

Report Item No: 1

APPLICATION No:	EPF/0498/12
SITE ADDRESS:	Rear of 6 Shillibeer Walk Chigwell Essex IG7 6JA
PARISH:	Chigwell
WARD:	Chigwell Row
APPLICANT:	Mr Dean Milton
DESCRIPTION OF PROPOSAL:	TPO/EPF/28/82 T8 - Sycamore - 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=535842

CONDITIONS

- 1 A replacement tree or trees, of a number, species, size and in a position as agreed in writing by the Local Planning Authority, shall be planted within one month of the implementation of the felling hereby agreed, unless varied with the written agreement of the Local Planning Authority. If within a period of five years from the date of planting any replacement tree is removed, uprooted or destroyed, dies or becomes seriously damaged or defective another tree of the same species and size as that originally planted shall be planted at the same place, unless the Local Planning Authority gives its written consent to any variation.
- 2 The Local Planning Authority shall receive in writing 5 working days notice of felling.

This application is before this committee as any application to fell a preserved tree falls outside the scope of delegated powers.

Description of Site

The sycamore stands in a small area of green space, partially screened by hedging, between 13 & 14 Shillibeer Walk. It is prominent in the local street scene.

Description of Proposal

Sycamore; fell to ground level

Relevant History

TPO/EPF/28/82 was served in 1982 to ensure continuity of protection for important trees across the Chigwell Row area. No specific history has been found on this tree, T8

Relevant Policies

LL9 – Felling of preserved trees

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

Summary of Representations

CHIGWELL PARISH COUNCIL: objects in principle, but willing to waive objection if officers consider in line with policy.

4 neighbours were notified but no responses have been received.

Issues and Considerations

The application is made purely on the basis that fungal infection of the lower stem has made the tree unsafe and unsuitable to remain.

Discussion

The main issues are considered to be how serious the infection is likely to be, and whether there is a reasonable alternative to felling, bearing in mind the tree's amenity value and safe life expectancy.

The tree itself has been a large specimen, but has been topped, probably between 10 and 20 years ago, at 10m in height. The crown is entirely composed of new shoots from the old stem, now up to some 15m. Most of these originate quite low on the stem. The upper stem can be seen to be dead and extensively rotted, although the new shoots are all healthy. Now it is in leaf it looks attractive. There is a large wound on the lower bole, showing extensive internal decay, and the remains of 2 different decay fungi have been found on the base, indicating that the stem decay is very extensive

The only safe alternative to felling would be to pollard the trunk at 5m, remove the shoots, and then manage it as a hulk. However although it is an old tree its historic value is not so high as to justify insisting on that course. Allowing felling would enable a new specimen tree to be planted

Conclusion

It is concluded that in this case the balance favours felling, particularly because the amenity of the tree would largely be lost in any event to allow safe retention. A new tree would allow eventual restoration of public amenity. The application is accordingly recommended for approval, in accordance with policy LL9.

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

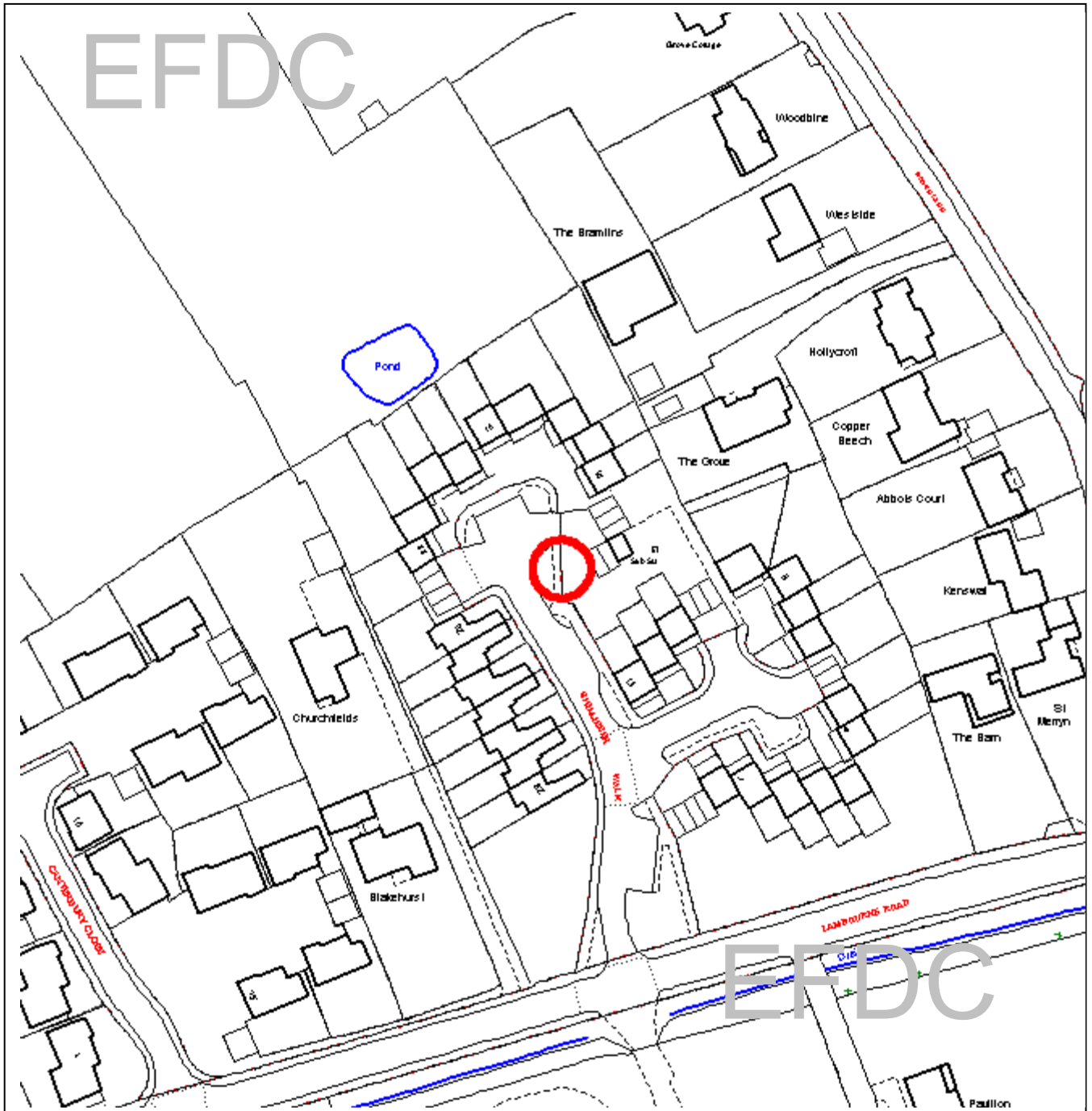
***TPO Application Case Officer: Christopher Neilan
Direct Line Telephone Number: 01992 564117***

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



Epping Forest District Council

Area Planning Sub-Committee South



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Agenda Item Number:	1
Application Number:	EPF/0498/12
Site Name:	Rear of 6 Shillibeer Walk Chigwell, IG7 6JA
Scale of Plot:	1/1250

Report Item No: 2

APPLICATION No:	EPF/0858/12
SITE ADDRESS:	5 Canterbury Close Chigwell Essex IG7 6HG
PARISH:	Chigwell
WARD:	Chigwell Row
APPLICANT:	Mr Rajan Chugh
DESCRIPTION OF PROPOSAL:	TPO/EPF/04/81 T6 - Sycamore - 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=537256

CONDITIONS

- 1 A replacement tree of a species, size and in a position as agreed in writing by the Local Planning Authority, shall be planted and inspected and agreed to be in accordance with the details prior to implementation of the felling hereby agreed, unless varied with a written agreement of the Local Planning Authority. If within a period of five years from the date of planting any replacement tree is removed, uprooted or destroyed, or dies, or becomes seriously damaged and defective another tree of the same species and size of that originally planted shall be planted at the same place, unless the Local Planning Authority gives its written consent to any variation.
- 2 The Local Planning Authority shall receive, in writing, 5 working days notice of implementation of the felling.

This application is before this committee as any application to fell a preserved tree falls outside the scope of delegated powers.

Description of Site

The sycamore stands in the rear garden of the property. The upper part of the crown is visible in the local street scene.

Description of Proposal

Sycamore; fell to ground level

Relevant History

TPO/EPF/04/81/82 was served to protect the most important trees in the garden of the previous property in advance of development of Canterbury Close.

TRE/EPF/0593/96: APP/CON, crown reduction by 2.5m.

Relevant Policies

LL9 – Felling of preserved trees

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

Summary of Representations

CHIGWELL PARISH COUNCIL: objects in principle, but willing to waive objection if officers consider in line with policy.

2 neighbours were notified but no responses were received.

Issues and Considerations

The application is made on the basis that the tree has limited or no amenity value and that a range of problems caused by its presence and the particular circumstances of the residents now makes its retention intolerable.

Reasons given

The tree:

1. The size, proximity, the nature of the garden and the species' characteristics (shade, heavy leaf fall causing difficulties in gardening and of disposal, ready seeding, & honey dew drip in particular) mean that the range of problems caused, including blocked gutters, are unacceptably onerous for the owners to be able to maintain their property and garden;
2. That it is unacceptably overbearing;
3. That it is a potential hazard to foundations, and to personal safety;
4. It obstructs daylight very significantly, to bedrooms in particular;
5. It prevents any proper enjoyment of the garden.

Health issues:

1. Mr Chugh is registered disabled, and a blue badge holder with EFDC. This severely restricts the level of house maintenance and gardening that he is able to do personally, and imposes unreasonable strain on his wife.
2. Mr Chugh, who is 62, is under treatment for angina, arthritis in hands and back, severe back pain from spinal problems, shoulder impairment, neuralgia, asthma and allergies that are potentially tree related.
3. It would be particularly beneficial for Mr Chugh's health to have the benefit of the enjoyment of his garden.

Benefits:

1. Because of its back garden location the public is not aware of the tree;
2. There are no public views of the tree from the rear, which is farmland with no public access;
3. It has no benefits for neighbours, is not appreciated and would not be missed by them;

4. Because of its proximity to the house it has no benefits for and only negative impacts on both of the owners themselves.

Discussion

The main issues are considered to be how great a contribution to public amenity the sycamore makes currently and potentially, how serious are the problems caused, and what weight should be given to those aspects of the reasons given for felling that are related to the particular circumstances of the current owners.

The tree itself has never been a large specimen. The main stem reaches 7.5m in height. The crown has been reduced by previous owners, more heavily on the house side, but has recovered, and is now up to some 15m. This makes it clearly visible over the roof viewed on the approach from the main road, although not more widely. Both stem and crown are healthy, and the tree is growing strongly year by year. The garden itself is relatively wide but not deep. It has a substantial element of hard surfacing.

The tree sits within a raised area, to the north of the property and approximately 6m from the rear elevation. The crown spread in that direction is approx. 3m. and up to 5m otherwise. Given the very restricted situation and the particular issues associated with sycamores in gardens it is always likely that permission would be given for pruning. The level of current public amenity is low, and always likely to remain so.

The presence of an area of lawn to the front gives an opportunity for a replacement in a more visible location, and the applicants have indicated that they would be happy to undertake such planting and to accept advice as to the choice of tree.

It is accepted that the narrow nature of the garden and the presence of extensive hard surfacing does mean that the tree causes the range of difficulties described, and these difficulties are a real block on enjoyment of the garden and property. The problems could be limited, although not eliminated, by regular pruning; however that would lower the already limited public amenity provided.

Members would rightly have sympathy for the severe and disabling health issues affecting Mr Chugh, however the decision should be made purely on planning grounds, not personal circumstances.

Conclusion

It is concluded that in this case the balance favours felling, particularly because the amenity of the tree is relatively low, and would inevitably be restricted by reasonable pruning. A new tree to the front would in due course provide greater public amenity. The application is accordingly recommended for approval, in accordance with policy LL9.

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

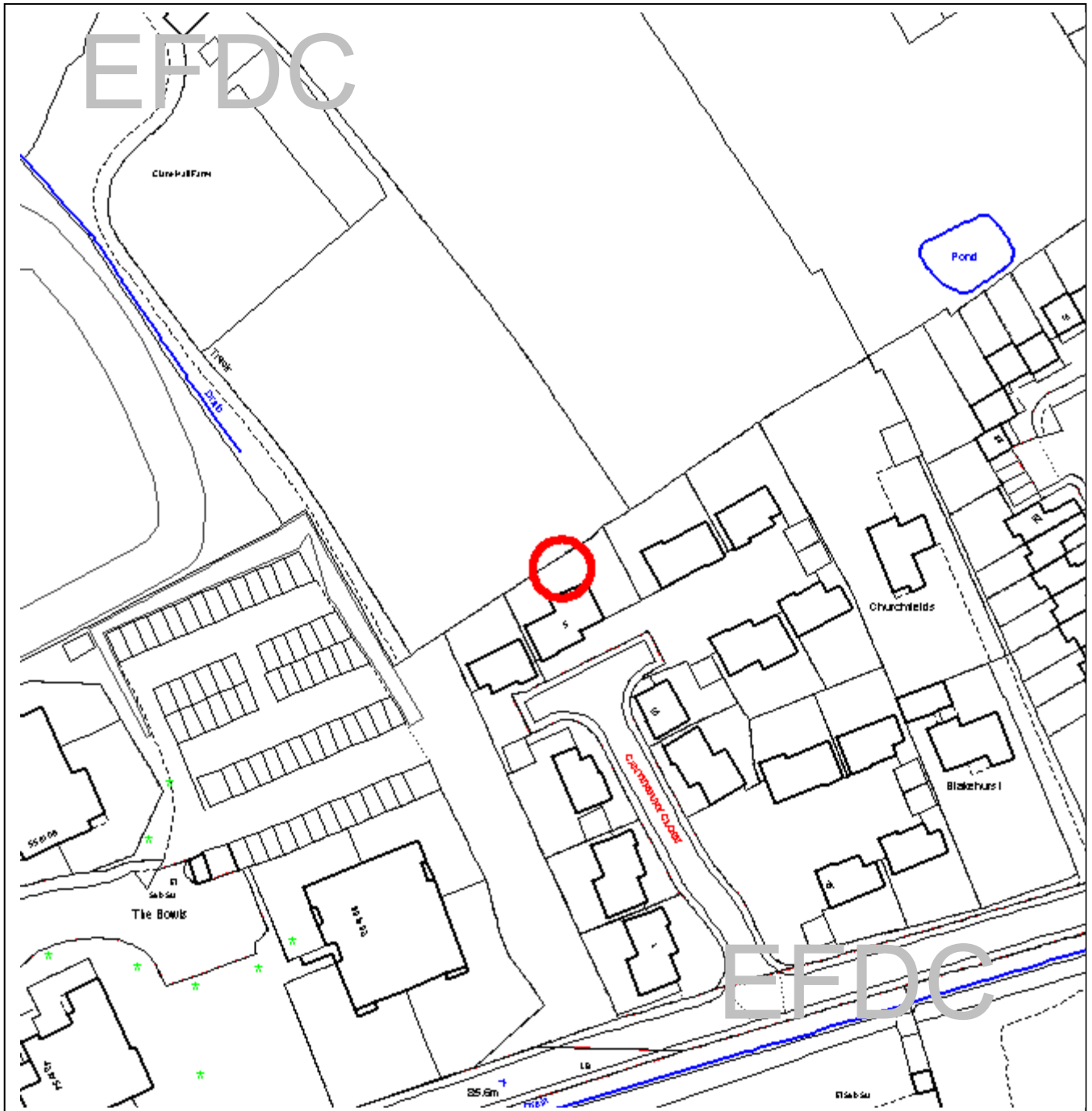
***TPO Application Case Officer: Christopher Neilan
Direct Line Telephone Number: 01992 564117***

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Area Planning Sub-Committee South



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Agenda Item Number:	2
Application Number:	EPF/0858/12
Site Name:	5 Canterbury Close, Chigwell IG7 6HG
Scale of Plot:	1/1250

Report Item No: 3

APPLICATION No:	EPF/0962/12
SITE ADDRESS:	3 Alderton Mews Alderton Hill Loughton IG10 3JE
PARISH:	Loughton
WARD:	Loughton Alderton
APPLICANT:	Mr John Cassidy
DESCRIPTION OF PROPOSAL:	TPO/EPF/41/88 T1 - Cedar - 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=537604

CONDITIONS

- 1 The works authorised by this consent shall be carried out following the Local Authority's receipt, in writing, of 5 working days notice of such works.
- 2 A replacement tree of a species, size and in a position as agreed in writing by the Local Planning Authority, shall be planted and inspected and agreed to be in accordance with the details prior to implementation of the felling hereby agreed, unless varied with a written agreement of the Local Planning Authority. If within a period of five years from the date of planting any replacement tree is removed, uprooted or destroyed, or dies, or becomes seriously damaged and defective another tree of the same species and size of that originally planted shall be planted at the same place, unless the Local Planning Authority gives its written consent to any variation.

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

Description of Site:

The cedar stands around 12 metres tall. It is located on the side boundary of this detached residence's rear garden. The house forms part of a modern 4 dwelling development on the site of a former large house, screened by properties on Alderton Rise, Alderton Hall Lane, The Hawthorns and Barfield Gardens. The tree is hidden from public view by neighbouring houses in the foreground.

Description of Proposal:

T1. Cedar - Fell to ground level.

Relevant History:

A letter is on file dated August 1998 stating that the upper crown of this tree had been illegally removed.

Relevant Policies:

LL9 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.

LOUGHTON RESIDENTS ASSOCIATION were willing to waive their objection should the tree officer deem the works acceptable providing that a suitable replacement be planted.

Issues and Considerations:

Issues

This application is brought following two recent incidents, where sizeable branches were shed from the tree, landing close to a garden seat. Concerns are focussed on the risk posed by the tree to children, in particular, who rely strongly on the garden space for much of their recreational activities.

Considerations

i) Amenity value

The Cedar is not visible from any public place or even from within the driveway of Alderton Mews, which is a gated private area. Therefore its loss will not affect public amenity.

Potentially, such a tree may develop moderate public importance as a skyline feature but this specimen's poor form, resultant largely from the previous damage inflicted on it, will impact on its future development into an attractive large tree.

ii) Tree condition and life expectancy.

The tree's structural condition is poor. Firstly, a number of branches have weak forks. This increases the risk of further branch failures. Secondly, the severe topping has wounded the top of the tree, where several lateral branches have now become leaders. Wind loads on this weak, possibly decaying area, are likely to be maximised and add to limb failure risk.

Physically, the tree appears to be vigorous but will require regular and frequent management into the future to contain its size and prevent further limb losses.

iii) Suitability of location

The cedar stands 8 metres from the rear of the house. The garden is modest in size and dominated by the tree, which has growth potential to outgrow its position in time. Furthermore,

there are numerous other smaller screening conifers along neighbouring boundaries, which perform useful landscape functions in greening and screening. This large growing species is not best suited to small gardens and a more suitable replacement could be accommodated further down the garden to become a skyline amenity feature in the future.

Conclusion

It is accepted that this tree is unsuitable due to its location and physical problems. A more appropriate replacement would ultimately provide greater amenity. The proposal therefore accords with Local Plan Landscape Policy LL9.

It is recommended that this application is granted permission on condition that a suitable replacement tree is planted, in advance, to provide a future amenity.

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

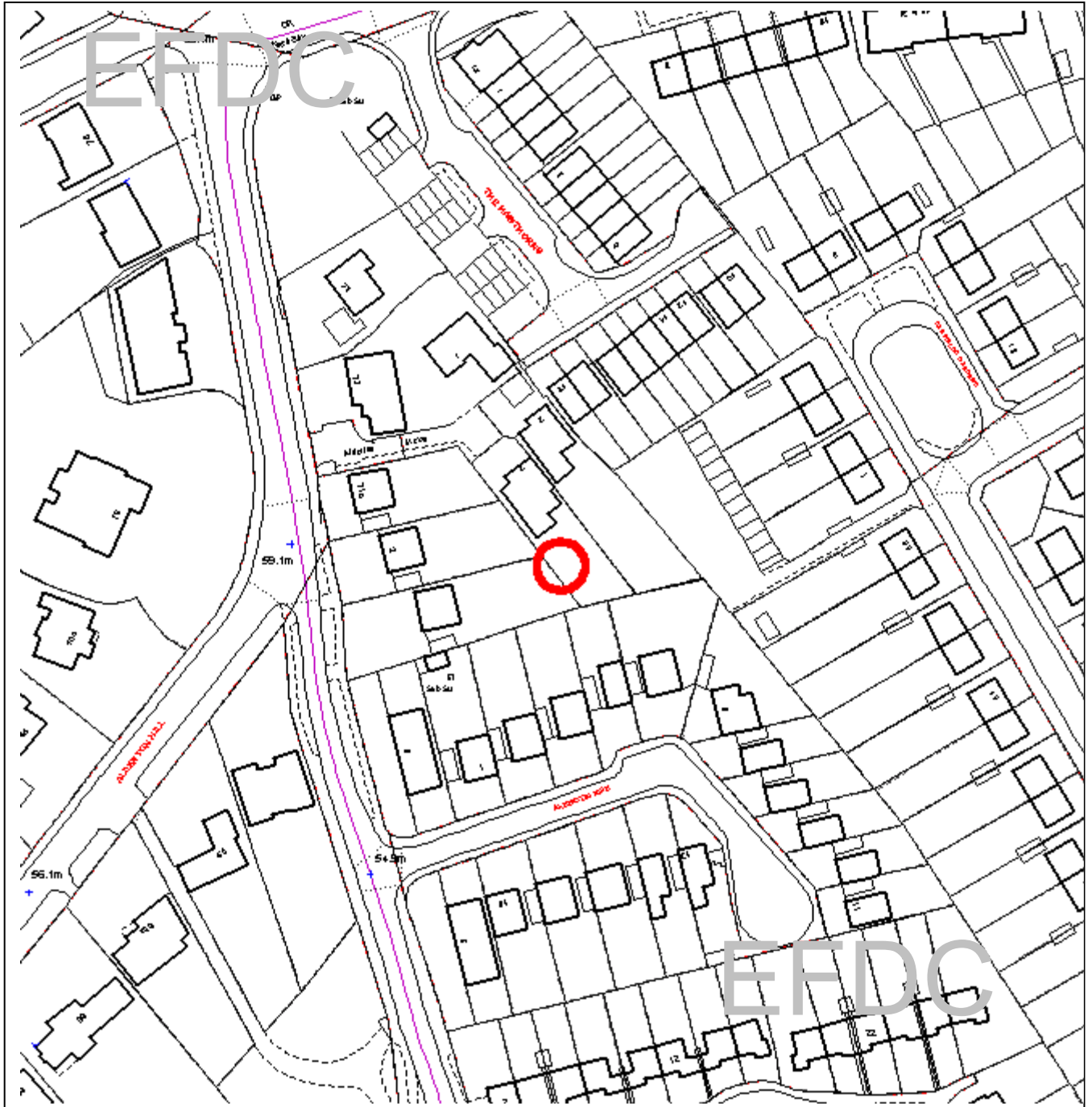
***Planning Application Case Officer: Robin Hellier
Direct Line Telephone Number: 01992 564546***

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



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Area Planning Sub-Committee South



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Agenda Item Number:	3
Application Number:	EPF/0962/12
Site Name:	3 Alderton Mews, Alderton Hill Loughton, IG10 3JE
Scale of Plot:	1/1250

Report Item No: 4

APPLICATION No:	EPF/0486/12
SITE ADDRESS:	3 Church Hill Loughton Essex IG10 1QP
PARISH:	Loughton
WARD:	Loughton St Marys
APPLICANT:	Mrs K Hersey
DESCRIPTION OF PROPOSAL:	Amendment to current application for revisions to planning permission EPF/2102/11 (for pre school day nursery) - amendment comprises the relocation of the proposed extension to the garage (to form a teaching room) to a position at the rear of the existing property close to the boundary with 1, Uplands Court.
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=535795

CONDITIONS

- 1 The development hereby permitted shall be completed strictly in accordance with the approved drawing numbers: GFP1; FFP1; ELE1; and the following plans received on 16/5/12 - an A4 plan showing the floor plan of the garage and the extension to it; an A4 plan showing elevations of the extended garage; and an A3 plan entitled 'Landscape Layout'.
- 2 The pre-school nursery use hereby permitted shall not be open to customers and their children outside the hours of 7.30 am to 6.30 pm on Mondays to Fridays, and not at all on Saturdays, Sundays, and Bank Holidays, unless otherwise agreed in writing by the Local Planning Authority.
- 3 There shall be no more than 45 children accommodated in the nursery at any given time, and the number of children in the outdoor playing area at any one time shall not exceed 20.
- 4 Children shall not be allowed to play in or use the rectangular piece of garden (annotated as artificial grass on the landscape layout drawing hereby approved) after 5.30 pm.
- 5 The premises shall be used solely as a pre-school day nursery and for no other purpose (including any other purpose in Class D1 of the Schedule to the Town and Country Planning (Use Classes Order) 1987 (as amended), or in any provision equivalent to that class in any Statutory Instrument revoking or re-enacting that Order.

- 6 Prior to the use hereby approved commencing, two car parking spaces shall be marked on the ground of the driveway of the site, off The Uplands, stating 'Staff Parking Only', and be retained as such thereafter.
- 7 If any tree, shrub or hedge shown to be retained or proposed in accordance with the approved plans and particulars, is removed, uprooted or destroyed, or dies, or becomes severely damaged or diseased within 3 years of the completion of the development, another tree, shrub or hedge of the same size and species shall be planted within 3 months at the same place, unless the Local Planning Authority gives its written consent to any variation. If within a period of five years from the date of planting any replacement tree, shrub or hedge is removed, uprooted or destroyed, or dies or becomes seriously damaged or defective another tree, shrub or hedge of the same species and size as that originally planted shall, within 3 months, be planted at the same place.
- 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.

This application is before this Committee since it is for a type of development that cannot be determined by officers because more than two objections material to the planning merits of the proposal have been received (pursuant to the 'constitution, part three: planning directorate – delegation of council function, schedule 1, appendix A. (f)

Description of Site:

Two storey detached vacant house located on the northern corner of the junction of Church Hill and The Uplands. The property is located in a largely residential area but commercial properties, including the Zizzi restaurant, lie on the opposite side of Church Hill. The property is not listed, nor does it lie within a conservation area.

Description of Proposal:

Amendments to previously approved scheme (for change of use to pre-school day nursery) comprising the erection of a single storey front extension and new entrance, and conversion and extension of existing garage for additional teaching space.

Relevant History:

Planning application EPF/2012/11, for change of use of the property to a pre-school day nursery, was granted conditional planning permission by this Committee on 4/1/12.

Policies Applied:

DBE9 – Loss of amenity.
ST6 – Vehicle parking.
LL10 – Adequacy of provision for landscape retention.

Summary of Representations:

LOUGHTON TOWN COUNCIL – The committee had no objection to this application but expressed concern for the amenities of neighbours on Church Hill in relation to the garage extension. Moreover the committee asked that the design of the windows and doors in the new development be kept close to the originals, since the Uplands was a candidate conservation area in Loughton.

LOUGHTON RESIDENTS ASSOCIATION PLANS GROUP – object to this application but would be happy to withdraw our objection if the following suitable conditions are imposed – a) that the conditions of the earlier approval EPF/2102/11 are repeated, and b) a condition be imposed restricting hours of work of construction.

NEIGHBOURS – Some 20 neighbouring properties have been consulted together with 30 properties in a wider area that expressed support for the previous application. 5 replies have been received:-

5, CHURCH HILL – we are concerned at the proposed garage extension and its use as a classroom. Initially we believed there would be no changes would be carried out to the property and noise levels kept inside. The garage extension, accommodating a classroom, would be close to the rear of our house and our patio, and this peaceful quiet area could be affected by noise of children.

8, CHURCH HILL – Concerned about removal of trees, and about children occupying a garage which is likely to have thinner walls and hence could cause noise.

7, CHURCH HILL – I am opposed to the extension of the garage because of noise and loss of privacy to residents.

1, UPLANDS COURT - My property backs on to 3 Church Hill and my bedroom wall is only 2m away from the garage. An extension to the garage, and its use as teaching space, will surely cause noise, and what measures are being taken to sound proof/insulate the garage?

50, HARTLAND ROAD, EPPING - an establishment of this nature offering excellent standards of childcare would be an asset to local residents.

RE-CONSULTATIONS ON REVISED PROPOSAL – following discussions with officers the proposal has been amended in that the position of the garage extension has been relocated on the site. Re-consultations have been carried out on 6/6/12 and at the time of drafting this report (14/6/12) only the following reply has been received. Any further comments that may subsequently be received will be reported verbally at the Committee.

LOUGHTON TOWN COUNCIL: The Committee has NO OBJECTION to this amended application.

Issues and Considerations:

Work has commenced on the conversion and alteration of this property to provide a pre-school day nursery following the 4/1/12 planning permission. This application seeks approval for revisions to the approved scheme comprising of a) the erection of a small extension at the front of the property to provide a reception area and office, b) the extension of the garage in the rear corner of the site and use it as additional teaching space, and c) it also provides details to meet requirements of some of the conditions attached to the 4/1/12 consent.

The proposed extension to the flat roofed rear garage, measuring 2.9m in length by 2.25m in width, was originally to have been erected at its side next to the boundary with the rear garden of the house at 5, Church Hill. Despite a very high fence on this boundary this extension would have been too close to the rear windows and patio of this neighbouring property, and would have detracted from the amenity and outlook of neighbours in this adjoining house. As a result the garage extension has now been relocated to a position running parallel with the flank wall to number 1, The Uplands. In this revised position it is located further away from neighbouring windows and private amenity space, and another high boundary fence also provides effective screening. The amended plans state that the garage will be fully insulated and sound proofed, and they show that there will be no window openings in the elevations facing the side boundaries with neighbouring dwellings. Bearing in mind also that the nursery can only be open between 7.30 am and 6.30 pm on Mondays to Fridays, any noise from children will not have a significant effect on neighbours' amenity.

The ground floor front extension to the property will provide an enhanced entrance and an office. It is modest in size, it has a sloping roof, and its appearance is acceptable and it will not give rise to any amenity issues with neighbours.

Work is required to the ground area around the property so as to provide appropriate play areas and garden space. There are no preserved trees on the site but some bushes and trees have been removed from the site in order to provide clear areas. However, the largest trees on the Church Hill and The Uplands frontages remain in place and are to be retained, and additional planting near boundaries will be undertaken. Along a 15m stretch of the front boundary to Church Hill a 2m high fence is proposed to create a secure frontage, but the existing trees and new planting will soften the impact of this fencing. On the remainder of the road frontages a 1m high fence is proposed.

Conditions attached to the original consent, i.e. no more than 45 children to be accommodated in the nursery, and no more than 20 children to be allowed to play outside at any one time, will be repeated on any new consent. However, for amenity reasons it is also expedient to prohibit outside play beyond 5.30pm for an area of artificial grass that will lie adjacent to the rear garden of number 5, Church Hill, and the applicant has consented to this restriction being imposed.

In response to a condition attached to the 4/1/12 consent a Travel Plan has been submitted. This plan is acceptable and both staff and customers will be surveyed to encourage and facilitate non car journeys to the site, and where necessary car sharing will be promoted. As acknowledged on the original application this is a relatively good and sustainable location for a pre-school nursery.

Comments on representations received:

The additional teaching space that is provided in the garage to be extended does not represent a large addition to the size of the nursery, and as mentioned above the previous condition requiring no more than 45 children to be accommodated will be retained. However, the extension of the garage has been relocated to a new position where it will not have any significant impact on the amenity of neighbours. Some trees and bushes have of necessity been removed, but the largest trees next to both road frontages will be retained and complemented by new planting, and hence an appropriate level of screening will be provided. Finally, it is not proposed to alter the windows in the property, although these could be changed without the need for planning consent.

As suggested by Loughton Residents Association Plans Group, all the conditions imposed on the earlier approval EPF/2101/11 are repeated here unless they have already been met as discussed above. A further condition has been added restricting hours of work of construction.

Conclusions

For the reasons outlined above the proposed amendments to the earlier approval are acceptable, and conditional planning permission is therefore 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



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Agenda Item Number:	4
Application Number:	EPF/0486/12
Site Name:	3 Church Hill, Loughton IG10 1QP
Scale of Plot:	1/1250

Report Item No: 5

APPLICATION No:	EPF/0634/12
SITE ADDRESS:	170-174 Queens Road Buckhurst Hill Essex IG9 5BD
PARISH:	Buckhurst Hill
WARD:	Buckhurst Hill West
APPLICANT:	Mrs Sarah Barrett
DESCRIPTION OF PROPOSAL:	Variation of condition 2 of EPF/0311/93 to permit opening of nursery from 07.30 am to 06.30 pm on Monday to Saturdays.
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=536337

CONDITIONS

- 1 The day nursery shall only operate between the hours of 7.30am and 6.30pm on Mondays to Saturdays and at no times on Sundays.
- 2 Notwithstanding the provisions of the Town and Country Planning Use Classes Order 1987 or any Order revoking and re-enacting that Order, the property shall only be used as a day nursery or crèche.
- 3 If cooked food is to be provided for the children of the nursery, an extract duct, details of which shall be approved by the Local Planning Authority prior to its installation, shall be installed on the building prior to commencement of cooking. The duct shall be taken to at least 1 metre above the eaves of the building. The extraction unit shall be fitted with suitable carbon and grease filters to minimise the possibility of nuisance and odours. Any fan for the purpose of extraction should be provided with anti-vibration mounting and anti-vibration coupling and externally fitted fans should, in addition be acoustically enclosed.

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 is a two storey building, with the ground floor being used as a children's nursery. The site is on the south side of Queens Road, and there is a mixture of shops and

residential units above with a block of flats to the east of the site. The site is not within the Green Belt or a Conservation Area.

Description of Proposal:

This is an application to vary an existing condition to allow the opening of the nursery half an hour earlier each morning, rather than opening at 8.00am the proposed opening is for 7.30am. The earlier opening is proposed to allow parents more time for drops off and commuting given the location of the application site close to Buckhurst Hill Station.

Relevant History:

EPF/0311/93 – Change of use from bank to children’s day nursery – App/Con
EPF/1596/97 - Variation of condition 2 of EPF/0311/93 to permit opening of nursery from 8am to 6.30pm on Saturdays – App/Con

Policies Applied:

Epping Forest District Local Plan and Alterations

CP2 - Quality of Rural and Built Environment

DBE2 – Impact on amenity

Summary of Representations:

BUCKHURST HILL PARISH COUNCIL: No objection

22 Neighbours consulted and a Site Notice erected, the following responses were received:

GROUND FLOOR FLAT, 187 PRINCES ROAD – OBJECTION – noise, weekends only time not disturbed, enjoyment of garden impossible, existing disturbances will continue for an additional day.

7A WESTBURY LANE - OBJECTION - Concern with regards to parking

185 PRINCES ROAD – STRONG OBJECTION – No objection to the opening time being brought forward to 7.30, strongly object to Saturday opening, level of noise is extremely intrusive

Issues and Considerations:

The main issue is whether the change in time will have any significant impact on surrounding amenity.

Amenity

The proposal is not considered to result in any significant additional impact on amenity above the current opening times, as the proposal is only for an additional half hour of additional opening daily. Although it is appreciated that neighbours have objected to the variation of condition, the main concern appears to be with the proposed Saturday opening. The nursery has a current permission to open on a Saturday which was granted permission under an earlier variation of condition application (reference EPF/1596/97). This application is only for the half hour earlier opening. In any event it is understood that the nursery is not open on a Saturday and the Agent has confirmed that there is no intention to open on a Saturday in the future.

There are no changes proposed to how the Nursery is run, other than the earlier opening time.

Conclusion:

The change in opening time is considered acceptable and approval is therefore 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: Marie-Claire Tovey
Direct Line Telephone Number: 01992 564371***

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



Epping Forest District Council

Area Planning Sub-Committee South



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Agenda Item Number:	5
Application Number:	EPF/0634/12
Site Name:	170-174 Queens Road, Buckhurst Hill, IG9 5BD
Scale of Plot:	1/1250

Report Item No: 6

APPLICATION No:	EPF/0931/12
SITE ADDRESS:	182 Roding Road Loughton Essex IG10 3BS
PARISH:	Loughton
WARD:	Loughton Roding
APPLICANT:	Mr Vijay Patel
DESCRIPTION OF PROPOSAL:	Demolition of the existing house and garage. Construction of a block of five one-bedroom flats; new vehicle access cross-overs and external landscaping.
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=537471

CONDITIONS

- 1 The development hereby permitted must be begun not later than the expiration of three years beginning with the date of this notice.
- 2 The development hereby permitted will be completed strictly in accordance with the approved drawings nos: 14420/P3/100 Revision C, 14420/P3/101 Revision B, 14420/P3/102 Revision B, 14420/P3/103 Revision B, 14420/P3/104 Revision C, 14420/P3/105 Revision C, 14420/P3/106 Revision C, 14420/P3/107 Revision B, 14420/P3/108 Revision C, 14420/P3/109 Revision B, 14420/P3/110 Revision B, 14420/P3/111 Revision A, 14420/P3/112 Revision B, 14420/P3/113 Revision A and Location Plan 14420/SP3-200 Revision E.
- 3 The development hereby approved shall be implemented in accordance with the external finishes approved under decision reference EPF/0681/12.
- 4 The proposed window opening in the north east flank elevation shall be fitted with obscured glass and have fixed frames to a height of 1.7 metres above the floor of the room in which the window is installed and shall be permanently retained in that condition.
- 5 The scheme for refuse storage approved under decision reference EPF/0613/12 shall be implemented prior to the first occupation of the development hereby approved and thereafter be permanently retained.
- 6 The proposed development shall not be occupied until such time as the vehicle parking area indicated on the approved plans, including any parking spaces for the mobility impaired, has been hard surfaced, sealed and marked out in parking bays. The vehicle parking area shall be retained in this form at all times. The vehicle

parking shall not be used for any purpose other than the parking of vehicles that are related to the use of the development,

- 7 The cycle parking facilities as indicated on the submitted plans shall be provided prior to the first occupation of the development and permanently retained thereafter.
- 8 All material demolished from the existing building shall be removed from the site unless otherwise agreed in writing by the Local Planning Authority.
- 9 No development shall take place until a Phase 1 Land Contamination investigation has been carried out. A protocol for the investigation shall be submitted to and approved in writing by the Local Planning Authority before commencement of the Phase 1 investigation. The completed Phase 1 report shall be submitted to and approved by the Local Planning Authority prior to the commencement of any necessary Phase 2 investigation. The report shall assess potential risks to present and proposed humans, property including buildings, crops, livestock, pets, woodland and service lines and pipes, adjoining land, groundwaters and surface waters, ecological systems, archaeological sites and ancient monuments and the investigation must be conducted in accordance with DEFRA and the Environment Agency's "Model Procedures for the Management of Land Contamination, CLR 11", or any subsequent version or additional regulatory guidance.
[Note: This condition must be formally discharged by the Local Planning Authority before the submission of details pursuant to the Phase 2 site investigation condition that follows]
- 10 Should the Phase 1 Land Contamination preliminary risk assessment carried out under the above condition identify the presence of potentially unacceptable risks, no development shall take place until a Phase 2 site investigation has been carried out. A protocol for the investigation shall be submitted to and approved by the Local Planning Authority before commencement of the Phase 2 investigation. The completed Phase 2 investigation report, together with any necessary outline remediation options, shall be submitted to and approved by the Local Planning Authority prior to any redevelopment or remediation works being carried out. The report shall assess potential risks to present and proposed humans, property including buildings, crops, livestock, pets, woodland and service lines and pipes, adjoining land, groundwaters and surface waters, ecological systems, archaeological sites and ancient monuments and the investigation must be conducted in accordance with DEFRA and the Environment Agency's "Model Procedures for the Management of Land Contamination, CLR 11", or any subsequent version or additional regulatory guidance.
[Note: This condition must be formally discharged by the Local Planning Authority before the submission of details pursuant to the remediation scheme condition that follows]
- 11 Should Land Contamination Remediation Works be identified as necessary under the above condition, no development shall take place until a detailed remediation scheme to bring the site to a condition suitable for the intended use has been submitted to and approved by the Local Planning Authority. The development shall be carried out in accordance with the approved remediation scheme unless otherwise agreed in writing by the Local Planning Authority. The remediation scheme must include all works to be undertaken, proposed remediation objectives and remediation criteria, timetable of works and site management procedures and any necessary long term maintenance and monitoring programme. The scheme must ensure that the site will not qualify as contaminated land under Part 2A of the Environmental Protection Act 1990 or any subsequent version, in relation to the

intended use of the land after remediation.

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

- 12 Following completion of measures identified in the approved remediation scheme and prior to the first use or occupation of the development, a verification report (referred to in PPS23 as a Validation Report) that demonstrates the effectiveness of the remediation carried out must be produced together with any necessary monitoring and maintenance programme and copies of any waste transfer notes relating to exported and imported soils shall be submitted to the Local Planning Authority for approval. The approved monitoring and maintenance programme shall be implemented.
- 13 In the event that any evidence of potential contamination is found at any time when carrying out the approved development that was not previously identified in the approved Phase 2 report, it must be reported in writing immediately to the Local Planning Authority. An investigation and risk assessment must be undertaken in accordance with a methodology previously approved by the Local Planning Authority. Following completion of measures identified in the approved remediation scheme, a verification report must be prepared, which is subject to the approval in writing of the Local Planning Authority in accordance with the immediately above condition.
- 14 The development hereby approved, including any works of demolition, shall be carried out in accordance with the details of Construction Method Statement approved under decisions EPF/0643/12 and EPF/0656/12.
- 15 The development hereby approved shall be carried out in accordance with the details of site levels approved under decision reference EPF/0646/12.
- 16 The development hereby approved shall be carried out in accordance with the details of soft and hard landscaping together with means of enclosure and lighting approved under decision reference EPF/0688/12. The soft landscaping shall be carried out by the end of the first planting season following the substantial completion of the development. 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.
- 17 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.
- 18 No external lighting other than that shown on the approved plan (reference: 14420/SP3-200 rev. E) shall be installed within the site.

This application is before this Committee since the recommendation differs from the views of the local council (Pursuant to Section CL56, Schedule A (g) of the Council's Delegated Functions).

Description of Site

The application site is situated at the junction of Roding Road and Avondale Drive, a location that lends itself to being a focal point at the north east end of Avondale Drive. It contains a detached two-storey house set at slightly lower level than the carriageway. The site is irregular with the rear garden being triangular in shape. Roding Road continues around the flank of the site finishing in a cul-de-sac that serves a terrace of 7 two-storey houses together with an off-street parking area sufficient for 11 cars. A block of 7 garages is situated rear of the Terrace. The immediate area is residential in nature with a mix of two storey house types, predominantly terraced. Opposite the site is a block of 4 flats at Avondale Court and maisonettes at 1-4 Avon Terrace. Land to the east including the cul-de-sac at the end of Roding Road is within the Metropolitan Green Belt. Land east of Roding Road includes an electricity sub-station and pumping station beyond which is an open grassed recreation ground.

Description of Proposal

It is proposed to redevelop the site to provide a block of 5 one-bedroom flats. The proposal is similar to that refused by this Sub-Committee on 6 October 2011, ref EPF/1633/11, on the basis that the extent of hard surfacing for a car parking area in front of the proposed building does not allow for meaningful landscaping and consequently the proposed development would have an excessively hard appearance. That was considered to form poor contrast with adjacent residential properties to the detriment of the character and appearance of the locality. This proposal provides a 4 space car parking area to the front of the building which would be laid out in accordance with details approved for a block of 4 one-bedroom flats under planning permission EPF/2320/11.

The proposed block would comprise two flats at ground and first floor level with a single flat in the roof space that would be lit by 6 rooflights in the front roof slope and 3 dormer windows in the rear roof slope. The building would have a frontage of 15.2m and an overall depth of 11.2m. The rear 4m of the building would be 3m narrower than the front. Aside from detailed fenestration changes the building would appear much as that proposed under application EPF/1633/11.

Relevant History:

- EPF/1289/05 Demolition of No.182 and garages and alterations to No.180, erection of new two storey building with rooms in roofspace to form 8 no. 1 & 2 bedroom flats, with associated car parking and amenity space. Refuse Permission - 04/10/2005.
- EPF/1349/06 Demolition of existing house and erection of a detached house and a pair of semi-detached houses. Withdrawn Decision - 01/12/2006.
- EPF/2365/07 Two storey side and rear extensions and a loft conversion. Refuse Permission - 14/12/2007.
- EPF/0370/08 Two storey side and rear extensions and a loft extension. (Resubmission). Withdrawn Decision - 18/04/2008.
- EPF/1013/08 Two storey side and rear extensions. Grant Permission (With Conditions) - 11/07/2008.
- EPF/0994/11 Demolition of the existing house and garage. Construction of a block of five one bedroom flats, new vehicle access crossover and external landscaping. Withdrawn Decision - 22/07/2011.
- EPF/1633/11 Demolition of the existing house and garage. Construction of a block of five one bedroom flats, new vehicle access crossover and external landscaping. Refuse Permission – 06/10/11.
- EPF/2320/11 Demolition of the existing house and garage. Construction of a block of four one-bedroom flats; new vehicle access cross-over and external landscaping. .Grant Permission (With Conditions) – 5/01/2012.

A number of subsequent applications for approval of details pursuant to conditions have subsequently been approved but one remains outstanding at the time of writing this report. It relates to details of remedial measures to mitigate potential land contamination.

Policies Applied:

CP1 – Achieving Sustainable Development Objectives
CP2 – Protecting the Quality of the Rural and Built Environment
CP3 – New Development
CP4 – Energy Conservation
CP5 – Sustainable Building
CP6 – Achieving Sustainable Urban Development Patterns
CP7 – Urban Form and Quality
DBE1 – Design of New Buildings
DBE2 – Effect on Neighbouring Properties
DBE3 - Design in Urban Areas
DBE6 – Car Parking in New Development
DBE8 – Private Amenity Space
DBE9 – Excessive Loss of Amenity to Neighbouring Properties
ST1 – Location of Development
ST2 – Accessibility of Development
ST4 – Road Safety
ST6 – Vehicle Parking
H2A – Previously Developed Land
H3A – Housing Density
H4A – Dwelling Mix
GB7A – Conspicuous Development
LL11 – Landscaping Schemes
RP4 – Contaminated Land

NPPF

Summary of Representations:

31 neighbours consulted – Objections have been received from the occupants of 5 neighbouring properties.

178 RODING ROAD: Objection. The provision of a flat in the roof space will make the block higher than existing houses at this end of Roding Road and will lead to overlooking of neighbouring properties. The additional flat will lead to an increase in the number of vehicles accessing the site by occupants and visitors that will exacerbate the impact of a general increase in the numbers of vehicles parking in the locality in connection with the use of the recreation ground.

180 RODING ROAD: Objection. Party wall issues raised in respect of a garden wall and it is alleged that the site boundaries are not shown accurately on the application drawings. Attention is drawn to a dispute with the applicant about the legal boundary between 180 and 182 Roding Road.

Additional views over our back garden are a matter of concern and would not enhance our privacy.

184 RODING ROAD: Objection. The proposal is not in keeping with other properties in the area and therefore overbearing on neighbouring houses and gardens. Should permission be granted the development would impact on the value of all surrounding properties.

A parking bay adjacent to 184 together with an associated vehicular access underneath the front bedroom of our property would impact on privacy and would result in nuisance from lights, noise and fumes from vehicles using the space. Accessing the space would also be dangerous for pedestrians.

188 RODING ROAD: Objection. There are no other flats in the area so the proposal would not be in keeping. The height of the building would give a very bulky appearance and would cut out the light to neighbouring properties. Its appearance would be out of keeping with other houses in the street. The provision of a flat in the roof space will cause overlooking of neighbouring properties and insufficient provision has been made for off-street parking provision.

190 RODING ROAD: Objection. The proposed flat in the roof space will make the building too high, and the windows to the rear of the property will overlook the neighbouring houses to that side of the property, which will be an invasion of their privacy. There are no such overlooking windows at that height in the present building, nor would they be in the approved block of 4 flats.

The new car parking arrangements include a parking bay alongside number 184 Roding Road, together with a crossover drive. This is a very dangerous corner at the best of times (and the applicant is evidently aware of this by stating he will provide mirrors at the crossover - which may or may not help the traffic situation, but will be very unsightly).

Vehicle movements adjacent to the neighbouring house will be particularly unpleasant in terms of noise and pollution from fumes. Presumably lighting will also be provided at that parking bay which will intrude on the immediate neighbours, as indeed will car headlights turning in.

Although the block of 4 flats has been approved, I still object to the fact that the proposed new building will extend considerably closer to the section of Roding Road around the corner, and will be an eyesore from my house and that of my immediate neighbours.

192 RODING ROAD: Objection.

"1. The 'Lifetime Homes' Dwellings which I assume given the stated inclusion of the 'assisted technology', would suggest the dwellings are for those with varying needs & disabilities and therefore:

- i. Why only one parking space has been included which 'could provide the increased accessible dimension required by Lifetime Home Criteria 1' and be increased to the required 3.3m wide. I presume 'could' means 'won't' in this case.
- ii. Why no disabled parking spaces are being provided from the outset?
- iii. Why are there no parking spaces included for carers or visitors?

2. It is clear there is inadequate area to provide off-street parking for 5 vehicles hence the additional space to the rear of the property. This space will exacerbate the current parking congestion already suffered by the residents of 184 to 196 Roding Road particularly at weekends. Furthermore, if there is 'good visibility in both directions' why are '320mm diameter polished stainless steel round convex safety mirrors' required? Additionally, Lifetime Home Criteria 2 [Access from Car Park] states 'As a principle aim, all parking bays should be as close to the block as possible' has not been met for the 5th parking bay.

3. The plans also note 'currently there are no controlled parking zones, or restricted on-street parking in close proximity to the site' which already suggests an admission of insufficient parking on site. Parking restrictions will be required in the near future if over development such as this continues.

4. The previous application for 5 dwellings was declined. The site area does not have sufficient parking and communal areas for 5 dwellings. In this respect the fact the development footprint remains the same is irrelevant.

5. Moving hard surfacing from the front to the back does not solve the issue of the proposed development having an excessively hard appearance.

6. The open relationship of the corner plot to the road junction & the open space opposite the side elevation are important features within the area & street-scene. When approached from Avondale Drive the proposed structure would inevitably appear too bulky & incongruous within the street-scene even though the footprint remains the same.

7. The cycle store needs to be covered to comply with the Code for Sustainable Homes which I assume the Council would require as part of the scheme & this would again have additional impact on the overall site.

Neither conclusive nor in order of importance, my objections are:

1. Lack of amenity/communal area for the number of dwellings provided.
2. Inadequate parking provision for the proposed use.
3. The proposed structure is too bulky & does not relate to existing adjacent structures even though the footprint remains the same.
4. Loss of privacy to adjacent dwellings private amenity area.
5. The development still has an excessively hard appearance and would consequently form poor contrast with adjacent residential properties.

LOUGHTON RESIDENTS ASSOCIATION (PLANS GROUP):

“We object to this application as an over intensification of the usage of the site, beyond that granted as EPF/2320/11.

If however the Council approves the application, we would ask for the standard condition limiting working hours during demolition and building works (the Council’s standard guidance has no teeth, and undertakings from developers are sometimes broken, particularly by sub-contractors, with no redress available).”

LOUGHTON TOWN COUNCIL: Objection.

The Committee AGREED the plans had not overcome the reasons for refusal on EPF/1633/11 at this sensitive site on the edge of the Green Belt, and reiterated its previous objections which were:

The Committee OBJECTED to this application and considered this latest proposal additionally contrary to Government recommendations given on Planning Policy Statement PPS3 on the issue of garden development also known as ‘garden grabbing’. Members viewed the proposal as an unwarranted intensification and overdevelopment of the site that was out of keeping with the streetscene and contrary to Policies DBE 1 and DBE 2 of Epping Forest District Council’s adopted Local Plan & Alterations.

The scheme, with its uncharacteristic design, was deemed to be intrusive into the Green Belt, contrary to policy GB7A of the District Council’s adopted Local Plan & Alterations and that it would have a detrimental effect on the neighbours.

Concern was also raised over the extra traffic the block of flats would create at this prominent corner location.

In addition, the proposed development was considered to be situated on a dangerous sharp bend, which would pose an additional highway risk from increased traffic movements to the development.

Issues and Considerations:

To the extent that the National Planning Policy Framework has superseded previous national planning policy including PPS3 the national planning policy context for assessing the proposal differs from that in which previous proposals were assessed. However the detail of such planning policy in relation to the proposal has not materially altered beyond an emphasis that planning permission should be given for sustainable development. The planning history leading up to this application therefore is of most relevance when determining the main issue to be assessed when considering the merits of the proposal. That is whether it overcomes the reason for refusing the previously refused 5 flat development and whether the proposal is sufficiently different to that previously refused that it is reasonable to take a different view on issues that the District Council was satisfied had been resolved.

The 4 flat development given planning permission in January 2012 includes a building that is of the same dimensions as the building presently proposed. The ground area, overall height and eaves height together with the pitch of the roof of the present proposal for 5 flats is exactly the same as that of the approved 4 flat development. The objections raised in respect of the scale and siting of the proposal are acknowledged but they cannot form the basis for a reasonable objection to the development by the District Council since it has already given planning permission for a building of the same scale as that proposed in the same position. Moreover, in refusing the previous application for 5 flats the District Council did not raise objection to the scale and siting of the building. Indeed, having regard to the fact that the application site serves as a natural focal point at the northeast end of Avondale Drive, the siting of a building of the scale proposed is beneficial in urban design terms.

In terms of their design and appearance the proposed dormer windows and roof lights would complement the overall roof design and are therefore acceptable in those terms. Due to their position on the front roof slope the proposed roof lights would not cause any excessive overlooking. Since the dormers are at second floor level they would have a greater field of view than first floor windows but since they would be set well back from the eaves and the site boundaries they would not result in any excessive degree of overlooking of neighbouring gardens. No overlooking into neighbouring dwellings would arise from the dormer windows. The previously refused proposal for 5 flats included the same dormer windows in the rear roof slope as the present proposal and the same rooflights in the front roof slope as the present proposal. No objection to them was included in the District Council's decision to refuse to grant planning permission for the previous proposal. The objections to them are also acknowledged but in the circumstances there is no basis for the District Council coming to a different view on their merits when considering this proposal.

The only substantive change to this proposal compared to the previously refused proposal is the car parking arrangements. Members are reminded the only reason for refusing the previous 5 flat proposal was:

“By reason of the extent of hard surfacing for a car parking area in front of the proposed building, which does not allow for meaningful landscaping, the proposed development would have an excessively hard appearance and would consequently form poor contrast with adjacent residential properties to the detriment of the character and appearance of the locality. Accordingly, the proposal is contrary to policies CP2 (iv), CP7 and LL11 of the adopted Local Plan and Alterations.”

The current proposal is designed solely to overcome that reason for refusal. It proposes the same off-street parking arrangement to the front of the site that has recently been approved under the planning permission given for a 4 flat development. In terms of its appearance it is therefore

acceptable. However, that parking layout only allows for 4 off-street parking spaces and the adopted Vehicle Parking Standards indicate a minimum of 5 parking spaces should be provided, although it does allow for a lower level of provision in sustainable locations within urban areas.

When originally submitted this application also proposed a 5th off-street parking space at the rear of the site adjacent to 184 Roding Road. That was an attempt to both meet the Vehicle Parking Standards and to address the previous reason for refusal. However, the Highway Authority objected to it on safety grounds and as indicated above, neighbours also objected to it on the basis that its use would be harmful to their amenities. Following a request by officers that space was deleted from the proposal.

No acceptable alternative location for a 5th off-street parking space has been identified therefore the proposal is now for a development that is one space short of the minimum required by the Vehicle Parking Standards. Since the proposal has been found to be acceptable in all other respects the main matter to assess when considering this proposal is whether the level of off-street parking provision proposed is acceptable in this location.

The site is clearly in an urban area. Analysis of its distance from public transport and services has been carried out and the following facts are key to understanding how sustainable a location the application site is. The site is within 250m of local shops at Oakwood Parade and bus services at Valley Hill. Loughton Underground Station is within a 900m walk of the site and Sainsburys supermarket is some 200m beyond the station. Loughton High Road, with its shopping, service and employment opportunities is 1300m from the application site. Those distances are convenient walking distances.

In the circumstances the site is found to be a sustainable location within an urban area. Furthermore, the development proposed is for one bedroom flats only, which would not generate the same demand for parking as larger dwellings, and there certainly appears to be on-street capacity for one additional car to park within a convenient distance of the site. The shortfall of one parking space would therefore not cause any harm to the amenities enjoyed by the occupants of existing dwellings in the locality. Attention has been drawn to the demand for on-street parking by users of the recreation ground and while that demand is recognised, it is likely to largely arise at weekends in daylight hours and not be a constant pressure. That occasional demand does not alter the assessment that the proposal would not cause harm.

Other matters raised by objectors include whether the development adequately meets the requirements of people with varying degrees of disability and its degree of conspicuousness from the Green Belt. On both matters the proposal is not materially different to the approved 4 flat development. In respect of whether the proposal meets the lifetime home standards, adopted local plan policy does not require such relatively small scale developments to achieve lifetime home standards. Accordingly, while the developer states the development will be built to such standards, since that is not a material consideration in this case it has not been assessed.

Conclusion:

The proposal is for a small scale development of one-bedroom flats in a sustainable location within an urban area. It has been designed to overcome the sole reason for refusing to give permission for a near identical development in 2011 and is very similar to a 4 flat development approved in January. It accords with adopted planning policy, including the adopted vehicle parking standards which allow for a relaxation in on-site parking provision in sustainable locations. On that basis the previous reason for refusing a 5 flat development has been overcome and the proposal does not raise any new matters that have not been acceptably dealt with. On that basis it is recommended that planning permission be granted subject to conditions requiring the development to be completed in accordance with details previously approved and the approval of details for assessing the potential for and, if necessary, remediating potential land contamination.

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

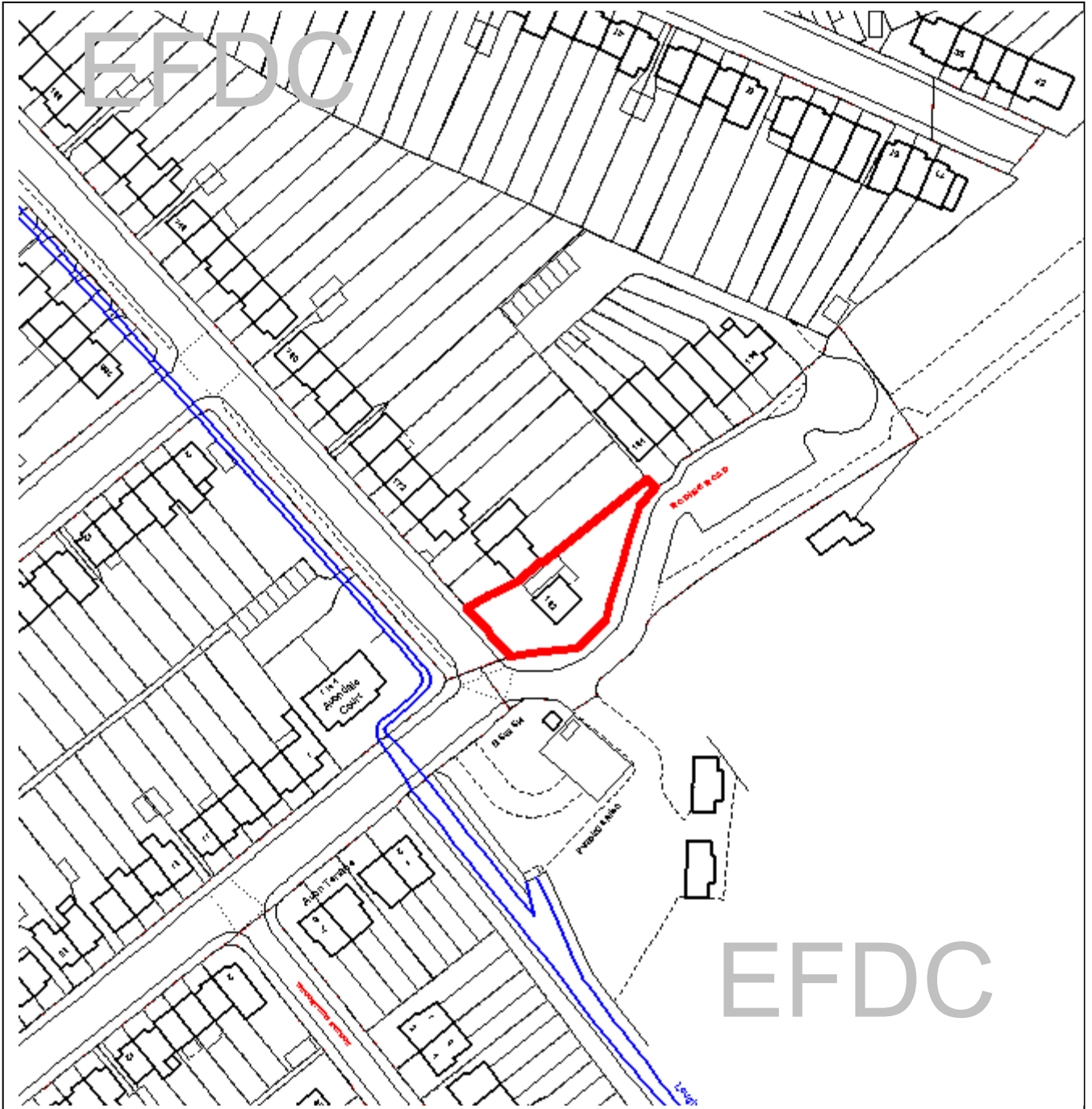
**Planning Application Case Officer: Stephan Solon
Direct Line Telephone Number: 01992 564018**

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



Epping Forest District Council

Area Planning Sub-Committee South



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Agenda Item Number:	6
Application Number:	EPF/0931/12
Site Name:	182 Roding Road, Loughton IG10 3BS
Scale of Plot:	1/1250