the application as understood following that meeting. Potentially useful information that has been requested has, however, not been supplied.

i) Amenity value

- The tree is not visible from any public place outside Stradbroke Park, which appears to be a private road where access is only available through security gates. Therefore, its loss will not affect public amenity
- The species, dawn redwood, is not in keeping with the larger native woodland species which are the dominant tree species in the local area.

ii) Tree condition and life expectancy.

The supporting expert report advises the tree's removal on the grounds that, 'it is a tree of poor quality with a limited useful life expectancy due to its poor structural condition and stem lesion, and in particular:

- The stability of the tree is largely if not wholly reliant on one oversized buttress root.
- There is a stem lesion, indicating internal decay.
- The internal decay is likely to be the cause of the one-sided root development.
- As a result there is a long term stability issue and it cannot be allowed to grow to maturity as a result

iii) Damage to patio, lawn and suitability of location.

- The raised diagonal distortion pattern of damage to the patio can be seen to be related to the likely growth pattern of the over-large buttress root, and therefore is likely to have been caused by it.
- Immediately to the side of the base of the tree is a concrete boundary fence; this will inhibit future root growth, and would be likely to compound the existing stability issue in the future.
- Areas of the lawn have sunk, as a result of root activity. A drain runs across this part of the garden, and is under threat from root damage.

Assessment of the issues raised

The key issues are considered to be;

1. How likely is the dawn redwood to be able to grow safely to full maturity, given the physical symptoms displayed and in this location? And
2. How great is its potential public amenity value?

Damage to the patio is not considered a key issue. Even if the tree were mainly responsible, which is not clear (as set out in the previous report) there would be readily available technical solutions not involving its loss. Similarly there is no clear evidence to link root activity to the depression in the lawn, or to substantiate any threat to a drain, but there would also be available technical solutions in each case.

1. Ability to Grow to Maturity

The additional information requested was a "Picus" ultrasound survey of the lower stem. The result would have shown the internal structure of the tree, and in particular clarified exactly how decayed it is in reality. Without it there is some doubt but on balance, and having carefully examined the root formation, the lesion and the state of the surrounding bark, it is accepted from the external evidence that there has to be doubt that the tree will be able to grow safely to full maturity.

The potential failure mode would be that strong winds from the direction opposite to the enlarged root may be able to uproot the tree, in a way that would not be the case were the root system more equal. Additionally the risk of the lower stem breaking may also be higher, as a result of the internal decay.

In many species such a risk might be managed by pruning, but that is less successfully done in conifers with a spire-like form, and in any case has an impact on its potential amenity value.

2. Potential Public Amenity Value

At present, since there is no general access to Stradbroke Park, the redwood is accepted to have minimal public value. Its potential value depends upon it growing into a tall tree that could be a feature in medium and long term views from the surrounding area. There now has to be doubt as to whether that can be the case.

Conclusion

The previously refused application relied on the issue of minor damage to the already distorted patio. The new issues now raised have brought into question the tree's long term viability. Its protection is only justified by that ability to make a long term contribution to the visual amenities of the area. It is, therefore, recommended to grant permission to fell the tree on the grounds that the reasons given are sufficient to justify its felling. The proposal therefore accords to Local Plan Landscape Policy LL9.

Because of the particular location no condition to require a replacement tree is recommended in this instance.

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

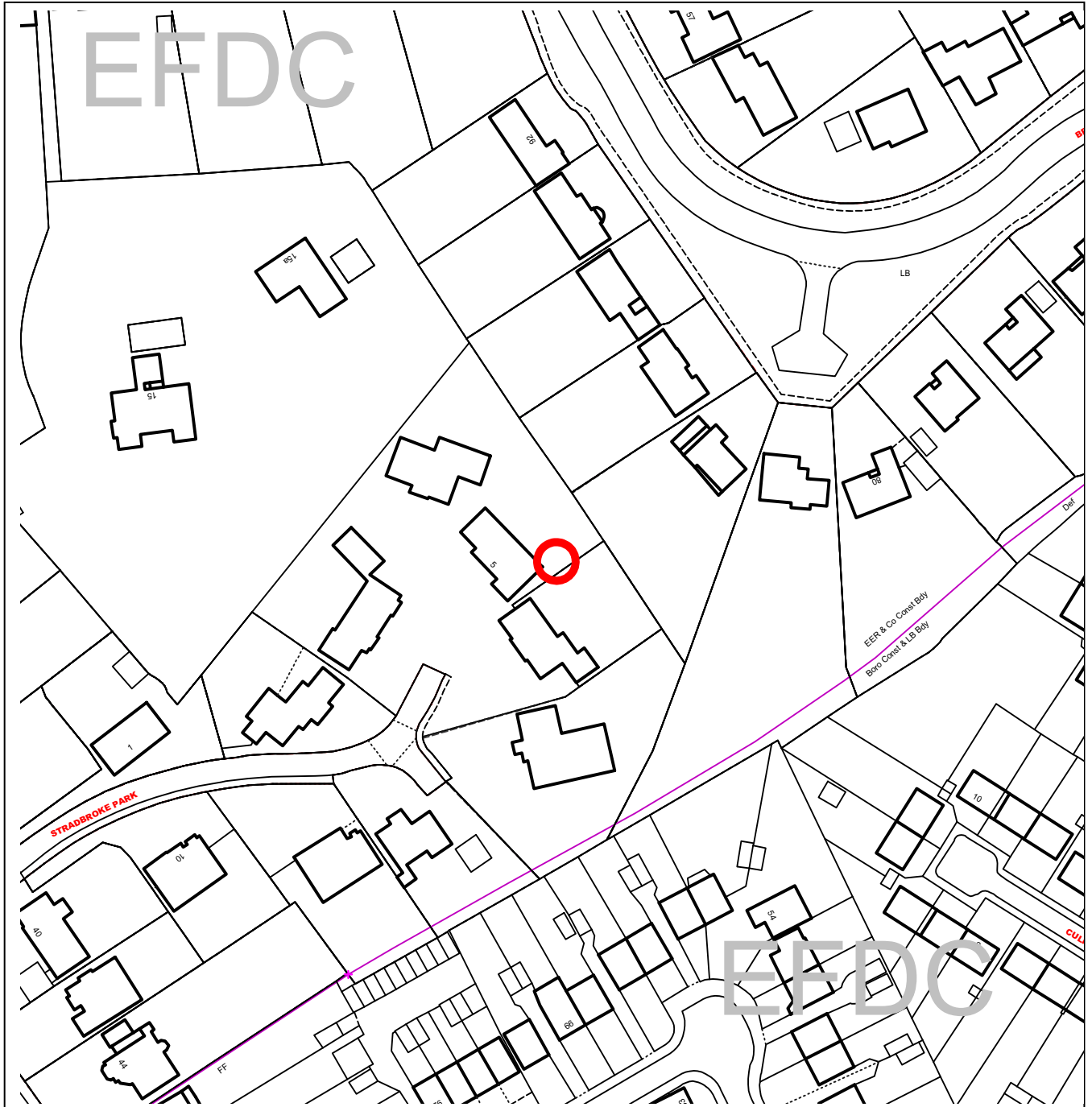
**Planning Application Case Officer: Robin Hellier
Direct Line Telephone Number: 01992 564546**

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



Epping Forest District Council

Area Planning Sub-Committee South



The material contained in this plot has been reproduced from an Ordnance Survey map with the permission of the Controller of Her Majesty's Stationery. (c) Crown Copyright. Unauthorised reproduction infringes Crown Copyright and may lead to prosecution or civil proceedings.

EFDC licence No.100018534

Agenda Item Number:	1
Application Number:	EPF/0143/12
Site Name:	5 Stradbroke Park, Tomswood Road Chigwell, IG7 5QL
Scale of Plot:	1/1250

Report Item No: 2

APPLICATION No:	EPF/2103/11
SITE ADDRESS:	Beagles Hut Retreat Way Chigwell Essex IG7 6EL
PARISH:	Chigwell
WARD:	Chigwell Row
APPLICANT:	Weston Homes(Housing) Ltd
DESCRIPTION OF PROPOSAL:	Variation of condition 7 ' no windows other than any shown' of planning approval EPF/2003/10 (Minor material amendment on EPF/0485/09 (detached house), numerous alterations including addition of basement level)
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=532019

CONDITIONS

- 1 Any site landscaping agreed pursuant to condition 4 of planning permission EPF/2003/10 shall be implemented. If any plant dies, becomes diseased or fails to thrive within a period of 5 years from the date of planting, or is removed, uprooted or destroyed, it must be replaced by another plant of the same kind and size and at the same place, unless the Local Planning Authority agrees to a variation beforehand, and in writing.
- 2 The parking area shown on the approved plan shall be provided prior to the first occupation of the development and shall be retained free of obstruction for the parking of residents and visitors vehicles.
- 3 Notwithstanding the provision of the Town and Country Planning General Permitted Development Order 1995 (or of any equivalent provisions of any Statutory Instrument revoking or re-enacting the Order) no windows other than any shown on the approved plans (reference WH74b/10/25.01 rev.G and WH74b/10/30.01 rev.E) shall be formed at any time in walls or roof slopes of the development hereby permitted without the prior written approval of the Local Planning Authority.
- 4 Notwithstanding the provisions of the Town and Country Planning General Permitted Development Order 1995 as amended (or any other order revoking, further amending or re-enacting that order) no development generally permitted by virtue of Schedule 2, Part 1, Class E shall be undertaken without the prior written permission of the Local Planning Authority.

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 Site:

A rectangular parcel of land, previously occupied by a single storey utilitarian building that provided changing facilities for a running club. The site has been cleared and construction of a dwelling on the site is almost complete. Access is via a single lane access road from the Retreat Way flatted development (2.5 storeys) that bounds the site to the north, two storey detached housing to the west and south and an area of managed woodland, the subject of a tree preservation order to the northeast. A preserved tree is situated in the southern corner of the site.

The site is not in a conservation area.

Description of Proposal:

This application seeks consent for a variation of a planning condition imposed on the planning permission for the detached dwelling presently under construction, which prevented the addition of windows which were not shown on the approved plans. The reason given for the imposition of the condition was to safeguard the privacy of adjacent properties.

Construction is largely complete on the dwelling, which includes:

- one additional window at first floor level in the front elevation/Elevation 'A' (referred to as 'W12' on submitted plan WH74b/10/30.01);
- one larger and more centrally positioned window (referred to as 'W9' and one larger window (referred to as 'W8' at first floor level and one smaller window at ground floor level (referred to as 'W14' in the rear/Elevation 'B');
- changes to the detail of glazing in the side (Elevation 'C'); and
- an additional window and the repositioning of windows referred to as 'W1' at ground floor level in the other side (Elevation 'D').

Relevant History:

EPF/0485/09. Demolition and clearance of existing site and redevelopment with a detached house with ancillary car parking and associated hard surfacing and landscaping. Refused 28/05/2009, subsequently allowed at appeal.

EPF/2003/10. Minor material amendment on EPF/0485/09 (detached house). Numerous alterations including addition of basement level. Approved 11/11/2010.

EPF/2114/11. Erection of single storey building for use as domestic car port. (Retrospective). 06/01/2012.

EPF/2595/11. Change of Use from vacant land to part of garden within curtilage of adjoining detached house (Ref EPF/2003/10) and erection of single storey building for use as domestic garden store (retrospective). Pending consideration.

Policies Applied:

Local Plan

CP2 - Protecting the Quality of the Rural and Built Environment

DBE 2, 9 - Amenity
DBE 10 – Design

Summary of Representations:

Notification of this application was sent to Chigwell Parish Council and to 34 neighbouring residents.

The following representations have been received to date:

CHIGWELL PARISH COUNCIL. Objection: The Council objects to any additional windows, but have no objections to the addition of a basement level.

54 WOOLHAMPTON Way. Objection: We currently look out of our kitchen window straight into the upstairs bedroom windows of the new house. This shows a complete disregard for our privacy and we strongly object. It seems our rights in the planning process count for nothing and there was very little point in the initial planning process, as the developers have just built what they wanted and submitted a series of variations, after having done exactly what they liked.

Issues and Considerations:

The proposed alterations to the window detail would not harm the appearance of the dwelling. The main impact to consider, bearing in mind the reason for the imposition of the planning condition in the first place, is the impact of the additional/altered windows on the amenities enjoyed by the occupiers of neighbouring dwellings.

Generally, additional windows at ground floor level would not result in harm to neighbouring amenity. However, within the application site, it has been identified through previous planning applications and (supported by the Inspector who granted planning permission for the development) that, due to a change in level, ground floor windows facing towards 11 Sylvan Way could cause material harm. Notwithstanding this, this application does not propose any additional windows in that elevation (Elevation 'C'). The ground floor windows which are proposed would not cause a material level of overlooking of neighbouring properties.

At first floor level, an additional window is proposed in the front elevation, facing towards properties in Woolhampton Way. This window would serve a stairwell and it is not considered that there would be any material reduction in privacy to 54 Woolhampton Way, due to the existence of bedroom windows, already approved on the original application, on either side of the additional stairwell window.

The other alterations to first floor windows relate to the rear elevation, which is less sensitively positioned in relation to neighbouring dwellings. The alterations to windows within this elevation would not cause harm to amenity.

Conclusion:

In light of the above appraisal, it is considered that the revisions to the fenestration detail shown on the approved plans are acceptable. It is, therefore, recommended that the planning condition be varied in order that no additional windows other than those shown on the plans accompanying this planning application are permitted.

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

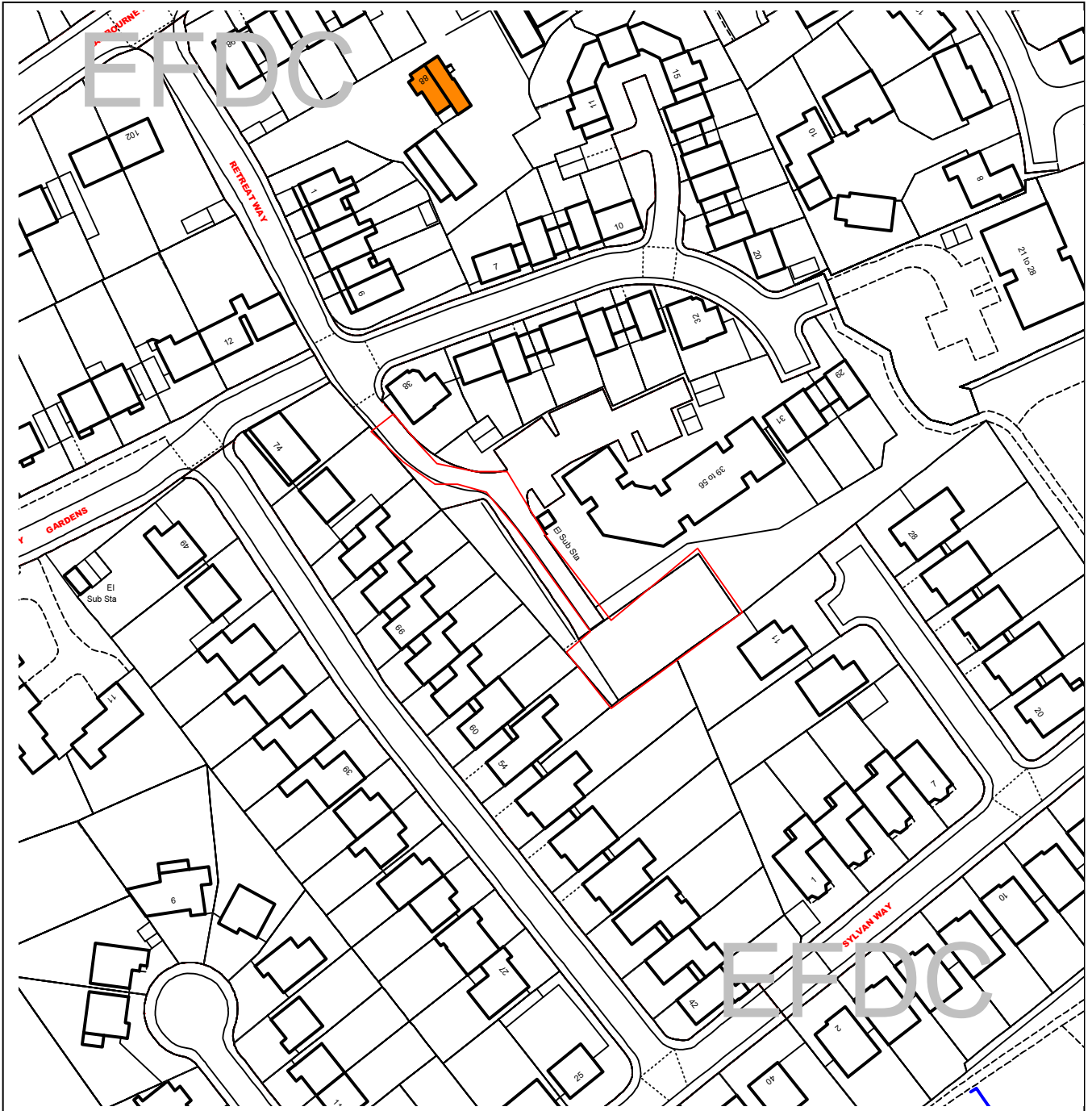
Planning Application Case Officer: Mrs Katie Smith
Direct Line Telephone Number: (01992) 564109

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



Epping Forest District Council

Area Planning Sub-Committee South



The material contained in this plot has been reproduced from an Ordnance Survey map with the permission of the Controller of Her Majesty's Stationery. (c) Crown Copyright. Unauthorised reproduction infringes Crown Copyright and may lead to prosecution or civil proceedings.

EFDC licence No.100018534

Agenda Item Number:	2
Application Number:	EPF/2103/11
Site Name:	Beagles Hut, Retreat Way Chigwell, IG7 6EL
Scale of Plot:	1/1250

Report Item No: 3

APPLICATION No:	EPF/2300/11
SITE ADDRESS:	Brookside Garage Gravel Lane Chigwell Essex IG7 6DQ
PARISH:	Chigwell
WARD:	Chigwell Village Lambourne
APPLICANT:	Brookside Garage
DESCRIPTION OF PROPOSAL:	Erection of replacement workshop and resurfacing existing yard.
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=532683

REASON FOR REFUSAL

- 1 The site is within the Metropolitan Green Belt. The proposed commercial building is excessively large and not required for any of the land use objectives for Green Belts. The proposal therefore, amounts to inappropriate development as defined in Planning Policy Guidance Note 2 and is by definition harmful to the Green Belt. It would cause clear harm to its openness and rural character. There are no very special circumstances in favour of the development that outweigh the harm caused to the Green Belt. The proposal is therefore contrary to Policies GB2A and GB7A of the Council's Adopted Local Plan and Alterations.

This application is before this Committee since it would otherwise have been refused under delegated powers by the Director of Planning and Economic Development, but there is support from the relevant local Parish/Town Council and no other overriding planning consideration necessitates refusal (Pursuant to The Constitution, Part Three: Planning Directorate – Delegation of Council function, Schedule 1, Appendix A.(I))

Description of Site:

The subject site covers an area of approximately 1.2 hectares of land and lies east of Gravel Lane, Chigwell. It operates as commercial premises, trading as Brookside Motor Garage. The premises form part of a small cluster of ribbon development along Gravel Lane and immediate neighbouring site Taylors Cottages, forms a row of residential properties. The site accommodates an existing rectangular workshop building and two detached brick buildings. There is a small trailer and an open timber shed further east into the site accessed across a narrow bridge. East of the site lies a large area of existing hardstanding used as open storage for motor vehicles. The site is within the Metropolitan Green Belt

Description of Proposal:

This application is to demolish an existing brick building and replace this with a larger steel framed building to be used as an additional workshop and MOT station. (Revised application)

The building will be square in plan and will be approximately 13.7 metres by 13.7 metres and its eaves height will be 5.0 metres and 6.2 metres to its ridge.

Relevant History:

CHIG/142/60 – Use for garaging commercial vehicles (Brookside) – Approved

CHIG/292/66 – Continued use for motor vehicle repairs – Approved/ conditions

CHI/463/70 – Continued use for motor vehicle repairs – Approved

CHI/500/72 – Continued use for motor vehicle repairs – Lapsed

EPF/2193/05 – Certificate of lawfulness for existing use for storage and motor vehicle repairs, recovery and police inspection. Lawful

EPF/0792/10 - Erection of a steel framed building to be used as an additional workshop and MOT station. Withdrawn

EPF/2205/10 - Erection of a steel framed building to be used as an additional workshop and MOT station. (Revised application) Refused.

Policies Applied:

CP2 – Protect the quality of the built environment

DBE1 and DBE2 – Design and appearance of new buildings

DBE4 – Design of buildings in the Green Belt

DBE9 – Neighbouring occupiers amenity

GB2A and GB7A – Green belt/ conspicuous development in the green belt

ST4 – Road safety

LL10 – Landscape retention

Summary of Representations:

A site notice was displayed and 4 letters sent to neighbouring occupiers. No letters of representation have been received.

CHIGWELL PARISH COUNCIL – The Council SUPPORTS this application.

Issues and Considerations:

The issues raised by this revised proposal include the impact on highway safety, the design and appearance of the new building and amenity of neighbouring occupiers'. The main issues are whether the development is appropriate in the Metropolitan Green Belt and if it is not, whether the applicant has demonstrated very special circumstances sufficient to allow an inappropriate development. The previously refused proposal was rejected based on there being no demonstrable very special circumstances in favour of an inappropriate development.

Green Belt

The lawful use for this site is for the storage and repair of motor vehicles. A large area of the eastern part of the site is used for additional open storage of vehicles. There is presently an existing detached building sited some 7.0 metres from Gravel Lane that serves as a workshop. In addition, there are two other smaller buildings (one open ended) and one larger building on site. In

support of this proposal, the larger existing building will be demolished in order to erect the replacement building.

The erection of new buildings in the Metropolitan Green Belt (MGB) that are not reasonably required for purposes that do not conflict with the purposes of including the land in the MGB is inappropriate development. In addition, new buildings should not be conspicuous from within or beyond the Green Belt if they would have an excessive adverse impact upon the opens, rural character or visual amenities.

The existing and proposed plans/ elevations are inaccurate which makes it difficult to ascertain the exact net volume increase from the existing building to be demolished and its replacement. Notwithstanding, the Planning Statement makes clear the proposed building will be 169 sqm (reduced from the previous proposal for a 400 sqm building) and the existing workshop building to be demolished is some 80 sqm. This will amount to a significant volume increase that will in effect more than double the size of the existing building. The proposed new building and hardsurfaced areas will be used for general industrial purposes and as such, does not fall within any of the acceptable forms of development in the Green Belt. It is therefore inappropriate development in the Green Belt and is by definition, harmful to the Green Belt. In addition, by reason of its height, size and volume, the proposed building will result in a large and conspicuous development in the Green Belt that would harm the rural character of the area.

The Parish Council's 'Support' for this proposal and the additional supporting planning statement has been given weight. However; Chigwell Parish Council has not given reasons for its position and accordingly only very little weight may be applied to this consideration when deciding whether or not to permit inappropriate development in the Green Belt.

Whether there are special circumstances

The Applicants' supporting planning statement argues that very special circumstances exist which would justify allowing the development within the Metropolitan Green Belt. The reason cited is that the site is a 'protected' employment location. Policy E4A seeks to protect sites currently or last in use for employment outside the defined employment area from redevelopment or for a change of use to other land uses. The lawful commercial use of this site is accepted.

The supporting text contained within paragraph 10.53a states that these small employment sites can make an important contribution to the local economy. It goes to clarify that the protection of these sites is needed because they are under threat from increasing pressure for residential development. Therefore, whilst this policy does seek to protect such sites from redevelopment, it does not categorically support the intensification of any lawful use.

The site is presently a small to medium sized operation. A larger building is needed for the intended purposes of an MOT station which will significantly intensify the present commercial use of this site. However, the site is close to residential properties and the proposed new use for an MOT station will generate increased noise levels, which is not appropriate immediately adjacent to residential properties within this rural locality.

Although there are a number of other smaller buildings within the site, the Applicant proposes to demolish only one small building as a trade off. When comparing the size of the building to be demolished with its replacement, it does not amount in a significant reduction of the built form.

The Applicant states the existing external untidy yard would be cleared. However, by the very nature of the commercial enterprise this level of external activity is to be expected. If the new build were to be allowed, it would not limit or reduce the external activity working within the yard areas. It would also not be reasonable to condition the yard areas not to be used should the new building be erected.

The statement also offers that one or possible two job opportunities could be created. However, it would be difficult for potential employees to commute to and from the site without a car because there are no local bus routes that serve this part of Gravel Lane.

Although a large portion of this site is previously developed by the areas of hard standing, it is in a Green Belt location. The size of the building proposed is overly large. The intended use for an MOT station does not fall within the acceptable uses within the Green Belt. The Applicants' case for special circumstances has been taken into consideration. However, whilst the local economy may benefit from possible new job creation, this reason alone does not amount to very special circumstances which justify the intensification of the commercial activity on this site which would outweigh the harm to the Green Belt.

Design/ appearance within the street

The proposed building is large. However, it will generally conform to the size required for buildings to be used for general industrial purposes and is therefore acceptable. The proposed building will be sited approximately 46 metres from the road and will be well screened from the road by trees.

It is considered that the building's size, design and appearance is such that it will not result in an adverse or negative impact on the street scene.

Neighbours Amenity

The use of this site for commercial purposes is already established. The proposed building will be sited some 25.0 metres from the nearest residential property, which raises some concern due to the potential for increased noise levels from the use of heavy machinery. However, an appropriate condition for opening hours and hours of use could ensure any intensification will not result in material harm to neighbouring occupier's amenity.

Land drainage

The site does not lie within a Flood Risk Assessment Zone. However, as the building will measure 324 m² it will lead to an increase in surface water. A Flood Risk Assessment is required and this can be secured by a condition.

The land drainage officer does not raise any objection to the application.

Landscape

The eastern and southern boundary of the site is well tree'd with dense leylandii. The new building will be at an adequate distance from existing landscaping such that it should not be affected by this proposal. The trees within and around the site are not a risk, therefore there are no tree or landscape issues in connection with this application.

Highway safety

According to Essex County Council Highway Authority, accident data for the last 5 years has been investigated and has shown that there are no recorded accidents associated with this site. It is considered there will be little if any increase in vehicle movement into the site as a result and on balance, the Highway Authority does not wish to raise an objection. The proposal will not be detrimental to highway safety or efficiency at this location on the proviso a condition is added to improve current visibility for the site.

Conclusion

The supporting planning statement claims very special circumstances on the basis that it allows additional employment opportunities for this site; however, the site is not in a sustainable location. The proposal is considered inappropriate and the very special circumstances do not outweigh the harm caused in this Green Belt location and as such 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:

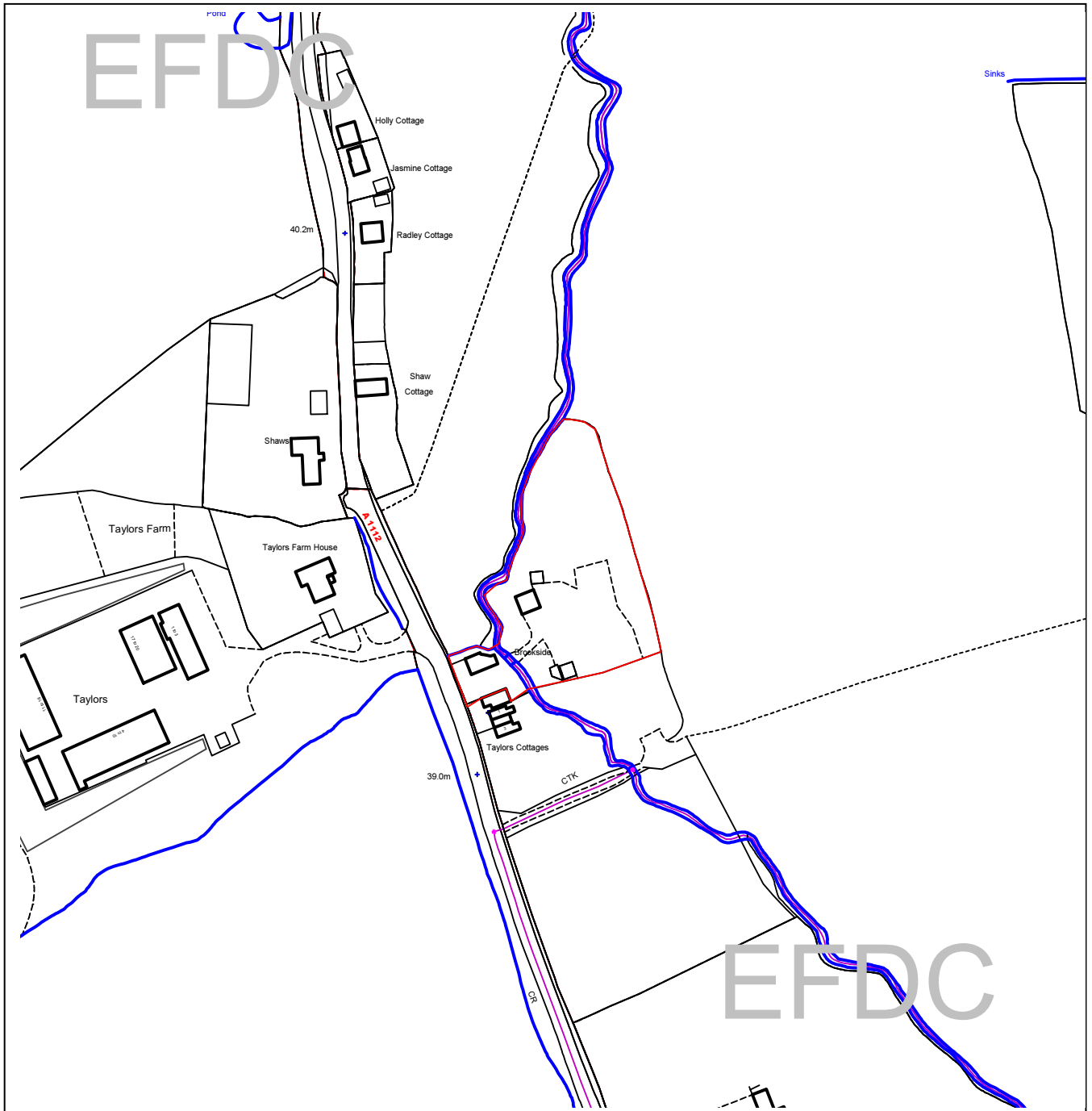
***Planning Application Case Officer: Paula Onyia
Direct Line Telephone Number: 01992 564103***

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



Epping Forest District Council

Area Planning Sub-Committee South



The material contained in this plot has been reproduced from an Ordnance Survey map with the permission of the Controller of Her Majesty's Stationery. (c) Crown Copyright. Unauthorised reproduction infringes Crown Copyright and may lead to prosecution or civil proceedings.

EFDC licence No.100018534

Agenda Item Number:	3
Application Number:	EPF/2300/11
Site Name:	Brookside Garage, Gravel Lane Chigwell, IG7 6DQ
Scale of Plot:	1/2500

Report Item No: 4

APPLICATION No:	EPF/2310/11
SITE ADDRESS:	144 Manor Road Chigwell Essex IG7 5PX
PARISH:	Chigwell
WARD:	Grange Hill
APPLICANT:	Mr S Mucklow
DESCRIPTION OF PROPOSAL:	Minor material amendment - Alterations to approved plans of planning permission EPF/0139/08 (Reserved matters application for 10 flats.). Amendments involve additional accommodation in the second floor (roof plan), new terraced areas at first and second floor levels and alterations to the approved fenestration.
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=532725

CONDITIONS

- 1 The development hereby permitted will be completed strictly in accordance with the approved drawings nos: 07.125.01, 07.125.02 rev.G, 07.125.03 rev.J, 07.125.04 rev.J, 07.125.05 rev.G, 07.125.06 rev.J, 07.125.07 rev.G, 07.125.08 rev.C, 07.125.09 rev.F, and 07.125.11. Supporting Design and Access Statement November 2011, including the retention of obscure glazing where it is indicated on the approved plans.

This application is before this Committee for the following reasons:

- 1 *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))*
- 2 *This application is before this Committee since 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).)*

Description of Site:

The application site comprises of the two and a half storey block of flats together with associated car parking and landscaped areas.

The site is located on the northern side of Manor Road, adjacent to its junction with Stanwyck Drive.

Description of Proposal:

This application seeks retrospective consent for minor material amendments for alterations to approved plans of planning permission EPF/0139/08 (Reserved matters application for 10 flats.). Amendments involve additional accommodation in the second floor (roof plan), new terraced areas at first and second floor levels and alterations to its approved fenestration.

Relevant History:

The Planning Permission

- EPF/2211/05. Outline application for redevelopment of site with 10 no. two bedroom flats, parking and amenity areas. (Revised application). Approved 02/03/2006.
- EPF/0139/08 Revised reserved matters application for 10 flats. Approved 12/06/2008.

Non-Material Amendments

- EPF/2164/10 Application for approval of details reserved by condition 8 'Landscape details' of planning permission EPF/2211/05. (Outline application for redevelopment of site with 10 no. two bedroom flats, parking and amenity areas - revised application). Approved 09/06/2011.
- EPF/0703/11 Non material amendment to EPF/0139/08. (Revised reserved matters application for 10 flats.) Refused 28/04/2011.
- EPF/1377/11 Non-material amendment on EPF/0139/08 to add plan numbers as a condition. (Revised reserved matters application for 10 flats). Approved 20/07/2011.
- EPF/1497/11 Variation of condition 19 'Highway Improvement' of planning permission EPF/2211/05 (Outline application for redevelopment of site with 10 no. two bedroom flats, parking and amenity areas -revised application) to allow works to be completed within 12 months. Approved

Approval of details reserved by condition

- EPF/0138/09 Application for approval of details reserved by condition 3 'materials' on EPF/2211/05. Approved 04/02/2009.
- EPF/2164/10 Application for approval of details reserved by condition 8 'Landscape details' of planning permission EPF/2211/05. (Outline application for redevelopment of site with 10 no. two bedroom flats, parking and amenity areas - revised application). Approved 09/06/2011.
- EPF/1496/11 Application for approval of details reserved by condition 4 'Boundary Treatments', condition 6 'Landscaping', condition 7 'No Mounding', condition 9 'Landscape Maintenance', condition 10 'Surface Material', condition 11 'Gates', condition 13 Contamination', condition 14 'Flood Risk' and condition 16 Recycling and Refuse' of planning permission EPF/2211/05 (Outline application for redevelopment of site with 10 no. two bedroom flats, parking

and amenity areas -revised application). Split decision 13/09/2011 with various details approved or partially approved and others refused.

Policies Applied:

CP2 – Protecting the quality of the built environment
DBE1, 2 and 3 – New design in urban areas
DBE9 – Neighbours amenity

Summary of Representations:

Notification of this application was sent to Chigwell Parish Council and to 55 neighbouring properties.

The following representations have been received:

CHIGWELL PARISH COUNCIL. The Council OBJECTS to this application on grounds that the proposed windows will overlook neighbouring property and deny privacy.

3 FONTAYNE AVENUE – Objections to changes in the glass fitted. Original application and agreement in force for obscure glass fixed framed.

30 NORTH DENE – Objects on grounds that the amendments seem to be another attempt to impose unnecessary and ugly addition to an eyesore building. These proposed amendments are similar to ones already turned down by the Council before this building was erected.

146 MANOR ROAD. Objection on the following grounds. Given that some of these windows are less than six inches from the boundary, the impact with regard to privacy is enormous. The condition of the original approval was that these should be fixed and obscure glazed to protect privacy in neighbouring properties. The plans do not accurately represent the construction in place so it is difficult to see what permission is being sought. Object to:

- east facing windows being other than fixed obscure glazing as previous planning
- north facing high level window on upper rear flat not being fixed obscure glazing
- destruction of fencing to eastern side of site which is marked for retention/renewal on plans
- use of Manor Road entrance as both entrance and exit rather than exit being via Stanwyck Drive
- siting of satellite dish/aerial which overhangs my property

150 MANOR ROAD – Strongly objects on grounds that they will be potentially overlooked. The design of the building is unattractive.

Issues and Considerations:

The main issues to be addressed are whether the proposed minor material amendments would result in greater material harm to what has been approved in relation to:

- Design and appearance
- Neighbouring amenities

Design and appearance

It should be noted that permission has been granted under planning permission EPF/2211/05 for 10 flats. The number of units remains the same with the main changes being additional accommodation within the roof area shown on the second floor plan. This results in additional

bedroom/ ensuite and study for Unit 10, Unit 8 (Block B) and enlarged areas for Unit 2, Unit 4 and Unit 6 (Block A).

The alterations to the approved planning permission are to a great extent at second floor level within the void of the roof. This has been carried out in order to provide habitable space within the roof area. There is no material increase to the size of the building, its approved height and the footprint remains the same. There would be no difference to the building's appearance within the street scene from that which has been approved.

In that context, the size and scale of the development would not be materially greater than the original approved development.

Turning to the fenestration, the addition of new windows on the elevations are high-level windows with new roof lights added to provide natural daylight for the bedrooms at second floor level. The design and appearance is considered appropriate in terms of the building's form and appearance. Therefore, although the amendments would increase habitable floor space, it does not result in any additional units being created. Its purpose is to provide additional floor space that would create larger units of accommodation for the first floor flats. The new terraced areas complement the character and appearance of the building.

The minor amendments carried out are appropriate in that they reflect the character and appearance of the building in the context of its surrounding area whilst appearing subservient and forming an integral part to the building.

Neighbouring amenities:

The amendments are minor and would not result in a greater material detriment to the amenities of adjacent occupiers compared to the approved development. Any new windows that could potentially overlook No. 146 Manor Road are high-level windows and / or obscure glazed windows.

The amendments are minor in terms of their overall size and as such, they would not appear visually intrusive or overbearing to neighbouring occupiers. Nor would they result in an increase in overshadowing of adjacent properties' gardens or windows to habitable rooms.

Comments received:

A number of concerns were raised by neighbours in relation to possible overlooking of their properties. This was as a result of an inaccurate description of development that was initially sent as part of the consultation process because the description was for the removal of obscure glazed windows. This is indeed not the case.

The proposal is to retain what has already been built. With regards to the concerns received about the possible removal of the obscure glazing, the windows that should be obscure are on the east elevation of the building. The amendment shows several of the windows on the east elevation have been removed and one low level window that should have been obscured has been constructed as a high-level window. The proposal does not result in loss of privacy to immediate neighbours.

The new terraced areas are within the roof and will not directly overlook neighbouring properties. In the circumstances, there is no case that the proposed amendments to the approved development would cause harm in the interests of neighbouring occupier's amenity.

Conclusion:

Members are advised that 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 amendments are minor and as such are not of greater material detriment from what has previously been granted planning permission in relation to design and appearance and upon neighbouring amenities. The development accords with the policies contained within the Adopted Local Plan and Alterations and therefore it is recommended that the minor material amendment 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:

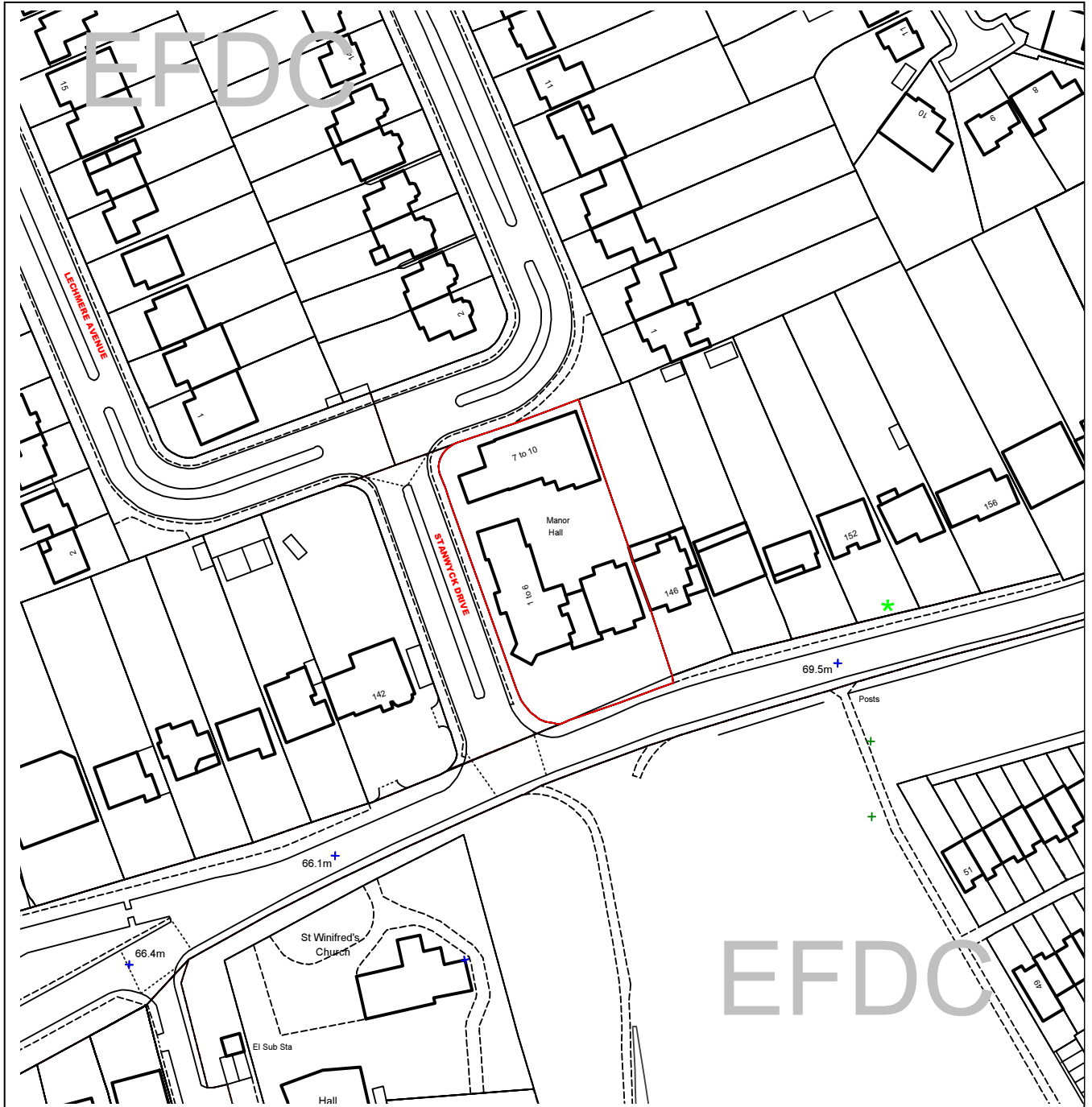
***Planning Application Case Officer: Paula Onyia
Direct Line Telephone Number: 01992 564 103***

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



Epping Forest District Council

Area Planning Sub-Committee South



The material contained in this plot has been reproduced from an Ordnance Survey map with the permission of the Controller of Her Majesty's Stationery. (c) Crown Copyright. Unauthorised reproduction infringes Crown Copyright and may lead to prosecution or civil proceedings.

EFDC licence No.100018534

Agenda Item Number:	4
Application Number:	EPF/2310/11
Site Name:	144 Manor Road, Chigwell IG7 5PX
Scale of Plot:	1/1250

Report Item No: 5

APPLICATION No:	EPF/2342/11
SITE ADDRESS:	Buckhurst Hill Football Club Roding Lane Buckhurst Hill Essex IG9 6BJ
PARISH:	Buckhurst Hill
WARD:	Buckhurst Hill East
APPLICANT:	Mr Graham Baldwin
DESCRIPTION OF PROPOSAL:	Retention of the erection/installation of palisade fencing and gated entrance/exit to Football pitch area.
RECOMMENDED DECISION:	Grant Permission (With Conditions)

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

http://planpub.eppingforestdc.gov.uk/AniteIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=532849

CONDITIONS

- 1 Within 3 months of this notice, the gates and fence shall be painted green. Prior to the painting, documentary and photographic details of the colour shall have been submitted to and approved in writing by the Local Planning Authority and shall be implemented in accordance with such approved details.

This application is before this Committee since it is for a type of development that cannot be determined by Officers if more than four 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).) and 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 site

The site is on the southern side of Roding Lane. It forms one of two open fields demarcated by a ditch/ channel. The east side is used as a football ground with a pavilion and the west side is used as a playing field.

Immediately east of the site is the River Roding. The surrounding area is predominantly used for recreational purposes. Across Roding Lane to the north is a designated public footpath; however, there is no designated public footpath across the subject site. There are new entrance gates that fronts onto Roding Lane with a thick hedgerow that runs along part of the front boundary to the road.

The site is within Flood Zone 2 and 3 and is within the Green Belt.

Description of proposal

The proposal is to retain a palisade fence and recently installed gates at the entrance into the playing fields. The gates are sited some 11.0 m from the edge of the roadway and are 2.4 m high by 3.2 m wide between a 3.5m wide and 4.0m wide palisade fence. It forms a secure barrier at the entrance into the site. Its finishing is of steel construction.

Relevant History

No relevant history

Policies Applied

GB2A – Development in the Green Belt
CP2 – Quality of Rural and Built Environment
LL10 – Landscape retention
ST4 and ST6 – Highway safety and parking
DBE1 and DBE2 – Design of new development
DBE9 - Effect on Neighbouring Properties

Summary of representations received

2 letters were sent out to neighbours and a site notice was displayed at the front of the site. The following correspondence has been received.

8 CASCADE ROAD – Objects on grounds that the new gates are blocking an existing path that has been used by the public for over 30 years. It is used by walkers and nature lovers to get to the nature reserve. The path should be designated as a right of way and allowing these gates may be prejudicial to the case. The absence of gates does not raise safety concerns and they are visually intrusive on the countryside.

47 PALMERSTON ROAD – Objects on grounds that the fence is blocking a pathway that local residents have used for over 30 years. The path should be established as a right of way.

97 ROUS ROAD – Objects on ground that the fence is highly unsightly and did not receive prior approval. This footpath is clearly marked on two ordnance survey maps. Pathfinder 1141-Loughton & Harold Hill dated 1983 Explorer 174-Epping Forest & Lee Valley dated 1999. In addition, it is clear from Google Earth. This route is also the only green corridor remaining that links access for walkers north along the River Roding to Abridge and beyond and south through the London Borough of Redbridge where the GLA is running a project called; East London Green Grid Initiative. The fence would prevent people going south to the Thames

23 GORDON ROAD – Objects on grounds that the gates and fencing in this application are unsightly and ill judged. The formation of these structures was carried out with little consultation with affected bodies or individuals and without planning permission. The objection of dog fouling is disingenuous; it has been a long-running problem on all sports grounds/recreation grounds especially cricket pitches and indeed some pavements. It is, of course possible to provide gates restricting access to bicycles and vehicles whilst providing access to pedestrians and I would have thought that would be the best solution. The applicants may well have concern over the welfare of the children in their care but this action has removed a benefit to the greater community. The path is likely to become the subject of an application to become a public right of way, as there is evidence that it has been used continuously for more than 20 years. The path as it stands leads directly to a path crossing the Roding Valley Park and is therefore a pleasant alternative to walking along Roding Lane and Alfred Road, linking PROWS 62/63 in the South to PROW 51 to the North.

ESSEX WILDLIFE TRUST – Objects on grounds that the public has historically used the footpath for over 40 years. It links the green spaces of the Roding Valley to the north and south of Roding Lane and, as such, is a vital public amenity. A footpath is presumed to be a highway when the public has used it for twenty years. Unless there is sufficient evidence that there was no intention during that period to dedicate such a way (Rights of Way Act 1932, confirmed by section 34 of the Highways Act 1959). Public rights of way can come into being having been deemed to be dedicated. This occurs through 20 years' uninterrupted use by the public giving rise to a presumption that the way was intended to be dedicated as a right of way by the landowner. Given that this footpath has been used, unchallenged, by the public for over 40 years, it must now be deemed as having been dedicated as a right of way. Buckhurst Hill Football Club do not, therefore, have a legal right to obstruct this footpath with a gate and fence and prevent access for local people to an important network of green spaces along the River Roding.

5 ARDMORE LANE – Objects on grounds that the path has been used for walks around Buckhurst Hill for some years and it should be kept open for residents.

BUCKHURST HILL RESIDENTS SOCIETY (two emails from local residents) – Objects on grounds that the society has used this route for many years which will not be possible as a result of this fence/gates. A compromise will be a turnstile that walkers can utilize next to the gates entrance and the fencing at the rear removed. The society will seek in 2012 to register the footpath as a Right of Way with Essex Council with support from West Essex Ramblers.

BUCKHURST HILL PARISH COUNCIL – Objection

Gates and fencing are unsightly and incongruous. The path or 'walkway' has been in constant use by local residents in excess of 20 years.

Issues and Considerations

The main issues with this proposal are neighbouring occupier's amenity, any impact on the rural landscape, highway safety and its appropriateness within the Green Belt.

Design and appearance in Green Belt

The applicant has recently acquired the lease for the football playing field. The supporting statement provides the gates and fencing are needed as a means of security for this site. The site will continue to be used for sports as a sports playing field.

Existing trees and vegetation along the site boundary will partially obscure the gates. With the gates painted a suitable shade of green, it will not appear visually obtrusive in the Green Belt and is therefore appropriate within its locality.

Amenity

The nearest properties are sited some distance from the proposal. In addition, because the proposal is for a boundary fence and gates, as such it does not have a detrimental impact on neighbouring occupier's amenity.

Trees/landscape

There are no tree or landscape issues in connection with this proposal. The landscape officer does not wish to raise an objection.

Highway safety and parking

The entrance gates are set in 11.0m from the edge of the roadway. There are no highway safety concerns with this proposal. The highway authority does not raise any objection.

Response on comments received

A number of local residents have written in with concerns and have raised strong objection to the siting of the gates. This is because it blocks an existing footpath, which has been used freely by the public for a number of years and the appearance of the entrance gates. The Parish Council also objects - the grounds for their objection is because the position of the gates serves to block off an established footpath that has been used by members of the public for many years.

The site is in the applicant's ownership and our records show there is presently no designated footpath across the site that denotes a public right of way. Therefore, although members of the public have used the path for a period, it is presently, not a designated public footway. This does not give sufficient justification for a refusal on this basis.

The Definitive Map Manager, Environment Sustainability and Highways was consulted and offers this advice to the applicant. If a claim is lodged under Schedule 14 of the Wildlife and Countryside Act 1981 with the County Council to add the path to the Definitive Map, should the claim be successful then it may result in the gate having to be removed or its design modified to allow free access by members of the public. This will be added as an informative for the applicant.

A number of the comments received have also raised concern regarding the appearance of these gates. A condition could ensure the gates are a suitable colour in order that they blend into the rural landscape and its surroundings.

Conclusion

With an appropriate colour that will allow the gates/ fence to blend in within the surrounding area, the proposal is acceptable because it does not result in visual harm to the character of the area and it does not result in harm to neighbouring occupier's amenity. The proposal is considered appropriate in this Green belt location and satisfies the Councils policies. As such, the recommendation is 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:

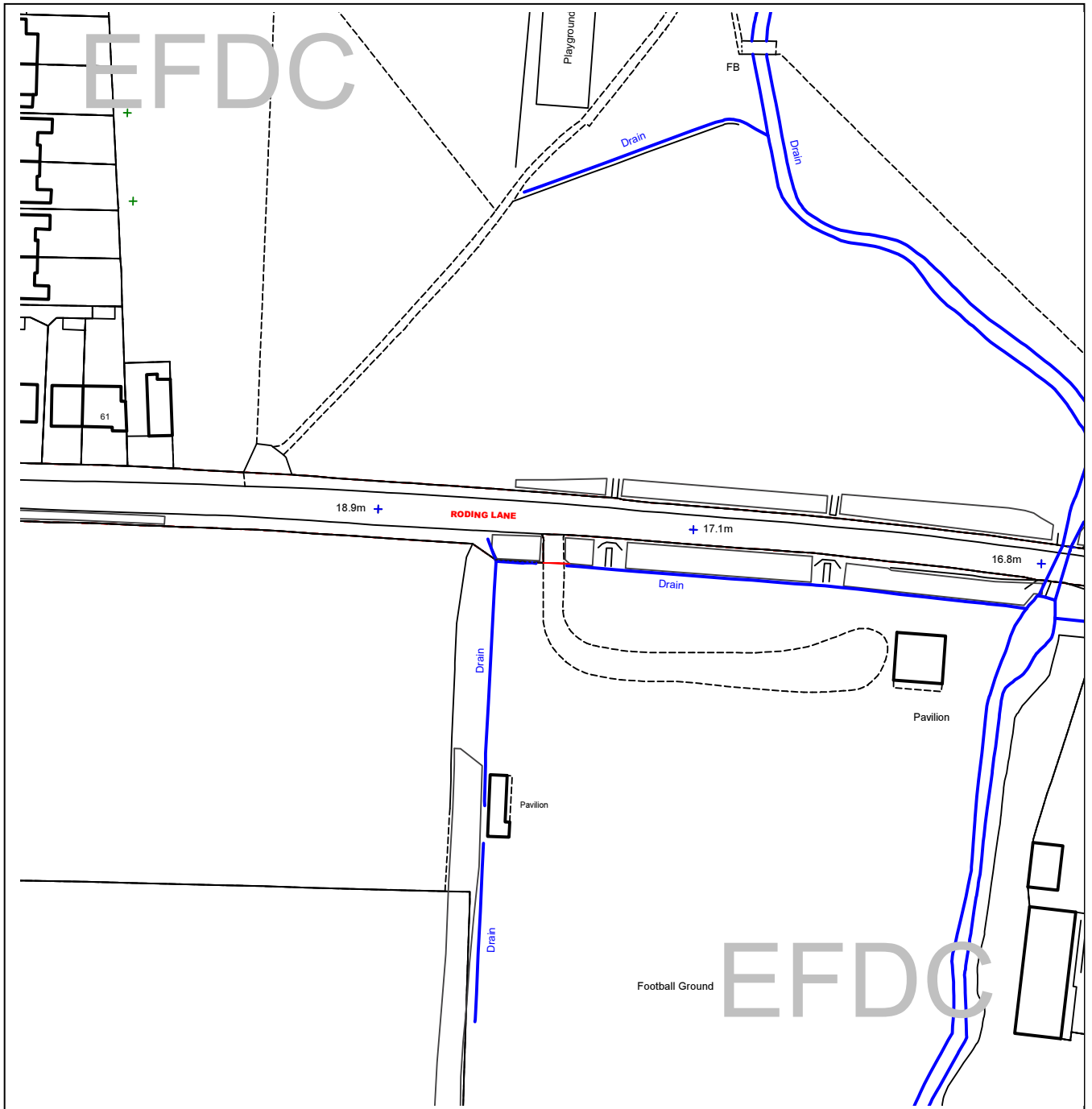
***Planning Application Case Officer: Ms Paula Onyia
Direct Line Telephone Number: (01992) 564103***

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



Epping Forest District Council

Area Planning Sub-Committee South



The material contained in this plot has been reproduced from an Ordnance Survey map with the permission of the Controller of Her Majesty's Stationery. (c) Crown Copyright. Unauthorised reproduction infringes Crown Copyright and may lead to prosecution or civil proceedings.

EFDC licence No.100018534

Agenda Item Number:	5
Application Number:	EPF/2342/11
Site Name:	Buckhurst Hill Football Club, Roding Lane, Buckhurst Hill, IG9 6BJ
Scale of Plot:	1/1250

Report Item No: 6

APPLICATION No:	EPF/2433/11
SITE ADDRESS:	T11 Site Langston Road Loughton Essex IG10 3TH
PARISH:	Loughton
WARD:	Loughton Broadway
APPLICANT:	Polofind Ltd and Pioneer Technology Ltd
DESCRIPTION OF PROPOSAL:	Application to extend the period of time for commencement of planning permission granted under reference EPF/1884/08 (Reserved matters application for proposed Data Centre. (Mixed B1/ B8) - Details of access, appearance, layout and scale)
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=533224

CONDITIONS

- 1 The development hereby permitted must be begun not later than the expiration of three years beginning with the date of this notice.
- 2 No development shall be commenced until a detailed drainage design report to demonstrate how the proposed development will control the discharge and attenuation of surface water run-off from the site, has been submitted to and approved by the Local Planning Authority. The discharge rate must be acceptable to the Local Planning Authority.
- 3 The provision of suitable access arrangements to the application site in connection with the demolition/construction operations, to include wheel washing facilities, turning and off loading facilities for delivery /construction vehicles within the limits of the site together with an adequate parking area for those employed in developing the site. Details to be submitted to, and agreed in writing with the Local Planning Authority in consultation with the Highway Authority prior to commencement of development.
- 4 No occupation until such time that the developer has provided the highway works shown in principle on drawings H080094/01 rev D and H080094/07 rev D. To include a 90m x 4.5m x 90m visibility splay, junction radii, and 2m footway extending the entire frontage of the site to connect with the existing footway at either end. Details to be submitted to, and agreed in writing with the Local Planning Authority in consultation with the Highway Authority prior to commencement of development.

- 5 The development, including site clearance, must not commence until a scheme of hard and soft landscaping and a statement of the methods of its implementation have been submitted to the Local Planning Authority and approved in writing. The approved scheme shall be implemented within the first planting season following the completion of the development hereby approved.

The scheme must include details of the proposed planting including a plan, details of species, stock sizes and numbers/densities where appropriate, and include a timetable for its implementation. If any plant dies, becomes diseased or fails to thrive within a period of 5 years from the date of planting, or is removed, uprooted or destroyed, it must be replaced by another plant of the same kind and size and at the same place, unless the Local Planning Authority agrees to a variation beforehand, and in writing.

The statement must include details of all the means by which successful establishment of the scheme will be ensured, including preparation of the planting area, planting methods, watering, weeding, mulching, use of stakes and ties, plant protection and aftercare. It must also include details of the supervision of the planting and liaison with the Local Planning Authority.

The landscaping must be carried out in accordance with the agreed scheme and statement, unless the Local Planning Authority has given its prior written consent to any variation.

This application is before this Committee since it is an application for major commercial and other developments, (e.g. developments of significant scale and/or wide concern) and is recommended for approval (Pursuant to The Constitution, Part Three: Planning Directorate – Delegation of Council function, Schedule 1, Appendix A.(c))

Description of Site:

The application site is part vacant, part temporary car park site of 1.1 ha located on the south-east side of the road, within Langston Road Business Park. The site is bordered by small business units at Loughton Seedbed Centre to the north-east and council depot to the south-west. Vacant land within the Metropolitan Green Belt is to the south-east with the M11 motorway just beyond. The estate is east of Chigwell Lane, and in walking distance of The Broadway shops and Debden Underground Station.

Description of Proposal:

This application seeks an extension to the period of time during which planning permission granted under application reference EPF/1884/08 may be commenced. That permission related to reserved matters for a proposal for a data centre (mixed B1 and B8 industrial and storage uses).

Data centres house large amounts of IT equipment, containing electronic data that enables business transactions to take place. The applicant advised that in order to perform the function of simultaneous transactions, the site needs to be located within 40 miles of the City of London, which enables electronic transactions to take place almost simultaneously, which is critical given that valuations of transactions fluctuate by the second. When the original planning applications were decided, the Council considered that the use did not neatly fit into any one use class and instead comprises a number of different uses, primarily B1 and B8 (storage and distribution). This remains the case now.

The proposed building would have a footprint of approximately 5400 square metres. It would have a flat roof, with a height of approximately 10 metres. 38 car parking spaces (including the provision of 6 disabled bays) were also approved.

Relevant History:

EPF/1450/06. Outline application to develop the land for mixed B1, B2 or B8 uses. Approved 12/10/06.

EPF/1184/08. Reserved matters application for proposed Data Centre. (Mixed B1/ B8) - Details of access, appearance, layout and scale (Revised application). Approved 22/12/08.

EPF/2580/10. Outline application for the redevelopment of site for retail park with associated landscaping, car parking, ground remodelling works, retaining wall structures and two accesses off Langston Road. This application is current and due to be considered by the District Development control Committee on 27th February 2012.

The above application relates to a larger site which comprises this application site and also the adjacent Council's Depot site.

Policies Applied:

Local Plan

DBE1 – Design of new buildings
E2 – Redevelopment of Existing Premises for Business and General Industrial Uses
E3 – Warehousing in respect of E2
GB7A – Conspicuous Development
ST2 – Accessibility of Development
ST4 – Road safety
ST6 – Vehicle parking
CP4 – Energy Conservation
CP5 – Sustainable Building
I1A – Planning Obligations

Summary of Representations:

Notification of this application was sent to Loughton Town Council and 8 nearby properties. A site notice was also displayed.

The following representations have been received:

LOUGHTON TOWN COUNCIL. No objection.

THE HIGHWAYS AGENCY. No objection.

Issues and Considerations:

The main issues to be considered are whether there has been a material change in either planning policy or within the physical context of the site, which leads the Council towards reaching a different conclusion on the planning merits of the case than when it was previously decided to grant planning permission.

Acceptability of the Use /Planning Policy

The principle of the proposed development still accords with local plan policy, as the site is still the subject of Policy E2 of the local plan, which states that the Council will grant planning permission for the redevelopment or extension of existing premises for business and general industrial uses. Policy E3 states that in employment areas the Council may grant planning permission for warehousing or distribution uses, provided that the firm can demonstrate that there is a particular need to locate there because of its existing or potential trading links locally and there are no suitable alternative sites available. In this instance, it is considered that the proposed use, which would mainly comprise elements of B1 and some B8 use, would comply with both these policies.

Impact on Character and Appearance

The plans are unchanged and it is considered that the design remains acceptable.

Impact of the Green Belt

Consideration in respect of the impact of the development on the Green Belt remains the same as in 2008 - Policy GB7A of the local plan states that the Council will refuse planning permission for development conspicuous from within or beyond the green belt which would have an excessive adverse impact on the openness, rural character or visual amenities of the green belt. In this instance, having regard to the design of the building and the location of the area of Green Belt land in question, situated between the motorway and Langston Road, it is not considered that the development would appear overly conspicuous to the extent that it would have an excessively adverse impact on the green belt.

Flood Risk

Subject to the re-imposition of planning conditions relating to draining and surface water run-off from the site, it is not considered that there would be an unacceptable risk of flooding arising from the development.

Landscaping

The re-imposition of a planning condition requiring the submission of landscaping details will ensure that sufficient landscaping is accommodated within the development site, in order to soften the impacts of the proposed building and associated development.

Highways and Parking

Essex County Council has raised no objection to the proposed development, but still seeks the provision of a footway along the site frontage. This obligation is still relevant and accordingly, if it is decided that the extension of time be granted, then this planning condition should be re-imposed.

The original planning application was subject to a deed of variation which exempted the applicant from making a contribution towards highway works (as the footpath was proposed in lieu). Accordingly a deed of variation will also be required in relation to this consent (if given) to exempt the applicant from this requirement.

Other Matters

When planning permission was granted in 2008, there was also a requirement contained within the Section 106 for the Applicant to make a contribution of £25,000 towards the Broadway

Enhancement Scheme. As those works have since been undertaken it is not considered necessary to retain this obligation within any deed of variation.

Conclusion:

In light of the above appraisal, it is considered that the development previously approved remains acceptable when considered in relation to the Local Plan and all other material considerations. It is, therefore recommended that planning permission be granted, subject to the completion of a deed of variation to the legal agreement.

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

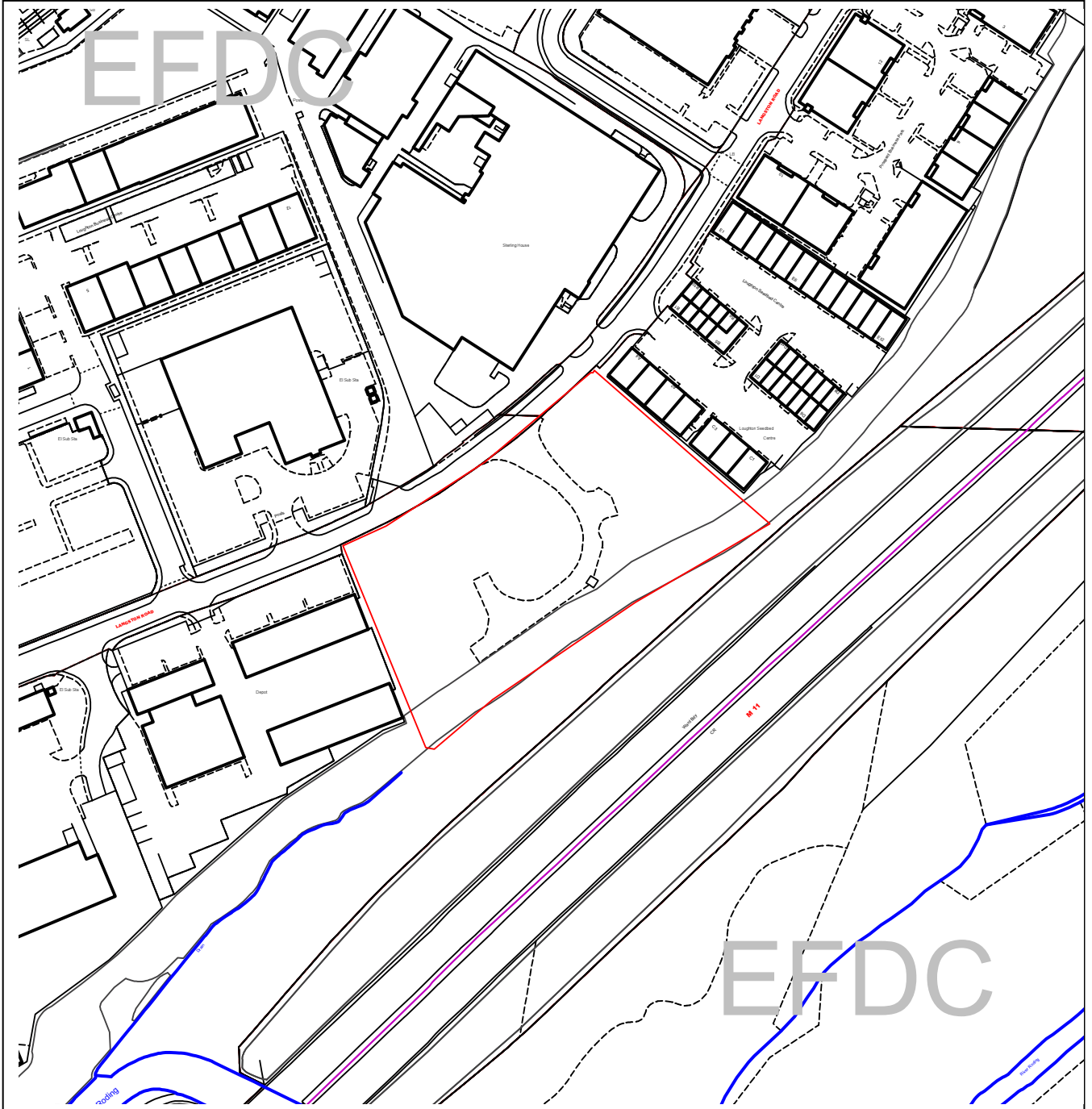
***Planning Application Case Officer: Mrs Katie Smith
Direct Line Telephone Number: (01992) 564109***

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



Epping Forest District Council

Area Planning Sub-Committee South



The material contained in this plot has been reproduced from an Ordnance Survey map with the permission of the Controller of Her Majesty's Stationery. (c) Crown Copyright. Unauthorised reproduction infringes Crown Copyright and may lead to prosecution or civil proceedings.

EFDC licence No.100018534

Agenda Item Number:	6
Application Number:	EPF/2433/11
Site Name:	T11 Site, Langston Road Loughton, IG10 3TH
Scale of Plot:	1/2500

Report Item No: 7

APPLICATION No:	EPF/2439/11
SITE ADDRESS:	2 Lower Park Road Loughton Essex IG10 4NA
PARISH:	Loughton
WARD:	Loughton Forest
APPLICANT:	Mr Malcolm Wallace
DESCRIPTION OF PROPOSAL:	Minor material amendment to planning permission EPF/2024/06 (erection of 8 flats) including raising the roof over 'flat 4' to allow space in the roof to be used as part of residential duplex unit.
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=533260

CONDITIONS

- 1 The development hereby amended by this approval shall have been commenced within a period of three years of the original permission for the development; that is by 29 October 2010.
- 2 The development hereby permitted will be completed strictly in accordance with the approved drawings nos: 1209/121C, 1209/122B, 1209/204h, the details of measures to be taken to prevent material from vehicles leaving the site being deposited on the public highway approved under decision ref. EPF/1908/10, the landscaping works approved under decision ref. EPF/1908/10 and the material details approved under decision ref. EPF/2215/11.
- 3 The details of measures to be taken to prevent material from vehicles leaving the site being deposited on the public highway approved under decision ref. EPF/1908/10 shall be carried out and retained for the duration of the construction period.
- 4 The landscaping works approved under decision ref. EPF/1908/10 shall be carried out in accordance with the details approved and the timetable for their implementation approved under that decision. Any trees or plants which, within a period of 5 years from the date of planting, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size or species, unless the Local Planning Authority gives written approval to any variation.

- 5 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any Order revoking and re-enacting that Order with or without modification), no windows or dormer windows other than those expressly authorised by this permission shall be constructed in or on the north-east or south-east facing elevations of the building.
- 6 None of the flats shall be occupied until the areas shown for the parking and manoeuvring of vehicles on drawing No. 1209/204h have been surfaced in accordance with the details approved under decision ref. EPF/2215/11. The parking and manoeuvring areas shall thereafter be permanently retained for use by vehicles, as approved.
- 7 No gates shall be erected at the vehicular access to the site or across the car parking area shown on drawing No. 1209/204h without the prior written permission of the Local Planning Authority.

This report considers amendments proposed in both this item and the next item on the agenda: EPF/2440/11.

These applications are before this Committee since they amount to applications for residential development of 5 dwellings or more and are recommended for approval (Pursuant to Section P4, Schedule A (d) of the Council's Delegated Functions). They are also 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).

Introduction:

This report deals with two closely related applications for minor material amendments to an approved block of 8 flats at 2 Lower Park Road, Loughton. Although reported together because of the linkages between the applications, two separate decisions are required.

Description of Site:

The site comprises a locally listed building, Plymouth Lodge, situated on a prominent corner at the junction of Lower Park Road with High Road, Loughton. The building consists of two distinct elements, the smaller original 'lodge' building and a later two-storey addition.

Planning permission was given on appeal in October 2007 to redevelop the site for 8 flats. Subsequently details required by conditions to be approved prior to the commencement of the development were given such approval. A meaningful start to the development was made (the construction of part of the foundation) in October 2010 for the purpose of implementing the planning permission, however, works subsequently ceased.

Description of Proposal:

Application ref. EPF/2439/11:

The amendment proposed by the applicant under this application is to raise the roof of rear element of the block 1.2m, thereby creating an additional floor for one of the proposed flats, Flat 4. Flat 4 is proposed to remain a 2 bedroom flat but instead of having a similar layout to Flat 1, directly below it at ground floor, it would be more spacious with a larger main bedroom within the roof space created by the proposed amendment. The bedroom would be lit by a dormer in the Lower Park Road elevation matching that of originally approved dormer in the roof over this part of

the building, and by two small roof lights in the rear facing roof slope. Associated with these changes is the provision of a first floor window in the position of the original dormer.

In his application forms the Applicant describes the proposal solely in terms of raising the roof, however further amendments are shown on the submitted drawings, some of which are integral to the raising of the roof and consequently fall to be considered under application EPF/2439/11. They are the provision of a bay to the Lower Park Road elevation serving flats 1 and 4. The bay would project 650mm and match the design of a bay to the High Road elevation that was originally approved. The proposed bay would replace a half dormer window and ground floor window of the original approved development. A further original half dormer would be replaced by a 3 pane wide window, as would a pair of original half dormers in the reverse elevation.

The applicant also seeks approval of additional unrelated amendments that are also proposed in application EPF/2440/11. Those amendments are listed below as items 2, 3, 4 and 5.

Application EPF/2440/11:

The minor material amendments proposed under this application are listed below.

1. Addition of a bay to the Lower Park Road elevation serving flats 1 and 4. The bay would project 650mm and match the design of a bay to the High Road elevation that was originally approved. The proposed bay would replace a dormer window and ground floor window of the originally approved development.
2. Raise the ridge and eaves of the two elements fronting the High Road by 170mm.
3. Remove two ground floor rear elevation windows in flat 1 that were to look to a car parking area for the flats.
4. Provide of a high-level rooflight in the rear of the main part of the block to serve as a smoke vent to a second floor lobby area. The rooflight would open automatically when smoke is detected.
5. Internal alterations including the provision of a lift and repositioning of an entrance hall door.
6. Alteration to external materials to provide plain clay tiles (brown), a light multi stock brick to the ground floor, plain clay hanging tiles (brown) to the first floor of the lower parts of the building and white render to the first and second floors of the main part of the building and bays between windows. Feature boarding on the bays would be black painted wood.

Relevant History:

- EPF/2024/06 Demolition of existing house and erection of 8 flats Refused but subsequent appeal allowed.
- EPF/1376/10 Extension of time limit for implementing permission EPF/2024/06 Refused on the basis of the loss of a locally listed building and that the proposal was out of character with the locality.
- EPF/1908/10 Application for approval of all details reserved by conditions for approval prior to commencement. Details approved but relevant conditions explicitly not fully discharged since they also require the development to be completed in accordance with such details.
- EPF/2215/11 Application for approval of revised boundary treatments and external materials Approved.

Policies Applied:

- | | |
|--------------------------|--|
| CP1 to CP7 | Policies relating to sustainable development |
| DBE1 to 3, DBE6, 8 and 9 | Design policies |
| ST1, 2, 4 & 6 | Policies relating to highway safety and traffic generation |
| H2, 3 & 4 | Housing policies |

Consultation Carried Out and Summary of Representations Received:

Number of neighbours consulted. 108

Site notice posted. No, not required.

Responses received:

LOUGHTON RESIDENTS ASSOCIATION:

“We objected to the original design on the grounds of its height and bulk, and I think we should do so again.

- the proposed block of flats is out of keeping with the properties on this side of Lower Park Road and the property immediately facing it on the other side of the High Road, in its nature, bulk, height and design. The bulkiness would be particularly evident in the High Road.”

LOUGHTON TOWN COUNCIL:

The Committee expressed concern that the proposed amendments to the approved building, which it maintains its objection to, would make the resulting building even less congruent with its neighbours.

Main Issues and Considerations:**Procedural matters:**

Minor material amendments are those of a scale and nature that, if approved, would not result in a development substantially different to the development originally approved. They are amendments of consequence but not to the extent that they amount to a completely different development.

In terms of procedural effect, applications for minor material amendments, if approved, result in a new planning permission for the development. All conditions necessary to allow the development to proceed must therefore be included in any new permission and, even though only the proposed amendments fall to be considered, relevant planning policy is that which relates to the development as a whole.

Although a new decision is given, minor material amendment applications cannot be used to extend the life of a planning permission. Consequently, the expiry dates for implementing any new permissions under this procedure must be the same as that of the original permission. In this case that date would be in the past: 29 October 2010. In the circumstances, had the original permission not already been lawfully implemented any new permissions given under this procedure would be useless. Notwithstanding this, the question of whether the original permission has been lawfully implemented is not relevant to whether a decision can be made on these applications. Since they have been submitted they must be decided.

Should permission be refused for one or both of these applications, the appellant can either complete what he has approval for or make an appeal against the decision(s) to refuse consent.

Relevant Material Considerations

There have been no changes in material considerations since the original planning permission was given on appeal. Although an application to extend the time for implementing the original permission was refused partly on the basis that there had been a material policy change as a

consequence of changes to PPS3 which require new development to respect the character of the locality, the matter of character together with that of the merits of retaining the existing building were considered as main issues in the 2007 appeal decision. The changes to PPS3 are not so fundamental a change in policy that a different decision could be reached were those issues considered at appeal again. In the circumstances there is no reasonable prospect of effectively overturning the original consent through resisting these applications on the basis put forward by Loughton Town Council and Loughton Residents Association.

The proposals relating to the interior of the building and minor alterations to the fenestration of flat 1 (removal of windows facing the communal parking area) could have been dealt with as non-material amendments. However the applicants appear to wish to proceed with the development and these applications can be seen as a preferred option; that described in application EPF/2439/11, and a less preferred option; that described in application EPF/2440/11. Consequently, both applications include elements of detail not normally included in applications for minor material amendments.

The proposals relating to the exterior of the building as a whole, whether including the proposed roof enlargement to Flat 4 or not, would not result in a development substantially different to the development originally approved. However, they are clearly of consequence and are therefore properly considered as proposed minor material amendments to the approved development.

The proposals would not give rise to any materially different impact on living conditions of neighbouring dwellings and would not have any consequence for off-street parking provision or traffic generation. As indicated above, the loss of the locally listed building is not a matter open for further consideration. The only matter to assess in respect of these proposals, therefore, is their design and impact on the character of the locality.

Design and consequence for character and appearance

Members are advised that the Council's Conservation Officer was consulted on the proposals and following her assessment the Applicants deleted a number of detailed design changes that were found to be detrimental to the quality of the approved design. Given that planning permission has already been given for the redevelopment of Plymouth Lodge, and that the permission has been implemented, the Conservation Officer is satisfied the changes to the proposal secured as a result of her advice would result in a building that would safeguard the character and appearance of the locality. The remaining elements of the proposals are analysed below in the light of discussion with the Conservation Officer. This section of the report will first examine those matters common to both applications and then consider the distinct elements.

Common elements:

As indicated above, the changes to internal arrangements, removal of 2 rear elevation windows from Flat 1 and provision of a smoke vent are of no material consequence to the appearance of the building and therefore would not affect the local character. Those alterations are therefore acceptable.

The raising of the main roof by 170mm is very little in the context of a building that would be some 9m high at its highest point. The bulk and scale of the building when seen from the High Road or Lower Park Road would as a result of that change therefore be very similar to that approved. The proposed minor alterations to ridge and eaves heights are therefore acceptable.

Elements solely proposed under application EPF/2440/11:

The palette of materials proposed solely under application EPF/2440/11 is identical to those details previously approved under decision EPF/2215/11. They would give the building a pleasing

appearance and would also serve to break up its appearance of bulk by introducing variety while maintaining the coherence of the design. The proposed materials are acceptable.

The provision of a bay to the Lower Park Road elevation, as proposed under application EPF/2440/11, would extend a design feature already approved in the High Road elevation to the Lower Park Road elevation. The main difference between the two is the scale of building they would relate to. That approved on the High Road elevation is on a full two-storey part of the building with the main roof only overlapping with the apex of a gable feature on the top of the bay. It appears subordinate to the building, a characteristic emphasised by the height of roof above it, although a large dormer in the roof positioned above that bay continues its vertical emphasis into the roof area.

Although identical in design and scale, the bay proposed in the Lower Park Road elevation would be set in a one and a half storey element of the building below the hip of the main roof. The bay would therefore break the eaves of the roof with its top part appearing as a large half dormer. That feature would match the approved half dormer adjacent to it. It would therefore give the end of the Lower Park Road elevation a degree of emphasis missing from the approved design while contributing to the coherence of the overall design of the building. Visually it would more effectively tie the rear part of the building into the design of the main part fronting the High Road resulting in a more unified appearance. The outcome would be positive in design terms and would serve to enhance the appearance of the approved building within the street scene. The proposed bay is therefore a positive change and is found to be acceptable.

Elements solely proposed under application EPF/2439/11:

The proposal that most strongly sets application EPF/2439/11 apart from application EPF/2440/11 is to raise the roof of the rear part of the building by 1.2m. That would have the effect of turning Flat 4 from a small two-bedroom flat to a larger duplex flat, although it would still only be a two-bedroom flat. It would successfully incorporate the bay to the Lower Park Road elevation that is proposed in application EPF/2440/11 and assessed in the previous paragraph of this report. The bay would now appear more subordinate to the building but it would still be a positive design feature. The provision of a dormer in the raised roof would successfully continue a pattern of half dormers in the adjacent larger part of the building and break up what would otherwise be a large area of roof fronting Lower Park Road. The provision of conventional windows in place of half dormers for the first floor rooms would also continue a pattern of the approved building with a pleasing result.

Of itself, the proposed roof enlargement would have an acceptable appearance that would respect the design of the previously approved building. Whether it would appear appropriate in the street scene depends on its relationship with the adjacent building on Lower Park Road and this is considered below.

The ridge height of the rear part of the building with the proposed roof enlargement would be 9.5m. The roof would be largely hipped with a short gable below to the end elevation. The eaves height at the top of the gable section would be 6.3m, although the general eaves height of the enlarged part of the building would be 5.5m. The adjacent building is a two-storey house with a gabled roof and prominent bay to the front elevation. The ridge height of the house is 9m and the eaves height is 5.4m. Those heights are very similar to the ridge and general eaves height of the proposal.

The distance that would separate the roof of the neighbouring house and that of the proposed roof enlargement is 16.2m. That is the distance at eaves level. As a consequence of the hipped design of the proposed roof enlargement the distance that would separate the ridges of the buildings is 20m. The distance separating the eaves and ridges of the buildings would therefore be more than twice their height.

Having regard to facts of building heights and distances separating similar elements of the roof of the proposal from that of the neighbouring house it is clear that the proposed roof enlargement would not result in any sudden change in roof heights in the street scene. It is also clear that the overall bulk of the flats would be separated from that of the neighbouring houses by a distance that would be in appropriate proportion to its height even when allowing for a small fall in levels towards the adjacent house. Overall, therefore, the proposed roof enlargement would maintain successful transition between the approved flats and adjacent houses.

Conclusion:

Both the proposals would result in a building that would respect its surroundings while not appearing over ornate or unduly complicated. The proposed minor material alterations to the building are therefore acceptable and it is recommended that permission be granted for both applications.

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:

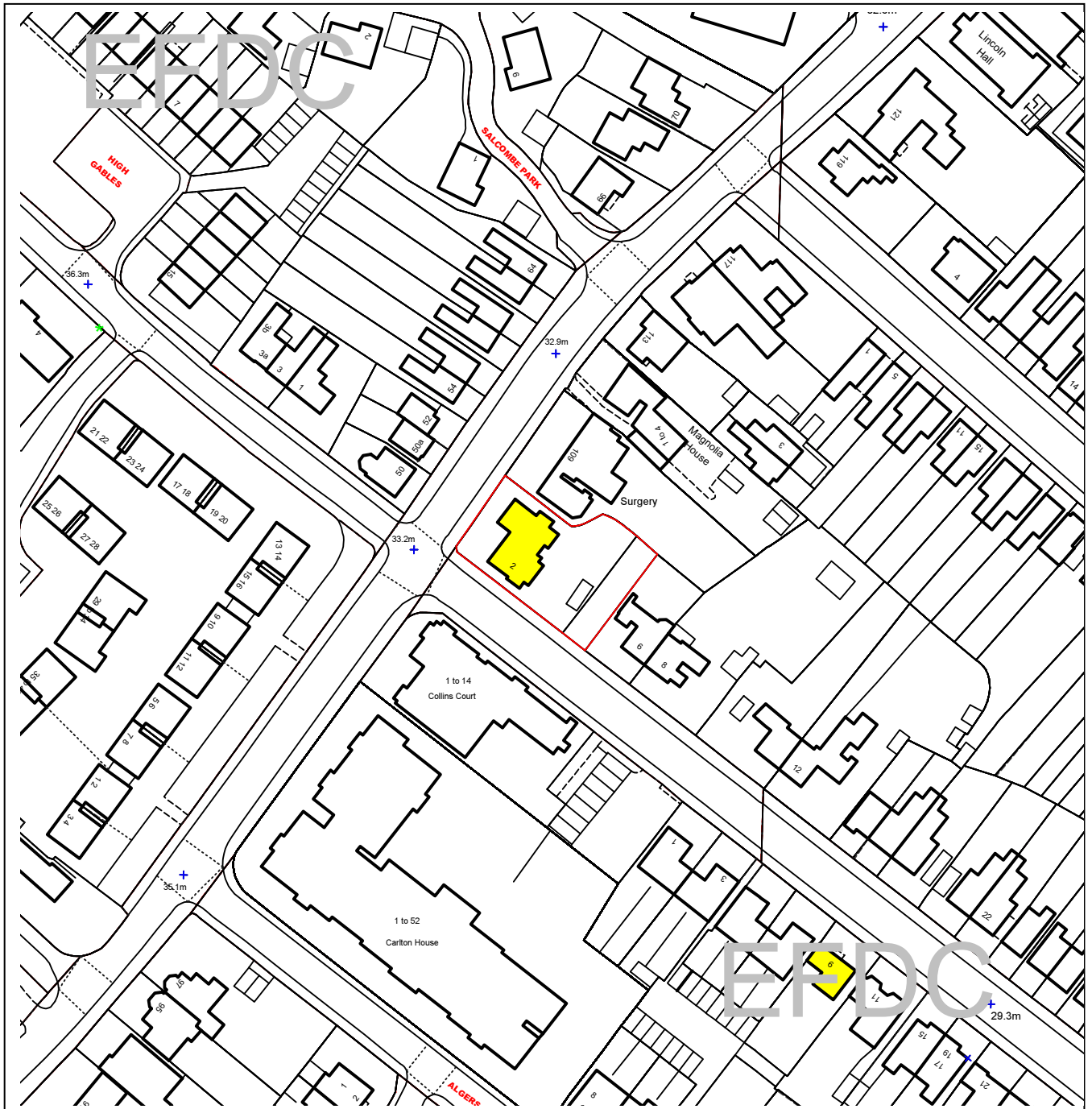
***Planning Application Case Officer: Stephan Solon
Direct Line Telephone Number: 01992 564018***

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



Epping Forest District Council

Area Planning Sub-Committee South



The material contained in this plot has been reproduced from an Ordnance Survey map with the permission of the Controller of Her Majesty's Stationery. (c) Crown Copyright. Unauthorised reproduction infringes Crown Copyright and may lead to prosecution or civil proceedings.

EFDC licence No.100018534

Agenda Item Number:	7 & 8
Application Number:	EPF/2439/11 and EPF/2440/11
Site Name:	2 Lower Park Road, Loughton IG10 4NA
Scale of Plot:	1/1250

Report Item No: 8

APPLICATION No:	EPF/2440/11
SITE ADDRESS:	2 Lower Park Road Loughton Essex IG10 4NA
PARISH:	Loughton
WARD:	Loughton Forest
APPLICANT:	Mr Malcolm Wallace
DESCRIPTION OF PROPOSAL:	Minor amendment applications to planning permission EPF/2024/06 (erection of 8 flats) for 1) omission of side window to Flat 1 2) Entrance hall door revised, 3) Bay to Flats 1 and 2 added, 4) reduction of kitchen window heights, 5) window fan lights to have one cross, not two, 6) front bay window subdivision to Flats 3 and 6, 7) increase in storey height by 170mm to eaves and 330mm to ridge, 8) internal layouts as construction drawings, 9) external works layout changes, 10) AOV to roof and 11) material changes.
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=533261

CONDITIONS

- 1 The development hereby approved shall have been commenced within a period of three years of the original permission for the development; that is by 29 October 2010.
- 2 The development hereby permitted will be completed strictly in accordance with the approved drawings nos: 1209/121D1209/204h, 1209/205E, 1209/208D, 1209/212A the details of measures to be taken to prevent material from vehicles leaving the site being deposited on the public highway approved under decision ref. EPF/1908/10, the landscaping works approved under decision ref. EPF/1908/10 and the material details approved under decision ref. EPF/2215/11.
- 3 The details of measures to be taken to prevent material from vehicles leaving the site being deposited on the public highway approved under decision ref. EPF/1908/10 shall be carried out and retained for the duration of the construction period.
- 4 The landscaping works approved under decision ref. EPF/1908/10 shall be carried out in accordance with the details approved and the timetable for their implementation approved under that decision. Any trees or plants which, within a period of 5 years from the date of planting, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of

similar size or species, unless the Local Planning Authority gives written approval to any variation.

- 5 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any Order revoking and re-enacting that Order with or without modification), no windows or dormer windows other than those expressly authorised by this permission shall be constructed in or on the north-east or south-east facing elevations of the building.
- 6 None of the flats shall be occupied until the areas shown for the parking and manoeuvring of vehicles on drawing No. 1209/204h have been surfaced in accordance with the details approved under decision ref. EPF/2215/11. The parking and manoeuvring areas shall thereafter be permanently retained for use by vehicles, as approved.
- 7 No gates shall be erected at the vehicular access to the site or across the car parking area shown on drawing No. 1209/204h without the prior written permission of the Local Planning Authority.

See joint report above for this application, EPF/2440/11, and for EPF/2439/11

Report Item No: 9

APPLICATION No:	EPF/2473/11
SITE ADDRESS:	26 Broadstrood Loughton Essex IG10 2SB
PARISH:	Loughton
WARD:	Loughton St Johns
APPLICANT:	Mr S Puri
DESCRIPTION OF PROPOSAL:	Ground floor and first floor rear extension with patio area, loft conversion and extension, front extension to garage to form 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=533388

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 Prior to first occupation of the loft conversion component of the development hereby approved, the proposed window openings (rooflights) in the side facing roof slopes of the two-storey rear extension nearest the site boundaries with 24 and 28 Broadstrood 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.
- 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 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.

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)) and more than four 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).)

Description of Site:

The site comprises a two-storey detached house with a gabled roof with its ridge parallel to the road. The house has an integral garage and a raised patio to the rear. The site is situated on the south side of Broadstrood in approximate alignment with neighbouring houses.

The rear elevation of 26 Broadstrood is set approximately 1m beyond of that of 24 Broadstrood but some 3m forward of the rear elevation of 28 since that house has recently had a two-storey rear extension constructed. The site is set approximately 0.5m below the level of 24 Broadstrood and a similar height above the level of 28 Broadstrood. Nearby, at significantly higher level, no 20 Broadstrood has a half width two-storey addition that projects 4.6m.

26 Broadstrood has a 27m deep rear garden and the back to back distance with the nearest house on the north side of Campions is presently a minimum of 50m. Levels fall away towards Campions.

Description of Proposal:

It is proposed to erect a two-storey rear extension incorporating a loft conversion. It is also proposed to carry out alterations to the front roof slope and erect a front porch and garage addition. A raised patio would also be constructed.

The front addition would project 1.2m, align with the western flank and extend to the eastern end of the existing porch, which would be replaced. It would have a mono-pitched roof.

The alterations to the front roof slope comprise erecting gable features above three existing first floor windows. Modest high level rooflights would also be provided in the front roof slope.

The rear addition has been reduced in size and had its design modified since the application was submitted in order to address issues raised by officers following the initial consultation exercise and site inspection. The proposal as now modified would project a depth of 4m across the entire rear elevation at ground floor, but the first floor would only project 3m rather than the originally proposed 4m depth leaving it in approximate alignment with the rear elevation of the recently completed two-storey rear addition to 28 Broadstrood. Furthermore, the first floor would be set in 1m from the western flank of the house such that it would be set some 2.3m from the site boundary with 24 Broadstrood.

The roof form of the two-storey addition would comprise a pair of rear facing gables between which would be a crown roof. Towards the main bulk of the original house, the outside roof slopes of the gables would each contain a pair of rooflights.

Relevant History:

None in relation to the application site

Planning permissions in respect of neighbouring houses that are material considerations are:

EPF/0576/09 First floor rear extension, projecting 4.6m, at 20 Broadstrood.

EPF/0832/11 Two-storey rear extension, projecting 3m, at 28 Broadstrood.

Policies Applied:

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

Consultation Carried Out and Summary of Representations Received

Number of neighbours consulted. 7
Site notice posted. No. Not required
Responses received: 5

24 BROADSTROOD:

Objection raised for the reasons summarised below:

- The ground and first floor rear will severely affect our ancient lights in terms of both the length and height of the extension
- The rooflights of the loft conversion will create loss of privacy, but this could be prevented by requiring them to be obscure glazed.
- The degree of proposed alteration to be excessive and out of keeping with adjacent properties.
- The resulting noise and disruption to our daily lives during construction would be exacerbated by the proposed scale of this development.

28 BROADSTROOD:

Objection and comment made as follows:

Prior to my application I consulted with our neighbours and was sympathetic to their needs before submission. The applicant for 26, Broadstrood, Mr. Puri has at no time afforded us the same consideration by outlining his proposals. You will note that the road has a gradient and my property is approximately 800 cm lower than number 26 at ground level.

I would like to make the following observations/objections:

- i) The depth of the first and second floors appears excessive as there is no step or break in the vertical plane, giving the impression of a 3 storey block rather than a house.
- ii) The depth of 4 metres on the proposed extension will go beyond the depth of my house, which at the higher first and second floors, ought to be in line with my house. Due to this I believe there should be a maximum of 3 metres on the first and second floors/loft conversion.
- iii) The proposed second floor/loft conversion side dormer window will overlook my garden much more than a traditional rear wall window. I feel this is an intrusion, creating a loss of privacy and should be omitted from the proposals. *This objection is maintained in relation to the replacement rooflights.*
- iv) I would also add that the proposed application, if successful will cause the building to appear bulky and out of scale with the neighbouring properties. *This objection is maintained in relation to the revised proposal.*

30 BROADSTROOD:

Objection raised on the basis that the proposal would be over development of the site. It is a very unattractive extension and it goes beyond the building line.

31 BROADSTROOD:

Objection raised for the reasons summarised below:

The proposal is an overdevelopment and would exacerbate and prolong the disruption arising from construction activity at adjacent properties

4 CAMPIONS:

Objection and comment made as follows:

The windows of rear loft extension will look onto our garden and house. This will affect our privacy and therefore we object to this application. In addition the elevation drawing shows 2 velux windows but we could not see them on the roof plan.

LOUGHTON TOWN COUNCIL:

OBJECTION

The Committee considered that the amended plans offered some improvement. However, members expressed concern at the shoulder-height velux windows in the gable and that the development's height and bulk was still overbearing.

Consequently, the Committee reiterated its previous comments made, which were:

The Committee OBJECTED to this application because of the development's impact on the neighbouring properties from overlooking, by virtue of the loft conversion; and intrusion, from the height and bulk of the proposed rear extension. It was additionally considered detrimental to the streetscene. However, should the Local Planning Authority grant permission for the scheme, the Committee asked for a condition to impose the District Council's recommended hours of construction work to reduce noise and nuisance to neighbours.

Main Issues and Considerations:

Design and Appearance

In terms of their size and design, the proposed front extension and alterations would be in keeping with the house. They would respect its proportions and a planning condition can be imposed to ensure the development is finished in matching materials. The rear addition and patio would not be seen from the street since they would be screened by the bulk of the existing house and that of the adjacent house. As a consequence the proposal would safeguard the appearance of the house and appear appropriate in the street scene.

Although not seen from any public area, the size and design of the rear addition and patio would respect that of the house. Large rear additions of traditional design are not uncommon in Broadstrood and this proposal would be consistent with the character of the locality. The design as modified introduces a distinct step between the ground and first floor elements of the proposal that breaks up its appearance of bulk as does the setting-in of the first floor from the western flank.

The deletion of the originally proposed side dormer windows further reduces the appearance of bulk and simplifies the roof form of the rear addition.

The design and appearance of the proposed extensions, as modified, are acceptable. The modified scheme properly addresses some of the objections raised by neighbours. Although there is no change to the proposed front elevation of the house, as stated at the beginning of this section of the report, it is assessed as acceptable in design terms so no changes were requested to it. The objection on the basis of harm to street scene raised by the Town Council is therefore not supported.

Residential Amenity

Due to their limited size and sensitive siting the proposed alteration and extension to the front elevation is of no consequence to the living conditions of neighbouring properties.

The proposed rear extension, as modified, would to some degree affect the living conditions of 24 Broadstrood but it would not have any material impact on those of any other neighbour.

The removal of originally proposed side dormer windows has largely resolved the potential for excessive overlooking of neighbours. Their replacement with rooflights has the potential to cause overlooking, but that can be properly addressed by requiring them by a planning condition to be entirely obscure glazed and to have fixed frames up to a height of 1.7m above the floor level of the room they serve. In response to comments by the Town Council the size of the rooflights has been substantially reduced.

The degree of overlooking arising from views from first and second floor windows towards the rear of houses in Campions is mitigated by the back to back distance of at least 47m and planting on the rear garden boundaries. The extension would not result in a materially greater degree of overlooking than that which presently exists from first floor windows. In relation to dwellings at Campions, therefore, the proposed rear extension would not cause any excessive overlooking of them or their associated gardens.

The reduction in depth of the first floor of the proposed rear extension to 3m would leave its rear wall in alignment with the rear of the now extended 28 Broadstrood. The ground floor would only project a further metre. That relationship, even with the 0.5m difference in levels between the two properties, would not result in any overbearing relationship and it certainly would not cause any loss of light to the south facing rear elevation of 28. The relationship of the revised rear extension to 28 Broadstrood would therefore cause no harm to the living conditions of that property and is consequently acceptable.

The dwelling that would be most affected by the proposal is 24 Broadstrood. The impact of the rear extension would be somewhat mitigated by the position of no. 24 on 0.5m higher ground. However, any impact arising from the depth of the extension would be exacerbated by the fact that the rear wall of 24 Broadstrood is set approximately 1m forward of the existing rear wall of 26 Broadstrood. Consequently, although the ground floor part of the proposed rear extension would only project 4m from the rear wall of no. 26, its rear wall would be set 5m beyond the rear wall of 24 Broadstrood. However, since its flank adjacent to the common boundary would align with the western flank of the existing house, it would be set 1.3m from the boundary. That relationship is considered to be acceptable. In making that assessment weight has been given to the fact that a 4m deep single storey rear extension to a detached house, such as 26 Broadstrood, can be erected as permitted development.

The relationship between 24 and 26 Broadstrood is also such that the rear wall of the first floor of the proposed rear addition, while only projecting 3m from the rear of 26, would be set 4m beyond the rear wall of 24. However, the revised design sets the flank of the first floor 2.3m from the

common boundary. That relationship is also considered acceptable. In making that assessment weight has been given to the fact that a 3m deep two-storey rear extension to a detached house, such as 26 Broadstrood, can be erected as permitted development provided it is set at least 2m from the site boundary.

The cumulative impact of the proposed rear extension as a whole on the living conditions of 24 Broadstrood would be greater than the likely impact of a two-storey permitted development extension. That is solely due to the proximity of the ground floor element of the proposal. However, since the ground floor would be situated on slightly lower ground and separated from the common boundary by a distance of 1.3m its impact would not be so great as to be likely to have an excessive adverse impact on the living conditions of no. 24.

As a whole, therefore, the impact of the proposed rear extension on the amenities enjoyed by the occupants of neighbouring properties would be acceptable.

The proposed raised patio would be at a relatively low level and is only raised in order to provide a level surface where garden levels fall away. Its height above adjacent ground level is not such that it could cause any excessive harm to the amenities of neighbours.

Conclusion:

The proposal, as now modified, properly deals with some of the objections raised. It would appear acceptable in the street scene and would not cause excessive harm to the amenities enjoyed by the occupants of neighbouring properties. Matters such as construction times and the need for ensuring rooflights in the rear extension are obscure glazed can be dealt with by the imposition of suitable conditions on any planning permission given. In the circumstances the proposal is found to accord with adopted planning policy and it is recommended that planning permission be granted.

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

***Planning Application Case Officer: 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



The material contained in this plot has been reproduced from an Ordnance Survey map with the permission of the Controller of Her Majesty's Stationery. (c) Crown Copyright. Unauthorised reproduction infringes Crown Copyright and may lead to prosecution or civil proceedings.

EFDC licence No.100018534

Agenda Item Number:	9
Application Number:	EPF/2473/11
Site Name:	26 Broadstrood, Loughton IG10 2SB
Scale of Plot:	1/1250

Report Item No: 10

APPLICATION No:	EPF/2501/11
SITE ADDRESS:	106 Lambourne Road Chigwell Essex IG7 6EJ
PARISH:	Chigwell
WARD:	Chigwell Row
APPLICANT:	Mrs Sara Myers
DESCRIPTION OF PROPOSAL:	Extension of time limit to planning permission EPF/2027/08. (Which gave approval to two storey extensions to the front, side and rear, and single storey extensions to side and rear)
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=533454

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 in the east side elevation at first floor level shall be entirely fitted with obscured glass and have fixed frames to a height of 1.7 metres above the floor of the room in which the window is installed and shall be permanently retained in that condition.

This application is before this Committee since it is an application submitted by a member of staff of the Directorate of Planning And Economic Development (Pursuant to the Constitution, Part Three: Planning Directorate – Delegation of Council function, Schedule 1, Appendix A.(j))

Description of Site:

Brick semi-detached property with an existing side garage to the East side boundary, located in a group of 3 pairs of semis, each pair set at a differing and staggered building line.

Description of Proposal:

Extension of time limit to planning permission EPF/2027/08 (which gave approval to two storey extensions to the front, side and rear, and single storey extensions to side and rear).

Policies Applied:

DBE9 – Loss of amenity.
DBE10 – Residential extensions.
DBE2 - Effect on neighbouring properties.

Summary of Representations:

CHIGWELL PARISH COUNCIL – no objections.

NEIGHBOURS – 7 properties consulted and no replies received.

Background, Issues and Considerations:

This application seeks to extend the duration of the previous planning permission granted under EPF/2027/08, and the report that went before this Committee on the 17/12/08 is attached below.

Planning policies and site circumstances have not changed in the three years since this proposal was initially approved, and in addition, no new issues have been raised by neighbours or third parties. In these circumstances there is no reason to withhold the grant of planning permission for a further three years

Conclusion:

It is recommended that conditional planning permission be granted for a further three year period.

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

2008 COMMITTEE REPORT

This application is before this Committee since it is an application that is submitted by or on behalf of a member of staff of Planning Services (Pursuant to Section P4, Schedule A (j) of the Council's Delegated Functions).

Description of Proposal:

Two storey extensions to the front, side and rear, and single storey extensions to side and rear.

The front extension would replace a 1m deep front porch with a 1.2m deep two storey extension with new front gable design. The side extension would replace an existing flat roofed side garage, be 4m wide at ground floor level and 3m wide at first floor level to leave 1m separation distance to the East side boundary. To the rear, the extension would project back by 2.9m and be single storey where adjacent to the West side (party) boundary, and two storey to the East side of the rear of the property. There would be a further 2m deep by 3.7m wide single storey rear element on the East side at the rear, beyond the proposed two storey rear extension.

Description of Site:

Brick semi-detached property with an existing side garage to the East side boundary, located in a group of 3 pairs of semis, each pair set at a differing and staggered building line.

Relevant History:

None

Policies Applied:

Epping Forest District Local Plan and Alterations

Policy DBE2 – Effect on Neighbouring Properties

Policy DBE9 – Excessive loss of amenity to neighbouring properties

Policy DBE10 – Design of Residential Extensions

Issues and Considerations:

The main issues that arise with this application are considered to be the following:

- Design Considerations
- Residential amenity

Design Considerations

- The front of the property would have a new front gable design which would alter the character of the property and the group of 3 pairs of semis.
- However, there is not considered to be a strong unifying character in the streetscene that is necessary to protect amongst this group of 3 pairs of gable ended semis.
- There are front gable features on the properties to the East of the 3 pairs of semis, and as such there is a mixed character to the streetscene.
- On balance, it is considered that the new proposed frontage with front gable feature is of a good design and that there would be no severe harm caused to the character of the streetscene.
- The front extension would project by 1.2m forward of the original front elevation, but as the 3 individual pairs of semis have building lines that are individual and staggered, it would not break the building line of the overall group of 6 properties, and it is considered that it would not cause significant harm as a result.
- There would be 1m left to the East side boundary at first floor level and this acceptably avoids a potential terracing effect and any unacceptable overbearing effect, and the design is considered to acceptably comply with relevant policy DBE10.
- The rear extensions are set 1m from the East side boundary, project no further than extensions/outbuildings to either side, and do not represent overdevelopment of the plot.

Residential Amenity

- There is a single storey rear extension located along the side boundary of number 108 to the West, and a long single storey detached outbuilding on the side boundary of number 104 to the East.
- The proposed single storey rear extensions now proposed at number 106 project no further than the neighbouring adjoining buildings, and as such do not cause any significant harm to neighbouring residents.
- There is a first floor facing side window that serves a home office of number 104 to the East, and the neighbouring residents have stated that this home office is well-used.
- It would have its level of outlook and level of light reduced to some degree by the proposed two storey side and front extensions.

- However, on balance, it is considered that the harm caused in terms of loss of outlook and loss of light is mitigated by the 5m separation distance that would remain, and by the fact that it is a side window affected and as such is not on a principle elevation where greater protection is given in terms of levels of light and outlook.
- As such, and on balance, it is considered that the impacts caused to the outlook and light levels of this side window are not to an unacceptable level.
- The impacts caused to the ground floor kitchen side window, which already has an obscured aspect, and which is not considered to be a main habitable room window, would not be unacceptably severe.
- The two storey rear extension would block some light and outlook to the main rear windows of number 104 to the East side.
- However, on balance it is considered that the blockage caused would be almost exactly at the level of a 45° line of outlook taken from the nearest affected window, which is a common guideline as to whether the outlook caused is excessive.
- Due to this and the relatively large 5m distance between the two side elevations, it is considered that on balance, the harm caused to the rear aspect of the neighbouring property would not be unacceptably severe.

Conclusion:

It is considered, on balance, that the proposed extensions are acceptable in design terms in this position, would not unacceptably affect the amenities that neighbouring residents could reasonably expect to enjoy, and that the proposal acceptably complies with relevant policies DBE2, 9 and 10 of the adopted Local Plan and Alterations. As such, it is recommended the application be approved.

SUMMARY OF REPRESENTATIONS:

PARISH COUNCIL: No Objection

104 LAMBOURNE ROAD:

- The front extension projects beyond the general building line of the two garages (to numbers 104 and 106).
- Restriction of view from first floor window of room used as a home office and occupied for most of the working week.
- Loss of light to first floor home office side window and side kitchen window.
- Rear extension projects too far and will restrict light into rear garden.

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

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

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



Epping Forest District Council

Area Planning Sub-Committee South



The material contained in this plot has been reproduced from an Ordnance Survey map with the permission of the Controller of Her Majesty's Stationery. (c) Crown Copyright. Unauthorised reproduction infringes Crown Copyright and may lead to prosecution or civil proceedings.

EFDC licence No.100018534

Agenda Item Number:	10
Application Number:	EPF/2501/11
Site Name:	106 Lambourne Road, Chigwell IG7 6EJ
Scale of Plot:	1/1250

Report Item No: 11

APPLICATION No:	EPF/2509/11
SITE ADDRESS:	Land adjacent to 16 Grasmere Close Loughton Essex IG10 1SL
PARISH:	Loughton
WARD:	Loughton St Johns
APPLICANT:	Mr Stuart Brazill
DESCRIPTION OF PROPOSAL:	New dwelling. (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=533496

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 The development hereby permitted will be completed strictly in accordance with the approved drawings nos: 1184/201a; 1184/202a; 1184/203a
- 4 Prior to first occupation of the development hereby approved, the proposed window opening(s) at first floor level in the flank elevation(s) shall be entirely fitted with obscured glass and have fixed frames to a height of 1.7 metres above the floor of the room in which the window is installed and shall be permanently retained in that condition.
- 5 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.

- 6 No development shall take place until details of levels have been submitted to and approved by the Local Planning Authority showing cross-sections and elevations of the levels of the site prior to development and the proposed levels of all ground floor slabs of buildings, roadways and accessways and landscaped areas. The development shall be carried out in accordance with those approved details.
- 7 All material excavated from the below ground works hereby approved shall be removed from the site unless otherwise agreed in writing by the Local Planning Authority.
- 8 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.
- 9 Prior to the commencement of the development hereby approved, provisions shall be made within the site for wheel washing facilities, to clean the wheels of vehicles leaving the site. Such facilities shall be retained and used for the duration of the construction period.

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

Description of Site:

The application site is a fenced off area of land which previously formed part of the rear gardens of 10 and 12 St Johns Road. Prior to the submission of the planning application, significant works to trees have been undertaken, including the removal of some established trees. The site has timber gates which secure a vehicular access onto Grasmere Close.

Description of Proposal:

This application seeks planning permission for the erection of a new dwelling. The dwelling would be loosely of rectangular plan (approximately 10.8 x 12.9m across its two storey bulk). It would accommodate 4 bedrooms, a study, kitchen and two reception rooms. Whilst the plans indicate that stairs would be provided to access the roof space, no details of the third storey are provided on plan. It would have a dual pitched roof with an eaves height of 4.9 metres and a ridge height of 9 metres. In an amendment to previously proposed dwellings, the front elevation would be articulated by a two storey gable. The rear of the dwelling would take the form of two projecting gables. A wall (maximum one metre) would surround the front boundary.

Relevant History:

EPF/0045/91 Detached bungalow and garage. Refused 09/05/91 for the following reason:

The proposal represents undesirable backland development detrimental to the visual amenities of adjoining and nearby residential properties.

Subsequently allowed at appeal.

EPF/0538/11: New dwelling. Refused 09/05/2011 (under authority delegated to officers) for the following reasons:

1. *The proposed dwelling, by reason of its height, roof pitch and detailed design including the use of dormer windows would be an overly prominent addition to the cul-de-sac which would appear out of keeping with the adjacent dwelling. This would have an adverse impact on the character and visual amenity of the locality, contrary to policies CP2(iv), CP3(v) and DBE1 of the Adopted Local Plan and Alterations.*
2. *The position of the proposed garage close to the front boundary of the site would result in it having a dominant appearance that would be out of keeping with the character and appearance of the existing cul-de-sac, contrary to policies CP2(iv), CP3(v) and DBE1 of the Adopted Local Plan and Alterations.*

N.B. an appeal against the above refusal of planning permission has been dismissed.

EPF/1207/11: New dwelling. (Revised application). Refused 09/09/2011 for the following reason:

1. *The proposed dwelling, by reason of its scale, inappropriate design and use of materials, would fail to harmonise with existing dwellings within the cul-de-sac, resulting in an adverse impact upon the street scene, contrary to policies CP2, DBE1 and DBE3 of the Adopted Local Plan and Alterations.*

Policies Applied:

CP1 – Achieving sustainable development objectives
CP2 – Protecting the quality of the rural and built environment
CP4 – Energy conservation
CP5 – Sustainable building
DBE1 – Design of new buildings
DBE2 – Effect on neighbouring properties
DBE3 – Design in urban areas
DBE8 – Private Amenity Space
DBE9 – Loss of amenity
LL11 – Landscaping Schemes
ST4 – Road Safety
ST6 - Vehicle Parking
H2A – Previously Developed Land

Summary of Representations:

Notification of this application was sent to Loughton Town Council and to 25 neighbouring properties.

The following representations have been received:

LOUGHTON TOWN COUNCIL: Objection. The Committee objected to this application. The proposed garden development was detrimental to the amenities of the neighbours, would appear over dominant on the street scene and, because the design was completely different from the rest of Grasmere Close, failed to respect its setting, thus conflicting with Policies CP2(iv) and CP3(v) and DBE1 of Epping Forest District Council's adopted Local Plan and Alterations.

3 GRASMERE CLOSE: Objection. Strongly object to this proposal. Development of this size is totally overbearing.

8 GRASMERE CLOSE: Objection. I strongly object to the proposed development. This amounts to over development of this site and is out of keeping with surrounding properties.

16 GRASMERE CLOSE: Objection. Design of dwelling is totally out of character with Grasmere Close. Will devalue the other properties. The access was erected later than the Grasmere Close development and we believe without planning permission. Also believe that the access is not the property of 10 St John's Road. We believe that the land to the left of this access gate belongs to no 3 Grasmere Close, who have tended that land for some 40 years by planting shrubs and flowers. Without this land there is not proper access to the planned development – which is land locked. A planning application for a bungalow on the site was refused in 1991 because of its height - this proposed development on plan is much bigger. Also a current drainage problem – water flows form 10 St Johns Road into our property.

30 SEDLEY RISE: Objection. The development is not logical – it takes over existing gardens in adjacent properties. The revised ridge height remains too high and not in keeping with adjacent properties and will make an imposing structure. The proposal bears little resemblance to the appearance of adjacent properties. The space for 4 vehicles and the number of bedrooms suggests this will be a high occupancy site, which brings problems with parking and access to the detriment of existing neighbours. The site has already been stripped of its trees in anticipation of a planning application. Lack of any ground floor bedrooms prevents the occupation of the dwelling by elderly or disabled persons. Concerned that this development will result in excess water run-off. Loss of garden and wildlife habitat is a concern.

LOUGHTON RESIDENTS ASSOCIATION: Objection. The plan of the street scene supplied shows the new house and only the side outline of the properties either side. The other houses in the Close are all of exactly the same size. The new house would stick out like a sore thumb – it would be higher than the rest and has a gable over one of the front windows, which none of the other houses in the Close have.

Issues and Considerations:

The main issues to be considered in relation to this proposal are:

- The acceptability of the principle of residential development on the site
- The impact of the proposed development on the character and appearance of the locality
- The impact of the proposed development on the amenities enjoyed by the occupiers of neighbouring dwellings
- The impact of the proposed development on existing landscaping, and
- The impact of the proposed development on highway safety and the suitability of parking.

Principle of Residential Development

As garden land, the application site is not considered as previously developed land and accordingly, for the purposes of policy H2A, must be considered as a Greenfield site. However,

policy H2A does not preclude residential development of Greenfield sites. Amendments made to PPS3 allow for garden development provided it respects the character of the locality.

Impact on Character and Appearance

The cul-de-sac has a distinct character with the dwellings being of uniform style, despite a few additions/alterations.

The proposed dwelling would be detached and would be similar to existing dwellings in terms of its footprint and height, although its roof pitch would be steeper. The dwelling would, however, sit taller than other properties within Grasmere Close due to the elevated land level within the application site.

Since the refusal of the previous planning application, the design of the proposed dwelling has been altered. Most significantly, its two storey width has been reduced from 14.7m to 12.9 metres and the design of the dwelling has altered. The design now includes a projecting two storey gable, which is considered to add interest to the front elevation. The revised dwelling is still, very clearly, not a replica of existing dwellings within Grasmere Close. Notwithstanding this, the dwelling is located at the head of the cul-de-sac, in a position which sits perpendicular to its nearest neighbours. As such it is not considered necessary that the design replicates existing dwellings, only that its design complements the surrounding development.

This scheme proposes a revised palette of materials for the construction, including matching brick work to that of neighbouring dwellings.

The previous planning application was refused on grounds of the dwellings scale, inappropriate design and use of materials. Through revisions to the proposal, the Applicant has attempted to address those concerns. It is the view of Officers that this revised design and the revised materials do complement the existing surrounding development.

It is proposed for the dwelling to be slightly cut into the land at the rear of the site and elevated at the front – it is therefore necessary to require by planning condition details of proposed site levels and the removal of any excess earth from the site.

Impact on Neighbouring Amenity

The layout of the site and the position of the dwellings (and fenestration within) are such that there would not be a material loss of amenity to the occupiers of neighbouring dwellings, subject to the proposed first floor flank windows (serving bathrooms), being obscure glazed and fixed closed.

Future occupiers of the proposed dwelling would have acceptable levels of amenity in terms of natural light and outlook to habitable rooms, privacy and external amenity space.

Trees and Landscaping

As with any new house, hard and soft landscaping schemes should also be included. Bearing in mind the recent loss of substantial trees from the site, it is considered necessary that the landscaping scheme provides for tree planting at the front of the dwelling. This may be required by a planning condition.

Parking and Highway Safety

The access onto the highway would be via the existing access, which joins at the end of the cul-de-sac. A neighbouring resident has questioned whether or not the applicant has a right to access the site in this location. However, the Applicant has confirmed that he does have a

right of way and County Highways have advised that it is likely that the land is highway land, despite part of it having been planted for a number of years. Ownership and rights of access are not factors that can amount to reasons for refusal of the application.

Sufficient parking for the proposed dwelling would be available within the double detached garage and also on a hard surface to the front of the dwelling that could accommodate at least a further three vehicles. Parking may be reduced by the requirement to plant trees within the frontage, however, space for two or three vehicles in total could be retained which would be acceptable.

Conclusion:

In light of the above appraisal, it is considered that the proposed new dwelling would be an acceptable form of development, which would fit in well with the existing cul-de-sac. It therefore complies with planning policy relating to the principle of new housing as well as adopted design policy. It would not give rise to any material harm to the amenities enjoyed by the occupiers of neighbouring dwellings and would provide adequately for off-street car parking. It is, therefore, recommended that planning permission should be granted.

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

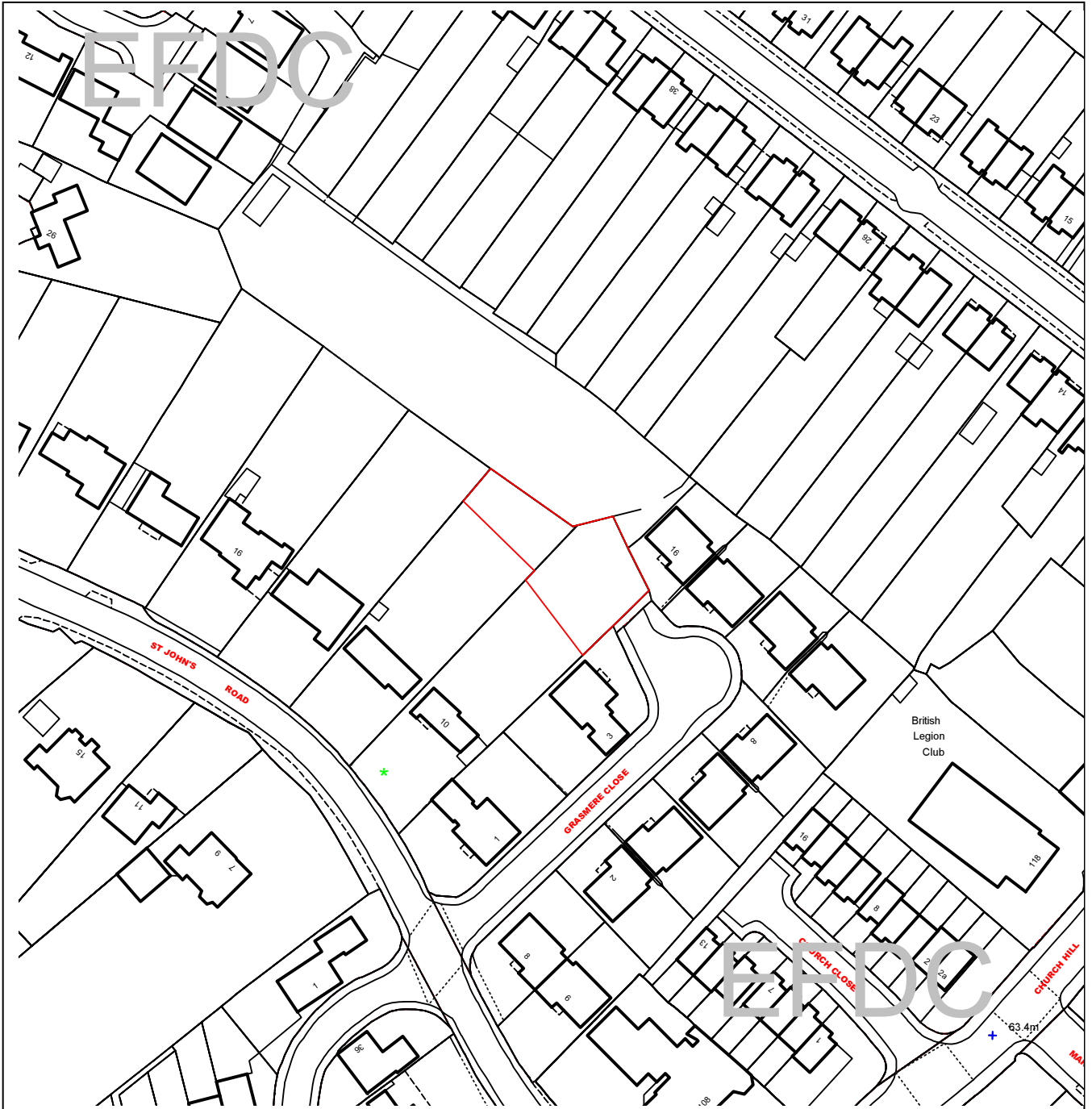
***Planning Application Case Officer: Mrs Katie Smith
Direct Line Telephone Number: (01992) 564109***

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



Epping Forest District Council

Area Planning Sub-Committee South



The material contained in this plot has been reproduced from an Ordnance Survey map with the permission of the Controller of Her Majesty's Stationery. (c) Crown Copyright. Unauthorised reproduction infringes Crown Copyright and may lead to prosecution or civil proceedings.

EFDC licence No.100018534

Agenda Item Number:	11
Application Number:	EPF/2509/11
Site Name:	Land adjacent to 16 Grasmere Close, Loughton, IG10 1SL
Scale of Plot:	1/1250

Report Item No: 12

APPLICATION No:	EPF/2526/11
SITE ADDRESS:	West Hatch High School High Road Chigwell Essex IG7 5BT
PARISH:	Chigwell
WARD:	Chigwell Village
APPLICANT:	West Hatch High School
DESCRIPTION OF PROPOSAL:	Outline application for the demolition of an existing sports pavilion and a caretakers house and the construction of a new residential development, consisting of a new caretakers flat and seven other flats in a new residential building and the construction of a new sports hall building.
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=533557

REASON FOR REFUSAL

- 1 The site lies within the Metropolitan Green Belt where there is a presumption against inappropriate development except in very special circumstances. The proposal for the residential development is inappropriate development. Whilst the applicant has advanced a case of very special circumstances in order to allow funding for the sports hall, this does not amount to very exceptional circumstances in this case such that it would be sufficient to outweigh the normal presumption against inappropriate development. The proposals are therefore contrary to the advice contained in Planning Policy Guidance Note 2 and would conflict with policy GB2A of the Adopted Local Plan and Alterations.
- 2 The location and siting of the proposed residential block together with associated car park areas, makes inadequate provision for the retention of trees and inadequate provision for landscaping, contrary to Policies LL10 and LL11 of the Adopted Local Plan and Alterations.
- 3 The plan layout and design of the new residential block will introduce a visually prominent building that, due to its overall height, mass, siting and layout, will result in a very large and conspicuous building within the Green Belt that will harm the openness and rural character, contrary to policies DBE4, CP2 and GB7A of the Adopted Local Plan and Alterations.
- 4 The applicant has not provided any supporting information to allow a proper examination of established habitats/ wildlife and whether there are any protected species at this site. Due to the lack of information, the proposal fails to comply with policy NC4 of the Adopted Local Plan and Alterations.

This application is before this Committee since it is an application that is considered by the Director of Planning and Economic Development as appropriate to be presented for a Committee decision (Pursuant to The Constitution, Part Three: Planning Directorate – Delegation of Council function, Schedule 1, Appendix A.(k))

Description of Site:

The application relates to an existing school site located to the north of High Road, at the urban edge of Chigwell. The school grounds are bordered by residential development to the south and west. Open fields abut the site to the north and east. The school is accessed via High Road. The site is largely bordered by existing mature landscaping.

The school complex is made up of a number of detached 2, 3 and 4 storey teaching blocks and to the northern end of the main complex is an open area used for outdoor sports facilities and beyond this are open fields.

Residential properties in St. Mary's Way and Forest Avenue are immediately south across the High Road and directly opposite the site.

The entire site is located within the Metropolitan Green Belt.

Description of Proposal:

The proposal seeks outline permission for the demolition of an existing sports pavilion and a caretaker's house and the construction of a new residential development, consisting of a new caretaker's flat and seven other flats in a two-storey block and the construction of a new sports hall building.

The proposed new sports hall building would be built on an area of the school's site that is currently used for tennis courts. It would provide indoor sports facilities for West Hatch High School. To enable this development to be built, a new residential development is proposed on the school's frontage and the anticipated contribution from the land sale would partially fund the cost of building the sports hall.

The sports hall building will be 23.3 metres by 58.3 metres and its height will be 9.9 metres. The external material proposed for the building will be steel framed with large glazed panels. The hall will accommodate up to four badminton courts and a basketball court. Other accommodation includes a reception and office, changing facilities, shower and toilets, a fitness room, dance studio, two classrooms, meeting room, first aid room, physiotherapist room and stores. The building will meet all access requirements for wheelchair users.

The new residential flatted building will be 26.4 metres by 24.3 metres and its height will be 9.5 metres. The accommodation it would provide will be 4, three bedroom flats, 2, one bedroom flats and 2, two bedroom flats. Parking will be provided for each flat together with a communal garden to the west of the building; a cycle store; and refuse store. The external materials will be clay plain tiles for the roof and a mix of off-white render and yellow stock brick with red-brown brick features.

Relevant History:

The school has been subject to numerous applications relating to the extension of the classroom blocks and new buildings that form the school complex. There have been no recent applications for sports facilities at the school.

The original consent for the caretaker's house was granted by the County Council on 11/7/66 under (County) reference CC/CHI/1/66. The only other relevant application for the caretaker's house was withdrawn in 2005.

EPF/2175/05 Outline application for residential development on existing caretaker's house site and erection of new caretaker's house. Withdrawn

BACKGROUND INFORMATION: Pre-application

The school sought pre-application advice from the Council for the new sports hall and enabling development in September 2010. The advice given was that the proposed sports hall and residential development are inappropriate development in the Green Belt and unlikely to be supported. However, a case could be made for very special circumstances for the sports hall only. In order to consider the proposed housing scheme as an enabling development, the applicant was advised that robust supporting documents should clearly demonstrate the viability to show how it would fund the Sports Hall building. A viability report has been included as part of the supporting documents.

Policies Applied:

National Planning Guidance

Planning Policy Guidance 13: Transport
Planning Policy Guidance 24: Planning and noise

Of particular relevance are:

Planning Policy Guidance 2: Green Belts and
Planning Policy Guidance 17: Planning for Open Space, Sport and Recreation.

Adopted local plan policies

GB2A	New development in the Green Belt
GB7A	Conspicuous development in the green belt
RST15	Sports halls
CP1-CP5 objectives	Protecting the quality of the built environment and Sustainable design/ building
DBE1	Design of New Buildings
DBE2	Effect of New Buildings on surroundings
DBE4	Design in the Green Belt
DBE6	Car parking in new development
DBE8	Provision of Private Amenity Space
DBE9	Amenity Considerations
H2A	Residential Development on Previously Developed Land
H3A	Housing Density
ST1	Location of Development
ST2	Accessibility of Development
ST4	Highway safety
ST6	Vehicle parking
NC4/ NC5	Protecting Established Habitats of Local Interest
LL1 and LL2	Character and appearance of the rural landscape/ inappropriate rural development
LL10	Protecting Landscape Features
LL11	Adequate Landscaping

Summary of Representations

35 letters were sent out to neighbouring occupiers, a site notice displayed at the front of the site, and the following letters of representation have been received.

PETITION SIGNED BY 493 STUDENTS IN SUPPORT – The sports hall and its associated facilities including dance studio etc is a much needed facility for the school and in support of their curriculum.

44 ST MARY'S WAY – Objects on grounds that this is Green Belt. Although the caretaker's flat was allowed, a precedent should not be set by allowing further development with multi-dwellings. It will have a significant impact on the 'green edge' that could damage existing hedgerows and wildlife. A significant number of trees will be felled this includes a significant Cedrus libani tree. The block of flats is not in keeping with the surrounding area. It would be out of scale with the small houses in close proximity to the development. The new classrooms will increase student numbers and consequently traffic and parking would worsen. The school may not have permission to sell off the land. Less than a quarter of the development cost for the sports hall will be funded from the market housing sale. Green Belt should be safeguarded.

42 ST MARY'S WAY – Objects strongly on grounds that the ever expanding school resulting in more traffic, parking problems, noise and litter. The building of 7 flats would lead to further development thus losing its rural character.

12 FOREST TERRACE – Comments whether the sports hall is intended for use for the school only or as a commercial venture. If the development was being built within the grounds of the school and not on the High Road, it would not be a problem but destroying trees etc for access is not supported. The school should find other ways of raising money and not selling their land to developers. It will spoil the High Road I have lived here for 28 years and do not want this development.

28 CHIGWELL PARK - I am totally for this proposed development. The development is small and will have minimum impact on the area. The construction of the sports hall building will lead to much needed sports facilities for both the school and the local community.

CHIGWELL RESIDENTS ASSOCIATION – Objects on grounds that the residential building will be on Green Belt land. The land is designated for educational and not residential use. Access to the flats will be through the school premises. It would alter the existing character and harmony of the street. In full support of the new sports hall but not at the loss of Green Belt land to residential.

CHIGWELL PARISH COUNCIL – The Council OBJECTS to this application on the grounds that the residential development is contrary to Green Belt conditions, does not provide special circumstances. The residential development is inappropriate within the school. The proposed development would alter the existing character of the street scene. In addition, this stretch of Green Belt is essential to both the communities of Chigwell and Redbridge. The Council does not object to the location or building of the sports hall.

Issues and Considerations:

The main issues are:

- 1) The principle of the development
- 2) The impact of the development on the character and appearance of the countryside/ Green Belt
- 3) The impact of the development on the openness of the Green Belt

- 4) Whether the development would accord with policies in the development plan and Government advice concerning sustainable forms and patterns of development
- 5) Whether the harm to the Green Belt by reason of inappropriateness, and any other harm, is clearly outweighed by other considerations, so as to amount to the very special circumstances necessary to justify the development

Other issues with regards to this proposal are the design and siting, appearance and visual impact on locality, its effect on the amenity of neighbouring occupiers, impact on highway safety, impact on local wildlife and with regard to the wider landscape and its rural setting.

Principle of development

The proposal involves the construction of two new large detached buildings. A sports hall and a block of flats for (mainly market) housing that would partly fund the construction of the sports hall building. This would result in a major development within the Green Belt and is considered to be a departure from the local development plan.

The principle of the provision of a new all weather/ season sports facility that will serve a local educational need for this growing school is encouraged, subject to siting, design and impact considerations and compliance with planning policies.

With regards to the enabling part of the development to generate the funding for the new sports hall building, there will however, be a number of conflicting issues that will need to be weighed against each other in the assessment of the proposal's acceptability.

Benefits of the proposal

The new building will provide a multi-use sports hall, which is proposed to address the limitations of the school's current indoor sports facilities. According to Sports England, the existing gym was built circa 1957 and it has not been refurbished since then. With an area of some 25 x 10 metres, it presently only has capacity for the equivalent of one badminton court, which is inadequate for meeting the school's needs.

This is considered to represent relatively poor provision for a secondary school as new schools are generally provided with four (badminton) sports hall courts (usually 33x18m) and the majority of existing secondary schools now have sports halls with capacity equivalent to four badminton courts. The sports hall building would also provide a dance studio, a fitness room, two sets of changing rooms, a PE classroom, a climbing wall and other ancillary facilities.

Collectively, all of the facilities proposed in the sports hall building would provide a range of indoor sports facilities that would be considered suitable for meeting the current curricular and extra-curricular sport and physical activity needs of a secondary school. In addition, outside of school hours, it is proposed that the facilities would be available for community use and the sports hall has been designed to facilitate this with an indoor seating area. Consequently, the sports hall would offer potential to help address any community indoor sports facility needs in the Chigwell area subject to a legal agreement.

In terms of the development's impact on existing sports facility provision, the sports hall would be sited on one of the areas of formal hard play that is currently used for tennis courts. The school is relatively well provided for in terms of sports courts, as there are three further areas of hard play in the school's grounds that are marked out for tennis or basketball. If one outdoor tennis area were lost to the sports hall, the remaining areas would be considered to be sufficient for meeting the school's needs for sports such as tennis, netball and basketball. The tennis courts affected by the potential development are arguably not fit for purpose due to the sloping nature of the courts.

Furthermore, the sports hall would be suitable for sports such as basketball and this would therefore provide an all-weather alternative to the outdoor courts.

Sport England is therefore of the view that the proposed sports hall would offer significant sport related benefits to West Hatch High School and would also offer potential benefits for the local community.

The sports hall therefore has the potential to offer significant benefit in educational, social and environmental needs by enabling young people currently not able to do so, to gain access to high quality all-weather indoor sport and recreational facilities. The new sports hall will enable the use of the site when adverse weather conditions might preclude the use of the outdoor facilities. The proposals will provide sport and recreational facilities in an urban fringe area, with the potential for access by non-car modes of transport due to local bus routes along the High Road. The proposed new sports building will provide overwhelming benefit to the school.

Community Benefit

The site is considered a vulnerable site i.e. school with young children. Due to the location of the sports hall towards the northern end of the site, it will not be feasible for the wider community to access the sports facilities during the day whilst the school is in session. The supporting statement from the Chair of Governors of the school points out the sports hall will become available only when the school is closed. If this is indeed the case, this will only be approximately 13 weeks in a calendar year.

Whilst the supporting statement points out that there will be after hours community use, there is no suggestion of what time/ days this will be allocated for the wider community or what the cost implication would be to hire the sports facilities.

According to Sports England, a major potential benefit of the proposed development relates to the sports hall facilities being made available for use by the community outside of school hours. As this benefit will only be realised if community use of the sports facilities takes place in practice over a long term period, it is requested that community use of the school's proposed sports hall is secured in practice through the completion of a community use agreement.

A community use agreement would help secure the community sports development benefits identified above over a long term period and would therefore help ensure that in practice one of the main sport related benefits of the proposal outlined above is secured. A community use agreement sets out a school's policy and arrangements for community use of its sports facilities and covers matters such as hours of use, types of bookings accepted, restrictions on community use etc. The legal agreement should therefore form part of the application and clearly provide the required information prior to any approval being made.

An agreement has not been submitted with the application.

Development in the Green Belt

PPG2 sets out the Government's objectives concerning the inclusion of land within the Green Belt and gives guidance on the approach to development proposals within it. Paragraph 3.1 sets out the general presumption against inappropriate development in the Green Belt and says such development should not be approved except in very special circumstances within them. To maintain the openness of the Green Belt, the Council will only allow new buildings in the most exceptional circumstances. Policy GB2A reflects the advice of PPG2 in setting out those forms of built development that may be acceptable in the Green Belt.

The Council's approach in respect of sports and recreational facilities in or immediately adjacent to rural settlements is that the number should not override the demand and there should not be existing buildings that could be converted to accommodate the proposed uses.

There are presently no existing sports facilities near the school site and because of its functionality as a school, a building outside its premises will not necessarily be appropriate. This is because of the frequency that students will be required to commute to an external site daily. This could raise other safety concerns. Due to the size of the building needed for a sports facility, there are no other buildings within the site suitable for conversion. The case for very special circumstances is because of the overriding need for a modern and up to date sports facility for the school. This, together with the overwhelming letters of support received from nearly 500 students of West Hatch School together with support from Sports England makes a case for very special circumstances for the proposed sports building. There is therefore a justifiable need for the Sports building which, whilst considered inappropriate development in the Green Belt, is justified by very special circumstances.

Turning to its effect on the character and appearance of the settlement and the countryside, the building is a very large and imposing two-storey building. However, because of the lay of the land, the new sports building will be at a lower level. Therefore, when it is seen against the backdrop of larger buildings that are at a higher level, it will, on balance, not appear conspicuous and therefore does not undermine its Green Belt setting. The exceptional circumstances for its size and mass are thus justifiable.

The proposed new flatted development also amounts to inappropriate development in the Green Belt although it forms part of the enabling development for the new sports building. It will result in 7 new market housing units (one caretaker's flat) in the Green Belt, without any justification for the proposed number of units. The presence of the new market residential units will be at odds with Government advice and the prevailing character of the area. Furthermore, the proposed building would have a rather urban form and quality, wholly out of keeping with the established pattern of development and the prevailing character of dwellings south of the High Road. The flatted development would harmfully detract from the character of the countryside that lies within the Green Belt.

Conspicuous development from the Green Belt

PPG2 Paragraph 3.15 notes that; "the visual amenities of the Green Belt should not be injured by proposals for development within or conspicuous from the Green Belt". The Council will not allow conspicuous development from within or beyond the Green Belt, which would have an excessive adverse impact upon the openness of the Green Belt.

No comparison between the volume of the buildings to be demolished and those to be built need to be carried out because it is clear from the existing and proposed massing that the amount of built development on the site for the two new buildings will be substantially more than the buildings they will replace. However, the location of the new sports building towards the rear of the site with the group of other buildings in the complex is on balance considered acceptable and it will not be overly conspicuous, for the reasons discussed in the previous section.

The new residential block will however, be sited at the front part of the site onto the High Road and will therefore be clearly visible from the road. It will introduce a new large and imposing building in the Green Belt. The external appearance of the building will be finished with a plain tile roof with prominent yellow and red brick render for the finished building. The nearest corner of the building will be sited only some 3.0 metres from the southern boundary of the site and this abuts directly onto the High Road. The height of the building will be some 9.5 metres high. A building of such proud height and mass would be overly conspicuous when seen from the High Road and will have

an excessive adverse visual impact upon the openness, rural character and visual amenities of the Green Belt.

Furthermore, whilst landscape details are reserved, the new hardstand area that is needed in order to provide parking for the residential development will cover a large area of the site and this prevents trees being planted to offer some soft landscape screening. Other features such as patios, sheds and associated domestic paraphernalia have not been shown. The statement does suggest a timber fence will replace the palisade fence, which would also affect the degree of openness from the street thus the landscape potential for the site will be significantly reduced.

Whether the harm by reason of inappropriateness, and any other harm, is clearly outweighed by other considerations

PPG 2, Paragraph 3.4 advises that the construction of new buildings in the Green Belt is inappropriate unless it is for purposes including: "essential facilities for outdoor sport and outdoor recreation", and Paragraph 3.5 explains what is meant by essential facilities, stating that they should be: "genuinely required for uses of land which preserve the openness of the Green Belt and do not conflict with the purposes of including land in it." Possible examples of such facilities include small changing rooms or unobtrusive spectator accommodation for outdoor sport, or other small buildings that serve for outdoor sport and outdoor recreation."

The Guidance in PPG17 sets out the Government's policies, which may also be material to decisions on individual planning applications. The Guidance includes the following at paragraph 25 in respect of development for sport and recreation in urban fringe areas: "The countryside around towns provides a valuable resource for the provision of sport and recreation, particularly in situations where there is an absence of land in urban areas to meet provision. Where planning permission is to be granted for such land uses, local planning authorities should ensure that facilities are accessible by walking, cycling and public transport as alternatives to the use of the car."

Paragraph 30 goes on to advise in respect of Green Belts that: "Planning permission should be granted in Green Belts for proposals to establish or to modernise essential facilities for outdoor sport and recreation where the openness of the Green Belt is maintained. Development should be the minimum necessary and non-essential facilities (e.g. additional function rooms or indoor leisure) should be treated as inappropriate development." Very special circumstances, which outweigh the harm to the Green Belt, will need to be demonstrated if such inappropriate development is to be permitted.

There is no dispute arising from inappropriateness of the proposed development for both the sports hall and the residential scheme, which attracts substantial weight. However, because the residential development is needed to fund the construction cost for the sports hall, the value that can be given to the residential scheme is a material consideration because it forms part of the enabling development.

According to the viability study, the sports hall will cost some £3,950,000 to build. The anticipated contribution from sale of the land will be some £860,000. This will only cover 21% of the construction cost of the sports hall. Therefore, even if the residential scheme were to be approved, the sports hall could not be built due to the considerable shortfall in funding. Without achieving its objective, the residential scheme is not justified. Furthermore, whilst the applicant states there will be some community benefit, there is no undertaking that clearly state how the sports facility would benefit, and to what end it will serve, the wider community. These considerations therefore, do not amount to the very special circumstances necessary to justify the development.

Scale, Layout and Siting of new development

Although this is an outline application, the only reserved matter is the landscaping. Therefore, the appearance, layout and scale of the proposed buildings need to be considered because they form part of the application.

The siting of the sports hall will be located towards the rear of the complex of school buildings. The school buildings vary in height from two-storey up to four storey heights. The siting of the new sports hall is broadly within the complex of buildings and forms part of the outdoor sporting facilities comprising of open tennis/ basketball courts and it will be overlooked by the recently upgraded pool building. The siting, location, layout and the scale of the proposed two-storey building when compared with other buildings within the complex is on balance acceptable.

The siting of the proposed new residential block will replace an existing detached two-storey building which presently accommodates the caretaker residence. The building will however, be of much larger footprint, size and scale than the present building. The siting of the building to the west entrance of the school will also abut the High Road. The statement contends that the siting of the residential building will allow for a new self contained separate access from High Road, with existing trees retained. This is inaccurate because whilst it does provide its own separate entrance, there will be some conflict with pedestrian access into the school and vehicle access for the flats. Furthermore, due to the size of the building, its siting and proposed new hardstand areas for parking, a number of existing trees within the site will be removed to allow the proposal to be built. The height and scale of the proposed building does not respect the style of nearby buildings to the south of the High Road. The new building will be visually out of keeping due to its prominence by reason of its scale, layout and siting.

Design and appearance

Policy DBE1 and DBE2 of the Local Plan requires new development to be of a good design that respects their settings in terms of scale, layout, proportion, siting and massing.

According to the Design and Access statement, the sports hall has been designed following guidance provided by Sport England. Apart from some minor internal alterations for the provision of changing rooms and WC's, Sports England does not raise an objection to the sports building in terms of its external appearance, internal plan layout and overall design. The design and appearance of the new sports building will reflect the appearance of a modern sports hall. The building will be a simple rectangle with a vaulted roof that minimises the maximum height of the building to 9.9m. The roof will be curved and pillow shaped with a vaulted design. The sports hall building is therefore acceptable.

The proposed new residential building, in terms of its appearance and design would be better suited in an urban location. However, it is located in the Green Belt, where policy DBE4 is relevant when assessing the design of new buildings.

The site is a sensitive one within the context of its rural setting because it is prominent when seen from the High Road and conspicuous from the Green Belt edge. Within the Green Belt, the design and layout should ensure that the landscape is the dominant feature and space must be made available to reinforce existing landscape. However, due to the amount of built form across the site, this cannot be achieved with this proposal because it does not preserve the existing landscaping features on the site and does not provide for new planting to be achieved within the development.

It does not use traditional rural forms, detailing and materials and will be of a scale, height and overall mass that does not fit in with its rural surroundings. This view is strongly expressed by the Parish Council, neighbours and by Chigwell Residents Association in their grounds for objection.

Sustainability of the site's location

The application site is on the southern end of the built up area of Chigwell High Road. A frequent bus route serves the High Road. Given the proximity to the adjoining fields, it is also very close to public open space. The application site is in a sustainable location.

Parking and Highway safety

The sizes of the vehicle parking bays and the dimensions meet with the current standard. The Highway Authority would not wish to raise an objection to this proposal subject to the implementation of the access details as shown.

Landscaping

The siting of the sports hall does not raise any tree or landscaping concerns. The residential development proposal however, results in an unacceptable loss of trees in terms of the siting of the building, its car park area and along the road side. Whilst these may not be of a suitable quality to TPO, their 'green' presence in this location provides an important native screen. If this development were to proceed, only 4 trees are shown to be retained along the road frontage. Given that a further detailed inspection of 2 of these trees is recommended, it is probable that this would be reduced to 2. The space retained along the front boundary of the site for replacement planting will be insufficient. Furthermore, whilst the landscape details are reserved, notwithstanding from the indicative plans the only new planting shown is small shrubs in the new car parking area. No other areas on site have been highlighted as being suitable for compensatory planting. For this reason, the tree officer objects due to the inadequate provision for the retention of trees and inadequate provision for landscaping.

Environmental Health

The Environmental Health Officer does not wish to raise an objection, subject to conditions relating to the construction phase of the development. i.e. controlled construction hours, method of demolition/ construction, no bonfires, wheel washing and dust control.

Land Drainage

The Land Drainage Officer does not wish to raise an objection because the site is not within a flood risk zone and no foul or surface water drainage is required. The size of the proposed development is such that it is necessary to avoid additional surface runoff. This can be secured with a planning condition. Works are also proposed within 8.0 metres of the bank of a watercourse, Land Drainage Consent is therefore required.

Ecology – protected species

There is a large area of overgrown shrubbery to the west of the present caretaker's building which forms part of the area for the new flatted development. However, no ecological survey has been submitted with this planning application and the Countryside Manager objects on the basis that PPS 9 states that the presence of a protected species is a material consideration when considering planning applications. It is essential that the presence or otherwise of a protected species and the development impacts are established prior to the granting of planning permission. Due to the lack of information, an assessment cannot be made.

Contaminated Land

The site has been identified as potentially contaminated due to the presence of domestic waste landfill. Any grant of planning permission should therefore have a phased land contamination investigation; this can be secured by a condition.

Conclusion:

This proposal to redevelop this site to provide a new sports hall to be partly funded by providing up to eight new dwellings is not justified by adequate very special circumstances to outweigh the harm caused to the Green Belt by reason of the development's inappropriateness. Furthermore, the layout, scale and siting of the residential block will not fit in with the rural character and appearance of the locality and the existing street pattern. It therefore fails to accord with this Council's policies and is recommended for refusal on this basis.

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: Ms Paula Onyia

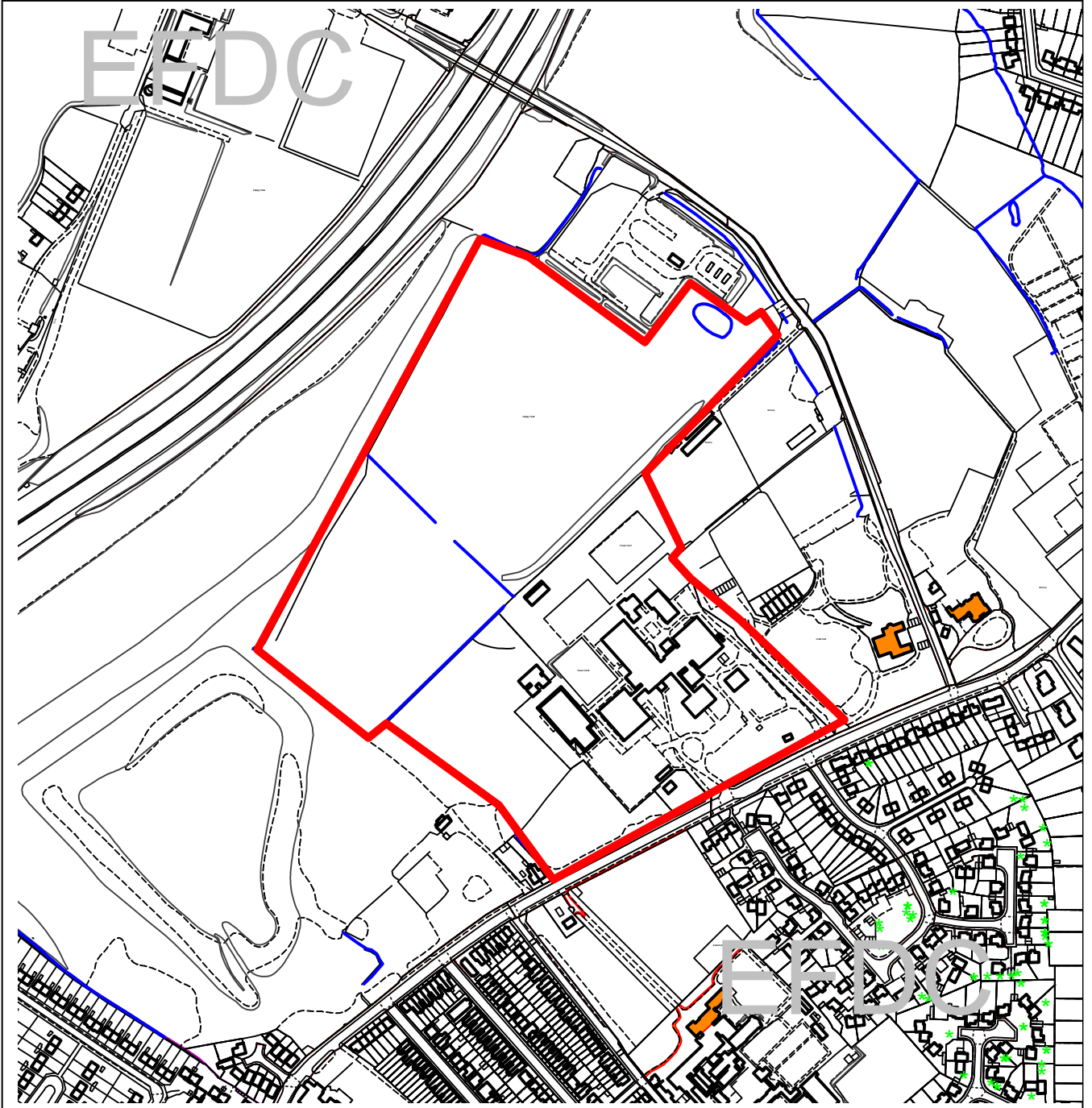
Direct Line Telephone Number: (01992) 564103

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



Epping Forest District Council

Area Planning Sub-Committee South



The material contained in this plot has been reproduced from an Ordnance Survey map with the permission of the Controller of Her Majesty's Stationery. (c) Crown Copyright. Unauthorised reproduction infringes Crown Copyright and may lead to prosecution or civil proceedings.

EFDC licence No.100018534

Agenda Item Number:	12
Application Number:	EPF/2526/11
Site Name:	West Hatch High School, High Road Chigwell, IG7 5BT
Scale of Plot:	1/5000

Report Item No: 13

APPLICATION No:	EPF/0050/12
SITE ADDRESS:	29 Russell Road Buckhurst Hill Essex IG9 5QJ
PARISH:	Buckhurst Hill
WARD:	Buckhurst Hill West
APPLICANT:	Mr Laurance Unwin
DESCRIPTION OF PROPOSAL:	Two storey rear extension.
RECOMMENDED DECISION:	Grant Permission (With Conditions)

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

http://planpub.eppingforestdc.gov.uk/AniTelM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=534161

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.

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 Site:

Two storey detached house located on the west side of Russell Road to the north of its junction with Ormonde Rise and Amberley Road. The house stands on a hill so that the neighbouring number 27 Russell Road lies on higher land. The property is not listed and nor does it lie in a conservation area. The locality is residential with most properties being detached.

Description of Proposal:

Two storey rear extension

Relevant History:

EPF/0962/07 granted approval for a part one and part two storey rear addition and conversion of the garage to a study/shower room. The rear addition, however, was not constructed.

Policies Applied:

DBE9 – Loss of amenity.
DBE10 – Residential extensions.

Summary of Representations:

BUCKHURST HILL PARISH COUNCIL – object – impacts on character of the locality, roof too bulky and appears to exceed apex.

NEIGHBOURS – 4 properties consulted and no replies received.

Issues and Considerations:

Residential amenity of neighbours

The proposed two storey extension will extend rearwards of the main rear wall by 4m in depth. The neighbouring property at number 27 Russell Road is a deeper property and its two storey flank wall, which stands on the boundary, extends 3m rearwards of the existing main rear wall of number 27. The net projection of the proposed extension therefore will be just 1.2m, and also number 27 stands on higher ground. The proposed extension, which will be set in by 1.1m from the side boundary, will therefore have a limited impact on the outlook and amenity of number 27 Russell Road

On the other side lies a corner house at number 27 Ormonde Rise and this house stands on lower ground. Light and outlook to its rear garden, and rear ground floor window, is currently compromised by high hedges and a large mature tree, and although the proposed extension is to be sited 1.5m from the boundary, it will further reduce light and outlook to this neighbouring garden. However, this will not be to a significant level that would justify a refusal of consent, and indeed the hedges and tree in this adjoining garden could be reduced/removed to improve light and outlook. It is also noted that this rear garden and aspect appears to be less important to 27, Ormonde Rise when compared to its side aspect and larger side garden which faces Russell Road. For the foregoing reasons the proposal does not have a material effect on the amenity and outlook of the neighbour at 27, Ormonde Rise.

Design and appearance, and comments of Parish Council

The existing house has a large front gable end, and the ridge on this gabled roof runs from the front to the rear. Two subordinate wings tie into this main roof and these wings face north to 27, Russell Road. The proposed two storey extension will entail these wings being raised in height with one reaching the height of the main ridge with the other 0.45m below it. Consequently the height of the existing roof will not be exceeded by the proposed extension and this was a concern of the Parish Council. The roof will contain satisfactory pitches and will tie in to the main roof in an appropriate manner, and these changes will not be viewed from the road at the front. For these reasons the roof and associated extension will not appear overly bulky and the objections of the Parish Council are not shared in this respect.

Conclusion:

The proposed extension, which has not given rise to any neighbour concerns, complies with the relevant local plan policies set out above, and conditional planning permission is recommended.

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

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

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



Epping Forest District Council

Area Planning Sub-Committee South



The material contained in this plot has been reproduced from an Ordnance Survey map with the permission of the Controller of Her Majesty's Stationery. (c) Crown Copyright. Unauthorised reproduction infringes Crown Copyright and may lead to prosecution or civil proceedings.

EFDC licence No.100018534

Agenda Item Number:	13
Application Number:	EPF/0050/12
Site Name:	29 Russell Road, Buckhurst Hill IG9 5QJ
Scale of Plot:	1/1250

Report Item No: 14

APPLICATION No:	EPF/0066/12
SITE ADDRESS:	29 The Meadway Buckhurst Hill Essex IG9 5PG
PARISH:	Buckhurst Hill
WARD:	Buckhurst Hill West
APPLICANT:	Mr Julian Glass
DESCRIPTION OF PROPOSAL:	Rear and side two storey 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/AniTelM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=534204

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 two window opening(s) in the first floor east flank elevation, 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 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 Site:

The subject site is located on the northern side of The Meadway, within the built up urban area of Buckhurst Hill. The site is a rectangular plan shaped plot and is relatively level across the site.

The dwelling that occupies the site is a detached, double storey dwelling house finished in facing brick with plain tiles. Off street parking is provided at the front with an integral garage.

The rear gardens of properties that front Stradbroke Grove lie to the east demarcated by a narrow roadway. This roadway serves a private vehicular access for a detached property Belvedere

Lodge, No. 31 The Meadway that lies to the north of the sites boundary. A 1.8m timber fence defines the east boundary of the site.

The surrounding area is characterised with a mix of double storey detached, semi detached and terraced dwelling houses varying in scale, size and form. Spaces/gaps between building blocks are an important component to the character of the surrounding area and front setbacks within the street scene are evident.

Description of Proposal:

The applicant seeks planning permission for the construction of a double storey 'L' plan shaped side/rear extension that will wrap round the north-east corner of the existing dwelling house.

The double storey side extension would be set in 0.45 metres from the site's east boundary and have a width of 3.1 metres. It would have a depth of 13.9 metres on the ground floor and 13.5 at first floor level.

The double storey rear extension would be some 4.0 metres deep, 10.4 metres wide on the ground floor and 8.9 metres wide at first floor level. The ridge of the roof will match the existing at 8.5 metres and its eaves height will be 5.2 metres.

Relevant History:

None

Policies Applied:

Local Plan policies relevant to this application:

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

Summary of Representations

BUCKHURST HILL PARISH COUNCIL: Objection.

Concern that increase in size is excessive for current footprint. Bulky roofline detracts from the character.

NEIGHBOURS: 4 neighbouring properties were notified and one response has been received:

14 STRADBROKE GROVE – Strongly objects on grounds that the side elevation of the above property backs onto the rear of their property. The proposed plan to include two windows to the first floor of the side elevation will completely overlook the rear of my property. As the whole width of the ground floor of my property is a glass conservatory with glass to the rooms behind and the proposed windows would also look directly into first floor rear windows, this will leave no privacy to the rear of my home.

Issues and Considerations:

The main issues with this proposal are its design and appearance within the street scene and amenities of the immediate occupiers.

Design and appearance:

Policy DBE10 of the Epping Forest District Local Plan seeks to ensure that new extensions complement the existing building and achieve a high standard of design. Extensions to existing dwellings should also be compatible with the character of the surrounding area, and should not prejudice the built environment.

Presently, the building appears truncated when seen from the front view and this is because of its cat-slide roof. The proposal will serve to infill its eastern flank with a double storey side extension. Due to set back at first floor level and hip end design, the prominent front gable end is articulated, thereby it retains the character of the building whilst providing added visual interest within the street scene.

The double storey side extension will only retain a 0.45 metre setback from its east boundary, this is less than we would normally allow at 1.0 metre because of the possible terracing effect that it could cause. However, because a private roadway runs along the entire length of the site's east boundary and beyond this lies the rear gardens of properties that front onto Stradbroke Grove, there is no possibility that in future this could cause a terracing effect.

The Parish Council objects because the proposal is, in their opinion, excessive in size and it will have a bulky roofline. The proposed double storey side and rear extension would not result in a prominent building within the street scene. The development would not result in harm upon the character and appearance of the street scene.

The overall scale, form and size of the extension is appropriate in that it would not be excessive in terms of bulk and massing. It would appear subservient and form an integral part of the original dwelling house.

Neighbouring amenities:

The property is detached and no immediate properties abut onto the site to the east. The nearest neighbour is No. 27 The Meadway and the first floor of the double storey rear will be set in 3.2 metres from their shared boundary. The proposed development would not harm the amenities of adjacent occupiers.

There is however, some concern because of the first floor eastern flank windows overlooking the private rear gardens of properties that front onto Stradbroke Grove. The occupier at 14 Stradbroke Grove has raised strong objection to the first floor side windows that will directly overlook their rear garden. A condition would require that these windows are obscure glazed in order to protect their privacy.

The proposed development would not result in harm to the amenities of neighbouring occupiers in relation to loss of light, loss of privacy or visual harm.

Conclusion:

From the appraisal, the design and appearance of the development is acceptable and would not be detrimental upon the character of the street scene. It would not harm neighbouring occupier's amenity. The development accords with policies contained within the Adopted Local Plan and therefore it is recommended that the application be approved 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: Paula Onyia
Direct Line Telephone Number: 01992 564 103**

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



Epping Forest District Council

Area Planning Sub-Committee South



The material contained in this plot has been reproduced from an Ordnance Survey map with the permission of the Controller of Her Majesty's Stationery. (c) Crown Copyright. Unauthorised reproduction infringes Crown Copyright and may lead to prosecution or civil proceedings.

EFDC licence No.100018534

Agenda Item Number:	14
Application Number:	EPF/0066/12
Site Name:	29 The Meadway, Buckhurst Hill IG9 5PG
Scale of Plot:	1/1250