

Report Item No: 1

APPLICATION No:	EPF/1311/12
SITE ADDRESS:	Millbrook 164 Manor Road Chigwell Essex IG7 5PT
PARISH:	Chigwell
WARD:	Grange Hill
APPLICANT:	Mrs Jessie Glasser
DESCRIPTION OF PROPOSAL:	TPO/EPF/27/82 3 Horse Chestnuts - 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=539241

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

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

Description of Site

Front boundary of substantial apartment block. The application trees are 3 of the line of 4, being situated to the west of the entrance.

Description of Proposal

Felling of 3 Chestnuts (2 young horse chestnuts and 1 mature hybrid red chestnut) (*Aesculus X carnea*).

Relevant History

The 2 Horse Chestnuts were replacement planting for trees removed by agreement previously. There have been no recent applications.

Policies Applied

LL9, felling of preserved trees. (Summary: felling must be necessary and justified, and conditional upon appropriate replacement).

Summary of Representations

None received.

Issues and Consideration

The 2 horse chestnuts are large semi mature trees, but both with significant structural issues. The hybrid chestnut is a larger tree, but has the problems that seem always to affect older trees of this kind and is in poor condition. The application is on the basis that they are incompatible with their location, in the case of the horse chestnuts, and that replacement of all three will provide better visual amenity in the medium/ longer term. The application therefore provides for replacement with large growing trees, either Dawn Redwood or Swamp Cypress, which would make a substantial contribution to the area and be more appropriate for the situation, which is a narrow strip between pavement and the private car park of the apartments.

It is agreed that, because the younger trees have not been effectively pruned in their early years it would now be impossible to prune them in a way that allowed reasonable use of the car park for any higher vehicle without effectively destroying them. The crown structure has been allowed to spread widely with out necessary formative pruning. Over and above that however, it was noted that the structure of one of the trees was badly flawed, meaning that it could not in any case grow safely to its anticipated height.

The hybrid Chestnut has cankers on the stem, exhibits sign of slow and poor growth in the upper crown, the leaf size is small and it has deadwood. This is typical of the later stages of the life of this species, which tends to be of a slow, continued decline.

The situation is visually important in the Manor Road street scene. Millbrook sits on the crest of a low rise over and above the general area. The site can be seen for a great distance and deserves a proper and appropriate planting of large growing trees that will be an impressive amenity in the future, which the current trees do not provide. The applicants have volunteered such a planting. In the event of members granting permission to fell these trees, a condition is recommended requiring suitable replacements be planted. The application therefore meets the requirements of policy LL9 in that it is necessary and justified.

Conclusion

Having regard to the above assessment, it is recommended that conditional consent to fell the preserved trees be granted.

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

Planning Application Case Officer: 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/1311/12
Site Name:	Millbrook, 164 Manor Road Chigwell, IG7 5PT
Scale of Plot:	1/1250

Report Item No: 2

APPLICATION No:	EPF/1479/12
SITE ADDRESS:	49 Stradbroke Drive Chigwell Essex IG7 5RA
PARISH:	Chigwell
WARD:	Grange Hill
APPLICANT:	Mr Ahmed
DESCRIPTION OF PROPOSAL:	TPO/EPF/17/09 4 Oaks - 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=539783

CONDITIONS

- 1 4 replacement trees, 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 protected trees are outside the scope of delegated powers

Description of Site

The trees stand within the rear garden of a substantial detached property. In total there are more than 20 trees. The group as a whole have importance as part of substantial tree cover over the area as a whole, although the application trees have very limited visual significance from the street.

Description of Proposal

Felling of 4 Oaks.

Relevant History

This application stands alongside an application to prune several trees, reference EPF/1481/12. At the time of writing this had been recommended for approval as consistent with LL8. Two preceding applications, reference EPF/1145/12 and EPF/1081/12, which were found to be unsatisfactory, have been withdrawn. There is no other recent history.

Relevant Policies

LL9: Felling of preserved trees. (Summary: felling should be both necessary and justified; appropriate replacement planting should be made).

Summary of Representations

Chigwell Parish Council – object to the applications which result in inappropriate treatment being carried out. However, were willing to waive the objection subject to the District Council's Arboricultural Officers being satisfied that the application is acceptable.

3 neighbours were consulted but no observations received.

Issues and Considerations

The basis of the application is that the new property owner wishes to begin restoring what has been a neglected garden, including the removal of these 4 trees as either structurally unsound or in poor health.

T3 and T4 form a close group with another and larger oak, T5, on the western boundary. Both trees have been suppressed by the larger and better tree, T5, and this has resulted in poor form and a considerable lean. Their removal would allow T5 to grow better.

T7 and T9 are part of a group that stretches across the lower part of the garden. T7 is a spindly Oak with little foliage. It has been suppressed by neighbours and now appears to be dying. T9 is a suppressed tree with evidence of significant decay in the lower trunk.

Given that there are a number of larger and better trees in the garden there is no loss to public amenity in allowing the removal of these poor specimens. At the same time a condition is suggested that would require replacement planting of trees, such as birch or rowan, which would fit better with the situation.

Recommendation

It is concluded that the proposal is in line with policy LL9 and is accordingly recommended for approval subject to the condition referred to above.

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:

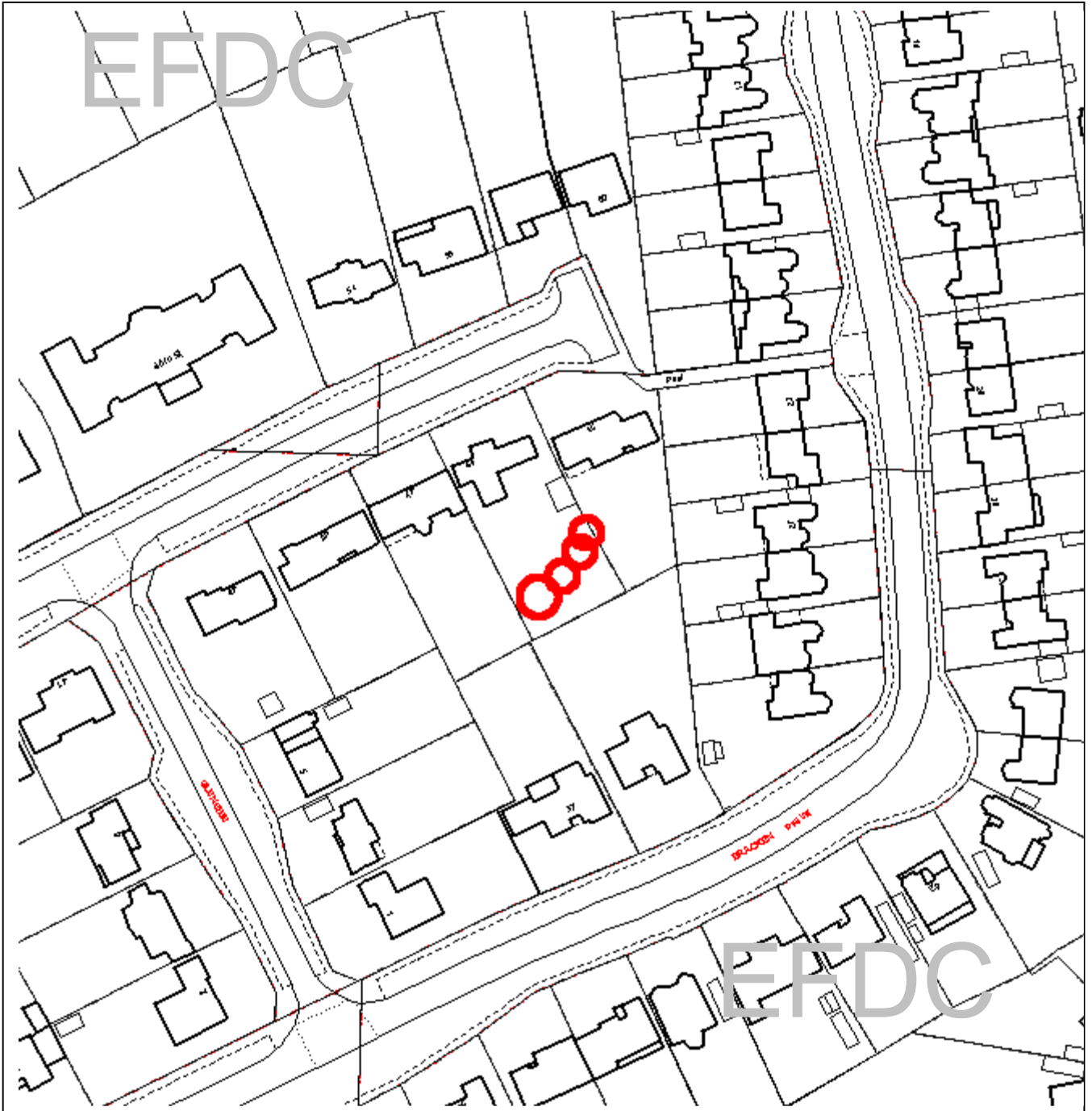
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Agenda Item Number:	2
Application Number:	EPF/1479/12
Site Name:	49 Stradbroke Drive, Chigwell IG7 5RA
Scale of Plot:	1/1250

Report Item No: 3

APPLICATION No:	EPF/1198/12
SITE ADDRESS:	2 New Forest Lane Chigwell Essex IG7 5QN
PARISH:	Chigwell
WARD:	Grange Hill
APPLICANT:	Mr Shahzad Haroon Kahn
DESCRIPTION OF PROPOSAL:	Conversion of existing large detached dwelling into 3 individual homes, including new 1/2 storey addition to existing garage and two small rear single storey extensions.
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=538555

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: EWB_001, EWB_100 rev G, EWB_101 rev C, EWB_002, EWB_102 rev B and EWB_003.
- 3 Materials to be used for the external finishes of the proposed development, shall match those of the existing building, unless otherwise agreed in writing by the Local Planning Authority.
- 4 Notwithstanding the provisions of the Town and Country Planning General Permitted Development Order 1995 as amended (or any other order revoking, further amending or re-enacting that order) no development generally permitted by virtue of Classes A, B and E of Part 1 of Schedule 2 to the Order shall be undertaken without the prior written permission of the Local Planning Authority.
- 5 If any tree, shrub or hedge shown to be retained 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.

- 6 No development, including works of demolition or site clearance, shall take place until a Tree Protection Plan, Arboricultural Method Statement and site monitoring schedule in accordance with BS 5837:2012 (Trees in relation to design, demolition and construction - Recommendations) has been submitted to the Local Planning Authority and approved in writing. The development shall be carried out only in accordance with the approved documents unless the Local Planning Authority gives its written consent to any variation.
- 7 Prior to the first occupation of any of the proposed dwellings, the proposed private drive off Manor Road shall be constructed to a minimum width of 4.8 metres for at least the first 5 metres from the back of the carriageway and provided with an appropriate dropped kerb crossing of the highway verge.
- 8 The proposed development shall not be occupied until such time as the vehicle parking area indicated on the approved plans, including any parking space 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 for residential purposes unless otherwise agreed in writing with the Local Planning Authority.
- 9 Any gates provided at the vehicular access to the site shall only open inwards and shall be set back a minimum of 6 metres from the nearside edge of the carriageway.
- 10 Prior to commencement of the development details showing the means to prevent the discharge of surface water from the development onto the highway shall be submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be carried out in its entirety prior to the access becoming operational and shall be retained at all times.
- 11 Prior to the commencement of development details of screen walls, fences or such similar structures shall be agreed in writing by the Local Planning Authority, and shall be erected before the occupation of any of the dwellings hereby approved and maintained in the agreed positions.
- 12 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 08.00 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 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).)

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

Description of Site:

The subject site is located on the corner of Manor Road and New Forest Lane within a well established residential area that is characterised by large two-storey detached houses set close to side boundaries. The site itself is relatively level and is considerably larger than surrounding properties consisting of approximately 1650 square metres. There are a number of mature trees on site, particularly along the side and rear boundaries. Two of these trees located along the northern site boundary are protected by Tree Preservation orders. Boundary treatments include a low rendered finished wall along the front boundary with iron railings whilst a mixture of timber paling fencing and iron railings are located along the side and rear boundaries.

Fronting New Forest Lane is a large two storey dwelling house including a basement and living accommodation within its roof space. It is substantially larger than neighbouring houses. The dwelling is finished in white painted render with a clay tiled pitch roof. The main vehicle access to the site is via an in-out driveway accessed from New Forest Lane. There is also a secondary vehicular access point to the rear of the site off Manor Road. Off street parking is located either within an integral garage or on a hard paving area in front of the dwelling house. A large private garden area is located to the rear of the dwelling house.

Description of Proposal:

The applicant seeks planning permission for the conversion of the existing detached dwelling house into 3 individual houses within the main fabric of the building. The conversion works would involve some external alterations and extensions that include the construction of a half storey extension over the existing integral garage and two single storey extensions to the rear of the building. Other alterations include the removal and addition of window and door openings and internal modifications.

The proposal would result in a total of two 3 bedroom dwellings and one 4 bedroom dwelling with each dwelling having their own private garden areas and off street parking. Vehicular access to the parking spaces for dwellings 1 and 3 would be via the existing access to the rear of the site off Manor Road while vehicular access to the parking area for dwelling 2 would be via the existing access off New Forest Lane.

Relevant History:

EPF/0344/04 - Demolition of existing house and construction of new house with basement (approved with conditions 07/04/04).

EPF/1069/05 - First floor rear extension and loft conversion with side and rear dormer windows (approved 12/08/05).

EPF/0021/09 - Retention of front gates (approved 13/03/09)

EPF/2189/11 - Conversion of existing large detached dwelling into 3 terrace houses, including 2 x two storey front extensions, first floor side extension, single storey rear extension, amendments to existing openings, new brick and timber cladding to external facades (withdrawn 18/01/12).

EPF/0479/12 - Conversion of existing large detached dwelling into 3 individual homes, including new 1/2 storey addition to existing garage and two small rear single storey extensions (Revised application). (withdrawn 3/5/12).

Policies Applied:

Local Plan Policies:

CP2	Protecting the Quality of the Rural and Built Environment
CP3	New Development
CP7	Urban Form and Quality
DBE6	Car Parking
DBE8	Private Amenity Space
DBE9	Loss of amenity
DBE10	Residential Extensions
DBE11	Sub-Division of Properties
ST4	Road Safety
ST6	Vehicle Parking
LL10	Adequacy of Provision for Retention
LL11	Landscaping Schemes

The above policies form part of the Councils 1998 Local Plan. Following the publication of the NPPF, policies from this plan (which was adopted pre-2004) are to be afforded due weight where they are consistent with the Framework. The above policies are broadly consistent with the NPPF and therefore are afforded full weight.

Summary of Representations

CHIGWELL PARISH COUNCIL – Objects

The Council OBJECTS to this application on the grounds that there are highway safety and traffic management issues as this is an accident prone area. In addition there will be a terracing effect with the proposed development, and are not satisfied that the access onto Manor Road is acceptable.

NEIGHBOURS

The application was advertised to adjoining property occupiers and a site notice was placed on site. The following responses have been received:

1 NEW FOREST LANE – Object

The proposed development does not reflect the character of the surrounding area and it would cause excessive harm to highway safety.

3 NEW FOREST LANE – Object

The application is completely out of character to the rest of the road which consists of only detached houses in a nice rural setting. The development would be detrimental to the character of the surrounding locality.

4 NEW FOREST LANE – Strongly Object (2 letters)

This corner of Chigwell is very busy with lots of school children and traffic already. Development would not do anything to enhance the area or the safety of the residents and travellers.

6 NEW FOREST LANE – Strongly Object

We strongly object to the proposed development.

9 NEW FOREST LANE – Strongly Object

Already a dangerous junction and 3 new houses will cause further excessive harm to highway safety. Out of keeping with character of area.

11 NEW FOREST LANE – Most Strongly Object

This is a development totally out of sympathy with other properties in the road and surrounding area.

12 NEW FOREST LANE – Object

The property would be out of keeping with all other detached properties in the area. It would lead to highway safety due to increase in the number of vehicles.

20 NEW FOREST LANE – Strongly Object

Out of keeping with surrounding neighbourhood and would put pressure on local amenities.

43 FOREST LANE – Object

The development would be completely out of character with the surrounding area and other houses and if allowed would set a precedent for similar developments. Additional traffic would increase the impact upon highway safety.

2b MANOR ROAD – Strongly Object

This would bring too many cars and people on a busy corner and it is not in keeping with the neighbouring houses.

KINDERNERE, CHIGWELL – Object

Corner location on a busy four-way junction which is already very busy. All other houses are detached – doesn't fit in with the area.

Issues and Considerations:

The main issues to address in this case are:

- Character and Appearance
- Amenity
- Highway Safety and Parking
- Trees and Landscaping

Character and Appearance:

A new development should be satisfactorily located and be of a high standard in terms of its design and layout. Furthermore, the appearance of new developments should be compatible with the character of the surrounding area.

It is noted that there is a very distinct character within the surrounding locality that consists of large detached dwelling houses with open aspects to their frontages and large rear gardens. Any development of this site, including subdivision as proposed, should respect that character.

However, due to its very large size, the existing house is somewhat out of step with the established pattern of development in the locality. That inconsistency is not inappropriate due to the position of the site at a junction with a main road where it is not entirely flanked by smaller houses and as a consequence of the screening effect of significant trees on the site boundary with Manor Road.

As a result of careful design the building would continue to appear as a single detached house. The proposed extensions to the existing building which include two single-storey rear extensions and a half-storey extension over an existing integral garage would be modest additions sympathetic to the building in terms of their scale and detailed design. In particular, the resulting front elevation would retain the appearance of a single dwellinghouse. It would certainly not appear as a row of three terraced houses when seen from either New Forest Lane or Manor Road. As a consequence the appearance of the proposal would respect the character of the locality.

In terms of activity, while the proposal would be a more intensive use of the site, the degree of intensification would not be of an order that would be harmful to the character of the locality. Additional vehicle movements would be generated by the development as a whole but they would be split between the rear and front parking areas. The additional movements would primarily be associated with the rear parking area but they would not generally be apparent. The use of the front parking area would be no greater than the present potential use of that area. Other normal residential activity such as use of garden areas would not be inconsistent with the character of the locality.

Amenity:

Each dwelling would have more than a sufficient amount of private garden space to meet the recreational needs for future occupiers ranging from 158m² to 318m². The manner in which the garden areas would be provided would be usable and well related to each proposed dwelling.

The proposed additions to the existing building required to facilitate the proposal are modest and would be sited well away from neighbours. As a consequence they would not cause harm to the living conditions of neighbours.

No new windows would be inserted above ground level on the only elevation adjacent to a neighbouring house, the south facing elevation adjacent to 4 New Forest Lane. As such the proposal would not result in any excessive overlooking of any neighbour.

The intensification of the residential use of the site would not be of an order that would generate activity which would give rise to excessive noise and disturbance. The rear parking area would primarily align with the front garden of 25 Manor Road and in any event is not of a size that would result in numbers of vehicle movements that could be harmful to amenity of neighbours.

Highway Safety and Parking:

The proposal would make use of the existing vehicular access points on the site. Dwellings 1 and 3 would use the existing access to the rear of the property off Manor Road whilst dwelling 2 would use the in-out driveway off New Forest Lane. The proposed parking provision for the development accords with the Council's adopted Vehicle Parking Standards.

The application was referred to Essex County Council as Highway Authority. Sight lines at both vehicular accesses to the site were found to be acceptable for their proposed use. The Highway Authority found there would not be a material increase in the intensity of the use of the driveways presently serving the site and consequently the proposal would not cause harm to the safe and free flow of traffic on either Manor Road or New Forest Lane. The proposed development was also found to cause no harm to the functioning of the junction of Manor Road with New Forest

Lane. Accordingly, no objection was raised to the proposed development subject to the imposition of conditions on any permission granted to ensure the proposed parking areas are provided and ensure any gates at vehicular accesses are set back from the carriageway.

Trees and Landscaping:

There is a significant amount of mature vegetation located on the site including two trees on the northern side boundary that are protected by Tree Preservation Orders. The application was referred to Council's landscape officer who stated that they had no objection to the proposed development subject to conditions placed on the granted permission ensuring the protection of these trees during construction works.

Conclusion:

In conclusion, the proposed development would have an acceptable design and appearance and would respect the character and appearance of the locality in terms of both design and intensity of use. The proposal would cause no harm to the living conditions of neighbouring dwellings or to the safe and free flow of traffic on adjacent roads. No harm would be caused to trees on the site. It is therefore recommended that the proposal be granted permission subject to conditions.

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

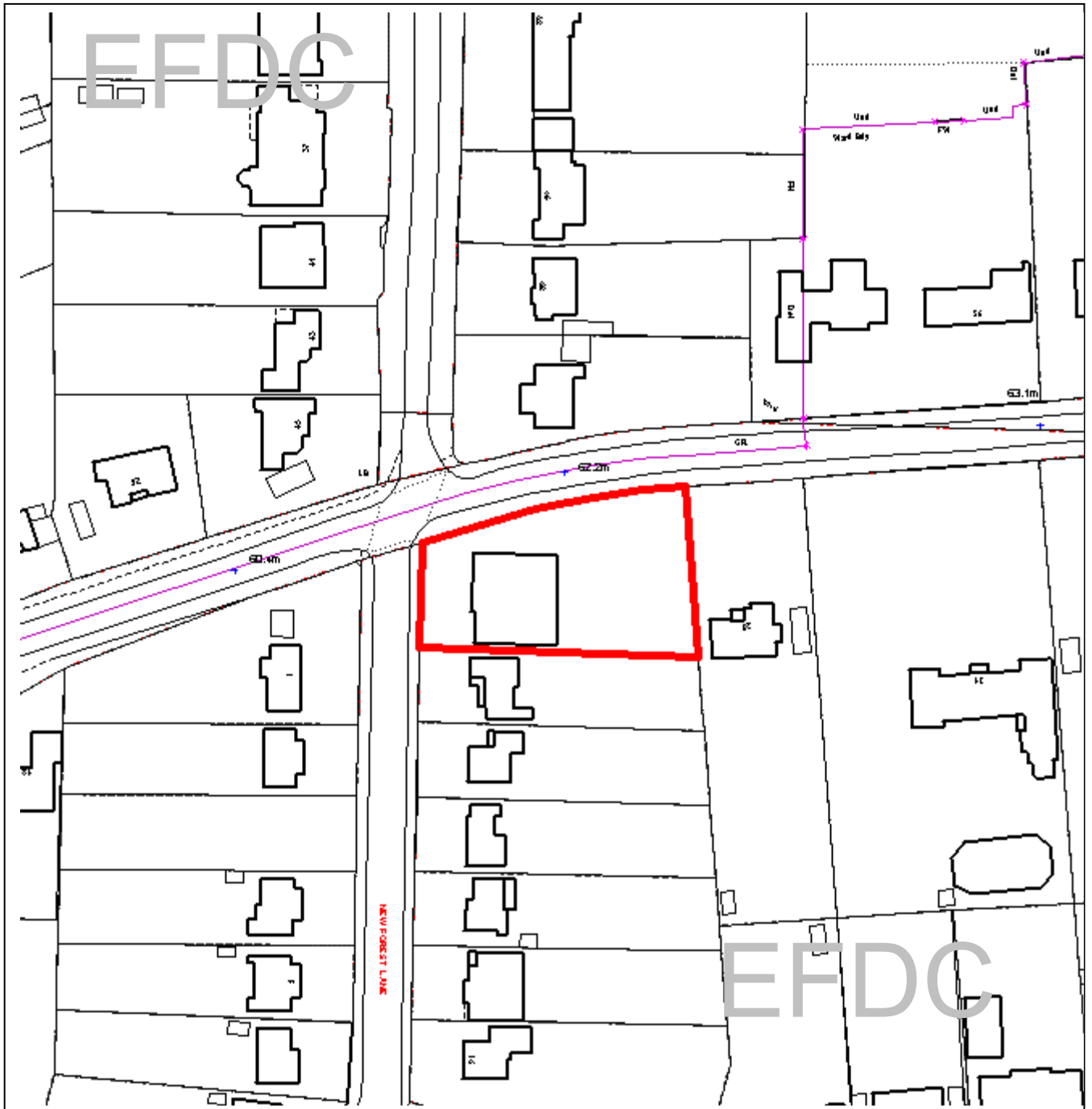
***Planning Application Case Officer: Lindsay Trevillian
Direct Line Telephone Number: 01992 564 337***

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Agenda Item Number:	3
Application Number:	EPF/1198/12
Site Name:	2 New Forest Lane, Chigwell IG7 5QN
Scale of Plot:	1/1250