

Report Item No: 1

APPLICATION No:	EPF/1094/12
SITE ADDRESS:	Adjacent to Apartment 69 The Bowls Chigwell Essex
PARISH:	Chigwell
WARD:	Chigwell Row
APPLICANT:	Mr Derek Ward
DESCRIPTION OF PROPOSAL:	TPO/EPF/14/08 T41 - Purple Plum - 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=538144

CONDITIONS

- 1 The works hereby authorised shall not be undertaken after a period of three years from the date of this consent has expired.
- 2 A replacement Amelanchier tree (*Amelanchier lamarkii*) of a 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 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, 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 protected trees are outside the scope of delegated powers

Description of Site

The plum tree is within the walled garden of the easternmost block of The Bowls. The tree is visible from the turning area adjacent, which is the end of the private road. It has little general public importance.

Description of Proposal

Fell tree and replace

Relevant History

The Tree Preservation Order was made in 2008 to protect the most important of the trees on site. (This tree would have just come within that category). There is no specific history.

Policies Applied

LL7: Protection of the amenities provided by trees.

LL9: Felling of preserved trees. Summary: Felling must be both necessary and justified, and tree should be replaced.

Summary of Representations

None received.

Issues and Considerations

The reasons given for the application are that the tree is making an adjacent brick wall unstable and that the crown is no longer in good condition.

Red leaved flowering plum is generally an attractive, small/ medium sized tree, with white spring flower.

As a result of its annual growth the stem has made contact with the wall and now is beginning to push it over. There is no solution to this, although it could be slowed by drastic reduction of the crown of the tree. Alternatively the wall could be demolished and rebuilt further away from the tree, or re-built with a gap, filled with a section of fence. Such solutions would be relatively expensive (although no actual figures have been submitted) and difficult to justify, given the position of the tree.

The tree is in a relatively secluded situation, at the end of the long internal drive and barely visible from the adjacent road, if at all. Its loss would have minimal public impact, but would prevent expensive rebuilding of the wall. It is agreed that the tree shows some signs of age, and its crown condition is not perfect, although it might be restored by reduction, and hence stimulating new growth. A new tree could be planted either a little further from the wall in the garden, or elsewhere in the grounds. An Amelanchier (a small/ medium tree, renowned for spring flower and autumn colour) has been suggested as a suitable replacement.

Conclusion

The application is recommended for approval on the basis that this is not a publicly important tree and that its removal and replacement is a reasonable response in all the circumstances.

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:

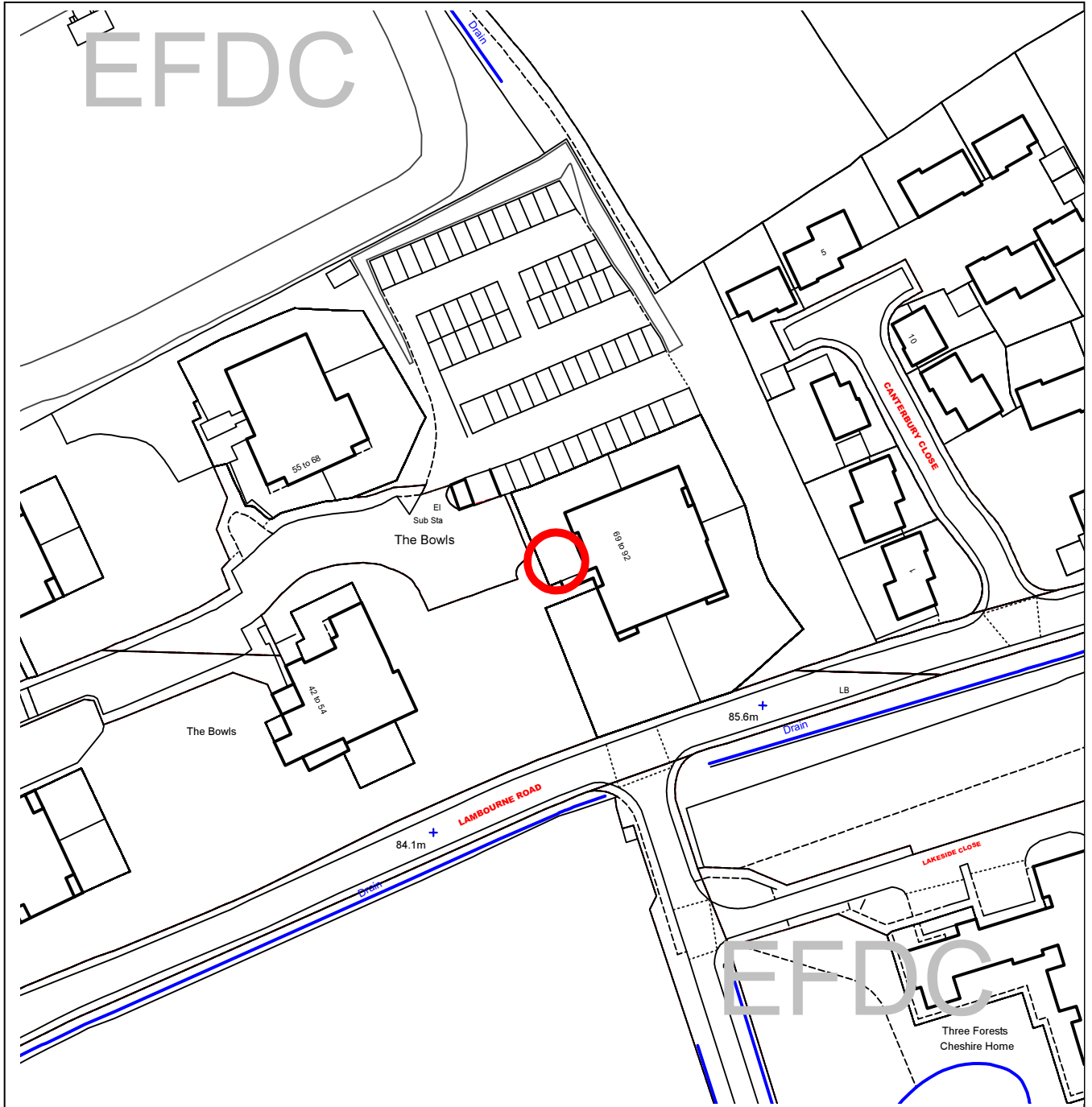
***TPO Application Case Officer: Christopher Neilan
Direct Line Telephone Number: 01992 564117***

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/1094/12
Site Name:	Adjacent to Apartment 69 The Bowls, Chigwell,
Scale of Plot:	1/1250

Report Item No: 2

APPLICATION No:	EPF/1264/12
SITE ADDRESS:	Lingmere Vicarage Lane Chigwell Essex IG7 6LQ
PARISH:	Chigwell
WARD:	Chigwell Village
APPLICANT:	Mr Malcolm Wallace
DESCRIPTION OF PROPOSAL:	TPO/EPF/111/10 Oak: fell with semi mature replacement
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=538938

CONDITIONS

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

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 site is currently under development for 4 new houses and the conversion of a Coach House.

The oak tree is a mature specimen, at approximately 16metres in height. It is very prominent in the local street scene as it stands adjacent to Lingmere Close.

Description of Proposal

Oak: fell to ground level, and replant with semi mature oak.

Relevant History

TPO/EPF/111/10 was made in 2010 following the submission of an application to redevelop the site. Since making the Order no other applications have been made to undertake work to this tree.

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 the proposal is in line with policy.

7 neighbours were notified but no responses have been received.

Issues and Considerations

The application is made on the basis that fungal infection of the lower stem has made the tree unsafe and unsuitable for retention.

Discussion

As part of the application to develop this site, a tree condition survey was submitted which highlighted two fungal fruiting bodies at less than 1m from ground level. It was recommended that further investigations be undertaken to establish the trees long term viability of the tree's retention.

A 'picus' survey was undertaken. This technology investigates a tree by using sonic waves. The measuring is based on the fact that sound wood is a better sound wave conductor than wood damaged by decay. The resultant picture provides a clear indication of the extent of any weakness within the stem at the test location. The different colours on the image represent different levels of problems from dark brown, sound wood, through to green and pink indicating decaying wood and light blue, cavity. The conclusion from this survey was that the tree has extensive internal decay and that its removal and replacement was recommended.

In view of the fact that this tree has high amenity value, a second investigation was undertaken by the applicant. This took the form of a 'static load test' to assess the stability of the tree. This is achieved by measuring both the bending strength of the tree stem and the anchoring strength of the tree roots by applying known loads to the tree. The results give an unacceptably low safety factor which could not be adequately improved by ongoing pruning management.

The applicant proposes to plant a semi mature oak with a stem diameter of 20-25cm. This is a significant sized replacement and is expected to be 6-7 metres in height at the time of planting.

Conclusion

It is concluded that in this case the balance favours felling, because the amenity of the tree would be greatly reduced by the necessary pruning management required for its 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:

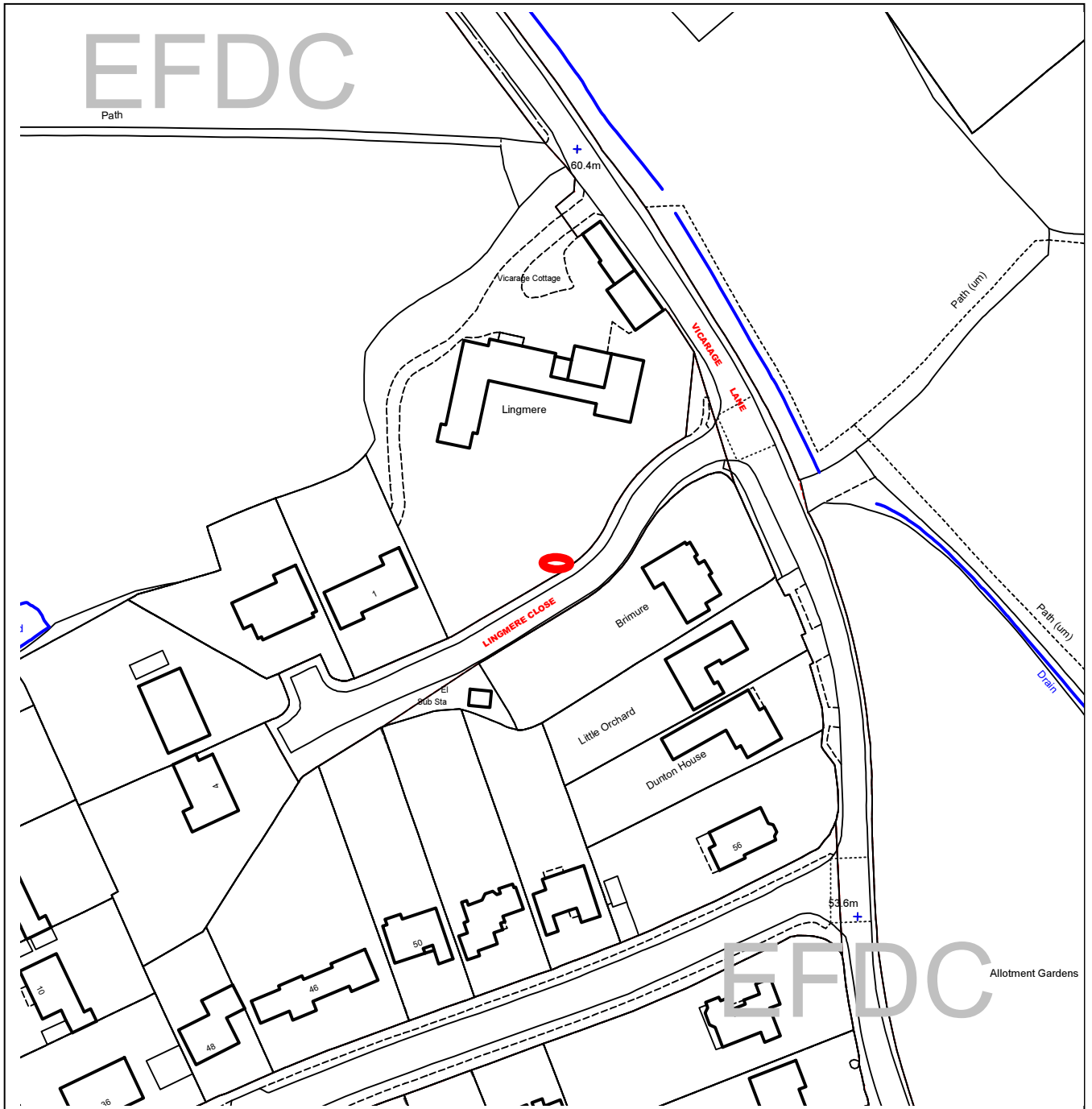
***TPO Application Case Officer: Melinda Barham
Direct Line Telephone Number: 01992 564120***

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



Epping Forest District Council

Area Planning Sub-Committee South



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Agenda Item Number:	2
Application Number:	EPF/1264/12
Site Name:	Lingmere, Vicarage Lane Chigwell, IG7 6LQ
Scale of Plot:	1/1250

Report Item No: 3

APPLICATION No:	EPF/0592/12
SITE ADDRESS:	Bald Hind Hainault Road Chigwell Essex IG7 5DW
PARISH:	Chigwell
WARD:	Grange Hill
APPLICANT:	Mr Dean Jordan
DESCRIPTION OF PROPOSAL:	Minor material amendment, to approve alterations to the block of 14 flats which incorporate amendments to the internal layout, positioning of external fenestration and rearrangement of the basement car park to maximise efficiency of the development.
RECOMMENDED DECISION:	Grant Permission (Subject to Legal Agreement)

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=536134

CONDITIONS

- 1 The development hereby permitted must be begun not later than 13 October 2014.
- 2 The development hereby permitted will be completed strictly and fully in accordance with the approved drawings nos: WH138/12/10-101 - Site Plan, WH138/12/25-100 - Basement Floor Plan, WH138/12/25-101 - Ground Floor Plan, WH138/12/25-102 - First Floor Plan, WH138/12/25-103 - Second Floor Plan, WH138/12/25-104 - Third Floor Plan, WH138/12/25-105 - Roof Plan, WH138/12/30-101 Rev A - Elevations (Sheet 1 of 2), WH138/12/30-102 Rev A - Elevations (Sheet 2 of 2) and WH130/11/15-01 Rev. B - Private Setting Out and Levels.
- 3 The external materials and finishes of the development hereby approved shall be in accordance with the details specified on drawing numbers WH138/12/30-101 - Elevations (Sheet 1 of 2) and WH138/12/30-102 - Elevations (Sheet 2 of 2) .
- 4 The north end of the terraces of the living rooms of Plots 8, 12 and 14 as identified on drawing numbers WH138/12/25-102 - First Floor Plan, WH138/12/25-103 - Second Floor Plan and WH138/12/25-104 - Third Floor Plan, respectively, shall be enclosed by means that are obscure and of a height that is 1.7m above the floor level of the terrace enclosed. The means of enclosure shall be permanently retained.

- 5 Other than the areas of terrace or balcony shown on drawing nos. WH138/12/25-102 - First Floor Plan, WH138/12/25-103 - Second Floor Plan and WH138/12/25-104 - Third Floor Plan, no part of the roof area of the building hereby approved shall be used as a terrace or balcony and no furniture, including tables and chairs, shall be placed on it.
- 6 Hard and soft landscaping shall be undertaken in accordance with ACD Hard and Soft Landscape proposals drawing number WES 17919-11A dated January 2012. 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.
- 7 The landscape maintenance plan shall be carried out in accordance with ACD Landscape Management and Maintenance Plan dated Jan 2012 (ref WES17919man) and ACD drawing number WES17919-50 dated Jan 2012.
- 8 All details of surface water discharge from the development onto the highway shall be in accordance with drawing number WH138/11/15-02 Rev B - Private Drainage Layout, unless otherwise agreed in writing by the Local Planning Authority,
- 9 The vehicle parking area indicated on the approved plans, including any parking spaces for the mobility impaired, shall be 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 unless otherwise agreed with the Local Planning Authority.
- 10 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.
- 11 The development hereby approved shall be carried out in accordance with the construction method statement approved under Local Planning Authority decision reference EPF/2349/11.
- 12 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.
- 13 The development hereby approved shall be carried out in accordance with the protocol for a land contamination investigation and Phase 1 Land Contamination preliminary risk assessment approved under Local Planning Authority decision reference EPF/2400/11.
- 14 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]

- 15 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]
- 16 Following completion of measures identified in the approved remediation scheme and prior to the first use or occupation of the development, a verification 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.
- 17 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.

Subject to the completion, within 3 months of this decision, a deed of variation to ensure the S106 Agreements completed in connection with planning permission EPF/0409/11 also relate to this application and the planning permission arising from it.

This application is before this Committee since it is an application for residential development of 5 dwellings or more and is recommended for approval (Pursuant to Section CL56, Schedule A (d) of the Council's Delegated Functions).

This application was deferred from the 25 July 2012 meeting of this Sub-Committee. Members decided they required further information from the applicant to properly assess the merits of the proposal including coloured drawings and material samples. The applicant has now provided materials samples which will be available to inspect at this meeting. The applicant advises a coloured drawing of the building will be submitted for the Officer's presentation to Members at the meeting.

The original report on the application is reproduced below:

Description of Site:

The site is situated off the west Side of Hainault Road and south side of Linkside, a short, narrow cul-de-sac. It has an area of just over 0.2 hectares.

The site is being redeveloped with planning permission to provide 14 flats. Vehicular and pedestrian access is only off Hainault Road adjacent to the filling station.

The locality is residential in character, predominantly comprising of 2-storey detached houses. Immediately to the south is a Shell filling station while to the south-west is Montpellier House, a substantial 4-storey block of 20 flats. A substantial residential care home is situated on the south side of Manor Road at its junction with Hainault Road.

The ground level of the site is elevated above the adjacent roads. Outside of the site land falls to the north, east and south. Clear views of it are available from the junction of Hainault Road and Manor Road, a green east of the filling station and on Hainault Road. Bus stops are situated nearby on Hainault Road.

Description of Proposal:

It is proposed to carry out minor material amendments to the approved flat development. The approved development comprises a building with an L shaped footprint fronting Hainault Road and Linkside. Its height would vary from 2-storeys where it aligns with the house at 9 Linkside to 4-storeys where it fronts Hainault Road. The building would be 3 storeys from a point 22m from the boundary with 9 Linkside to the part of the building fronting Hainault Road. The building would include a 29 space basement car park accessed off Hainault Road. A further two parking spaces would be provided at ground level therefore total off-street parking provision would be 31 spaces.

The proposal would not alter the basic form of the development as described above. The specific amendments proposed are as follows:

Internal alterations:

A reduction in the amount of internal circulation space

Alterations to room sizes

Provision of a lift and a stairwell adjacent to a repositioned entrance to the building in the south facing elevation.

Removal of superfluous lifts

Reduction in the basement area and simplification of parking arrangement that maintains the approved numbers of parking spaces.

External alterations:

Alteration of arrangement of window positions and sizes, primarily to ensure the provision of good sized windows to all habitable rooms. The alterations are primarily to the south and west facing elevations but also include alterations to the north and east facing elevations of the 3rd floor.

Alterations to and clarification of precise materials. The pattern of materials would be similar with the lower 3 floors of the building primarily being clad in stone (moss green) broken up by substantial areas of facing brick (yellow) with the 2-storey element being entirely brick as previously approved. Aluminium panels to the 4th floor would be replaced with grey rockclad panel cladding. Aluminium trim would be retained.

Additional information has also been submitted in relation to landscaping and landscape maintenance, surface water drainage, levels and boundary treatment.

A deed of variation to ensure planning obligations relating to the original planning permission would also relate to any consent given for this proposal has been submitted with the application.

Relevant History:

EPF/2414/10 Demolition of existing public house and construction of a fourteen unit residential development of 2 and 3 bedroom flats. Refused on the basis of harm to the amenities of the occupants of Linkside as a consequence of siting the proposed vehicular access and refuse collection point adjacent to 9 Linkside and on the basis of making an inadequate provision of private amenity space, which is indicative of an overdevelopment of the site.

EPF/0409/11 Demolition of existing public house and construction of a fourteen unit residential development of 2 and 3 bedroom flats (Revised application with access off Hainault Road). Approved following completion of planning obligations in respect of financial contributions to affordable housing and education provision and to prevent the applicant submitting an application for an alternative proposal with an access off Linkside.

The planning obligations have been complied with. Subsequent applications for approval of details pursuant to conditions have been variously approved, refused or remain under consideration.

Policies Applied:

CP2	Quality of Rural and Built Environment
CP3 – CP5 & ST1	Sustainability policies
CP7	Urban Form and Quality
H2A	Previously Developed Land
H5A	Provision for Affordable Housing
H6A	Site Thresholds for Affordable Housing
CF12	Retention of Community Facilities
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
ST6	Vehicle Parking

SUMMARY OF REPRESENTATIONS:

NEIGHBOURS: 40 neighbours were consulted and a site notice displayed. No response was received.

CHIGWELL PARISH COUNCIL No objection.

Issues and Considerations:

When taken as a whole the proposed changes, while material, are of a nature and scale that would result in a development not substantially different to the development originally approved. Accordingly, the main matters to consider when assessing the merits of the proposal are design and consequences for the living conditions of neighbouring houses. The internal alterations are of no consequence for those matters therefore this report will focus entirely on proposed external alterations.

Design:

The changes to fenestration would respect the approved design. The visual impact of the proposal when seen from Linkside and Hainault Road would be very similar to that of the approved development in terms of bulk, scale, height above ground level and physical relationship to neighbouring land. More significant changes to fenestration would take place to the elevations that face into the site, such as the repositioning of the main entrance to the building in the southern elevation. They would result in an enhancement of the approved design.

The materials details are as much a refinement as an alteration to the details approved, the main material change being to the 3rd floor of the building. The replacement of aluminium panels with grey rockclad panels would give a more durable finish that would complement the materials of the lower floors.

As a whole, the alterations to the external appearance are minor and would safeguard the appearance of the development and enhance its contribution to the character of the locality.

Impact on living conditions

The amendments would not result in any change in the relationship of the physical bulk of the building or the site layout to neighbouring houses. Neither the approved nor the amended development would appear excessively overbearing or cause any loss of light to neighbouring houses. Potential for overlooking from north facing windows across Linkside would be mitigated by a combination of the distance separating them from houses on the opposite side of the road and appropriate use of obscure glazed 1.7m high balcony/terrace enclosures secured by condition on the original permission.

Other Matters:

In the event of planning permission being granted a new planning permission for the development as a whole would arise. It would therefore be necessary to include all conditions imposed on the original planning permission, varied as appropriate to refer to subsequently agreed details, on the new consent and ensure the planning obligations completed would relate to the new permission. The latter point can be achieved by a deed of variation and the applicant has included this with his submission.

Conclusion:

The proposal is properly put forward as a minor material amendment. It would safeguard the living conditions of neighbouring houses and safeguard its appearance such that it would continue to respect the character of the locality. The proposal complies with adopted planning policy and it is recommended that conditional planning permission be given subject to the completion of a deed of variation to ensure the planning obligations attached to the original permission apply to the consent for this proposal.

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:	3
Application Number:	EPF/0592/12
Site Name:	Bald Hind, Hainault Road Chigwell, IG7 5DW
Scale of Plot:	1/1250

Report Item No: 4

APPLICATION No:	EPF/0805/12
SITE ADDRESS:	109 Manor Road Chigwell Essex IG7 5PS
PARISH:	Chigwell
WARD:	Grange Hill
APPLICANT:	Mr G Cohen
DESCRIPTION OF PROPOSAL:	Minor material amendment to planning application EPF/2462/08 (Demolition of 2 houses and construction of 13 flats).
RECOMMENDED DECISION:	Grant Permission (With Conditions)

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

http://planpub.eppingforestdc.gov.uk/AniteIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=537038

CONDITIONS

- 1 The development hereby permitted shall begin no later than 13th October 2012.
- 2 The external materials and finishes of the development hereby approved shall be constructed in accordance with the details specified on drawing numbers 12-04-02A and 12-04-03 to 12-04-12.
- 3 The proposed development hereby approved shall be carried out in accordance with the proposed landscape and site levels plan, drawing number 12-04-10 to 12-04-13.
- 4 Hard and soft landscaping shall be undertaken in accordance with the drawing number 12-04-13 'Proposed Landscaping and Site levels' plan.
- 5 All planting shall be maintained for a period of 5 years from the date of planting. Any planting that dies, is seriously damaged or diseased or is removed within that period shall be replaced with planting of a similar species and size, unless otherwise agreed in writing by the Local Planning Authority.
- 6 The development hereby approved shall be constructed in accordance with the Landscape Management Plan and drawing number 12-04-13. The landscape management plan shall be carried out as approved.
- 7 The development hereby permitted shall be constructed in accordance with the Tree Protection & Method Statement prepared by Diamond Productions Limited dated June 2012 and drawing number 12-04-13.

- 8 The windows in the flank walls shall be glazed with obscure glass and have fixed frames and shall be retained in that condition.
- 9 The development shall not be occupied until the car and cycle parking spaces shown on the approved drawings have been provided. The car park shall not be used other than for the vehicles related to the development.

This application is before this Committee for the following reasons:

1. *It is an application for development of a significant scale and/or wider concern and is recommended for approval (Pursuant to Section CL56, Schedule A (c) of the Council's Delegated Functions).*
2. *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:

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

Description of Proposal:

The applicant seeks planning permission for minor material amendments to a recently granted permission ref: EPF/2462/08, which was for the demolition of 2 houses and replacing them with the erection of 13 flats.

It should be noted that minor material amendments were recently granted permission (ref: EPF/0878/11 and EPF/1152/11) which included the following works:

- Increase the rear ground and first floor building line by 2400mm.
- Enclose the terrace area of flat 9 on the first floor to provide additional living accommodation.
- Raise the height of the middle section of the roof by 600mm to provide additional living accommodation within the roof space.
- To increase the building line to the south western corner up to a metre from the boundary line. This element would be single storey.

Along with the above already granted amendments, the applicant now wishes to make the following amendments:

- The external materials of the building are to be changed from render and facing brickwork to just facing brickwork (Ibstock Beckley Medium Multi Facing Brickwork).
- Portland stone heads and sills to be constructed around the windows to the front elevation of the building. Some other minor adjustments to the size and position of other windows openings throughout the building. All windows have been specified as white UPVC double glaze sash style casements.

- The bay windows have been removed together with the roof under-croft at ground floor. These are replaced by French style doors leading onto patios with obscured glass screens.
- Additional dormer windows are now shown where they were previously missing on the approved plans. In addition, velux roof lights and flat glass roof lights have been added. The dormer windows to the rear elevations have been provided with Juliet balconies.
- Raise the height of the middle section of the roof by a further 545mm to provide the required floor to ceiling height for the flats within the roof space.
- The internal arrangements for flats 3, 4 & 5 have been altered by removing the common stairs for a ramped floor. The internal stairs for flats 4 & 5 have been changed to provide sufficient head room.
- Details of hard and soft landscaping have been slightly altered to include a new front boundary treatment.

It is considered that proposed amendments combined with the already granted amendments would still constitute as a minor material amendment to the original granted permission.

Relevant History

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

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

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

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

EPF/0878/11 - Minor material amendment to EPF/2462/08. (Demolition of 2 houses and construction of 13 flats) to increase rear ground and first floor building line by 2400mm, increase in area to flat 9 within terrace area and raising rear middle roof by 600mm to provide accommodation in roof. (approved 15/7/11)

EPF/1152/11 - Minor material amendment on planning permission EPF/2462/08 (Demolition of 2 houses and construction of 13 flats) to increase rear ground and first floor building line by 2400mm and to increase building line to South-West corner up to 1000mm from boundary line. (approved 12/8/11)

EPF/0784/12 - Application for approval of details reserved by condition 2 'Materials', condition 3 'Levels', condition 4 'Hard and soft landscaping', condition 6 'Landscape management plans and condition 7 'Tree protection' conditions 1,5,8 and 10 noted of planning permission EPF/1152/11. (Minor material amendment on planning permission EPF/2462/08. - Demolition of 2 houses and construction of 13 flats) to increase rear ground and first floor building line by 2400mm and to increase building line to South-West corner up to 1000mm from boundary line. (details approved 5/7/12)

Policies Applied:

Local Plan policies relevant to this application are:

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

National Planning Policy Framework.

Summary of Representations

CHIGWELL PARISH COUNCIL:

The Council Strongly objects to this application as these appear to be major amendments to the roof which will impact on neighbours. The drawings contradict the application which says it is minor amendments,

NEIGHBOURS:

1 ST WINIFREDS CLOSE - Objection

- I feel that the developers are regularly making minor amendments which will in time become major amendments to the plans that were originally agreed.
- The amendments would result in a loss of privacy and reduce the amount of light thereby devaluing my property.
- There is insufficient parking for the 13 flats and granting these amendments would make the parking in the area even worse.

2 ST WINIFRED'S CLOSE - Objection

- The proposed development would be visually intrusive, out of keeping with the surrounding locality and would not blend in with other dwellings and flats.
- The development would result in a loss of privacy.
- Concerned about traffic congestion and parking.

Issues and Considerations:

The main matters to deal with when assessing the merits of the proposal are its consequences for the character and appearance of the locality and living conditions of neighbours. They are discussed under the following headings:

- Design and appearance
- Neighbouring amenities

For clarification, all references in this report to the approved building or development mean that comprising the previously approved minor material amendments.

Design and appearance

The presently proposed amendments would not result in any increase in the footprint of the approved building.

The only increase in the size of the approved building is a 545mm increase in the ridge height of the middle section of the building. The consequence of the enlargement is the middle section of the building would have the same ridge height as the front part of the building. The increase in the height of this part of the building would not result in an excessive amount of additional bulk and would complement the design of the approved building. Moreover, since it is set well away from the rear and side site boundaries against the backdrop of the forward part of the building the enlargement would not be apparent when seen from neighbouring land. Since the increased ridge height of the middle section would be set rear of the front section and would not exceed its height the amendment would not be visible from the street.

Turning to the amendments of the front façade, particularly the change in materials and the detailing around the window openings, they would still result in a building that respects the detailing and palette of materials used in buildings within the locality. The amendments would ensure that the building would be well articulated and visually interesting. The replacement of render with brick would achieve a more robust finish that would better safeguard the longer term appearance of the building.

Other minor modifications such as the inclusion of Juliet balconies , the addition of roof lights, the insertion of French style doors and internal alterations would not significantly affect the overall appearance of the approved building.

Neighbouring amenities:

The proposed amendments would not result in any harm to the living conditions of neighbouring properties.

The proposed limited increase in the ridge height of the middle part of the building would not result in a visually intrusive or overbearing development when viewed from adjoining properties. There would be no consequence for sunlight and daylight would still be achieved to adjoining private garden areas and habitable rooms.

It is noted that a number of roof lights are proposed along with the introduction of Juliet balconies. These elements would not lead to any excessive overlooking of neighbouring properties. Flank windows including roof lights should be required to be obscured glazed in accordance with the previous consents relating to this development.

Other issues:

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

No additional units are proposed as part of this amendment. The development would still consist of 13 flats and as such there is no requirement for any additional off street parking provision. It should be noted that in granting planning permission for the development, the Planning Inspector found that one space per flat along with cycle storage would be appropriate. There has been no change in circumstances since 2009 that could alter that assessment.

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

Conclusion:

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

While material, the proposed amendments are minor. They would safeguard the character and appearance of the locality and safeguard the living conditions of all neighbouring properties. The amended development would be in accordance with the policies contained within the Adopted Local Plan and Alterations and the National Planning Policy Framework. It is therefore recommended that the minor material amendment 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: Lindsay Trevillian
Direct Line Telephone Number: 01992 564 337***

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



Epping Forest District Council

Area Planning Sub-Committee South



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Agenda Item Number:	4
Application Number:	EPF/0805/12
Site Name:	109 Manor Road, Chigwell IG7 5PS
Scale of Plot:	1/1250