

**Report Item No: 1**

<b>APPLICATION No:</b>	EPF/1472/13
<b>SITE ADDRESS:</b>	Braeside School 130 High Road Buckhurst Hill Essex IG9 5SD
<b>PARISH:</b>	Buckhurst Hill
<b>WARD:</b>	Buckhurst Hill West
<b>APPLICANT:</b>	Mr Alan Smith
<b>DESCRIPTION OF PROPOSAL:</b>	TPO/EPF/20/90 T21 - Holly - Fell
<b>RECOMMENDED DECISION:</b>	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=551675](http://planpub.eppingforestdc.gov.uk/AniteIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=551675)

**CONDITIONS**

- 1 The felling authorised by this consent shall be carried out only after the Local Planning Authority has received, in writing, 5 working days prior notice of such works.
- 2 Prior to the felling hereby agreed, the details of the replacement tree, or trees, of a number, species, size and in an appropriate position shall be approved in writing by the Local Planning Authority. The tree or trees shall then be planted within one month of the implementation as agreed, unless varied with the prior 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 because any application to fell preserved trees falls outside the scope of delegated powers*

**Description of Site:**

The tree stands about 7 metres tall amongst a dense, mixed shrub and tree screen along the front boundary of this school site. Several mature deciduous and evergreen trees add considerable landscape structure to this prominent period property located on this busy high road linking Buckhurst Hill with Loughton.

**Description of Proposal:**

**T21. Holly – Fell**

## **Relevant History:**

There is an extensive record of tree management and selective tree removal across the site. An annual assessment is carried out and minor maintenance pruning is accepted as necessary to ensure reasonable risk management is being undertaken by the school.

## **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 appropriate replacement of the tree'.*

## **Summary of Representations**

BUCKHURST HILL PARISH COUNCIL objects to the felling of a tree unless it is demonstrably diseased and likely to become dangerous, or there is clear evidence that it is causing significant damage to a property. The Committee therefore deferred to the Council officer unless the application rests on the issue of visual amenity alone.

## **Issues and Considerations:**

### **Introduction**

The tree is a visually important part of the front boundary screen but is visually declining and has been recommended for felling by the appointed tree surveyor within the general annual tree inspection.

### **Application**

The applicant's reason for recommending the tree be felled within one year is for reasons of safety.

### **Key issues and discussion**

The key issue is that of the poor condition of the tree. The site inspection confirmed sparse leaf cover and sporadic deadwood within the crown, indicating a clear decline in health.

### **Planning policy considerations**

#### **i) Tree condition and alternative solutions to felling**

The tree's canopy cover has become extensively defoliated and its general appearance is that of a sickly and deteriorating tree. Even heavy pruning will only prolong the eventual need to remove it.

#### **ii) Public Amenity and replacement planting**

The tree is clearly visible from the main road. Its removal will open a gap in this dense screen but its loss might be mitigated by a suitable replacement, which will soon fill the gap in the screen.

## **Conclusion**

T21 Holly is unviable for long term retention. With mitigation from replanting there is justification to fell the tree. It is, therefore, recommended to grant permission to fell on the grounds of poor health justifying the need for the tree's removal. The proposal accords with Local Plan Landscape Policy LL9.

In the event of Members allowing the felling of the tree, it is recommended that a replacement planting condition be attached to the decision notice requiring a new tree to be planted at an agreed nearby location within one month of the felling.

***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:***

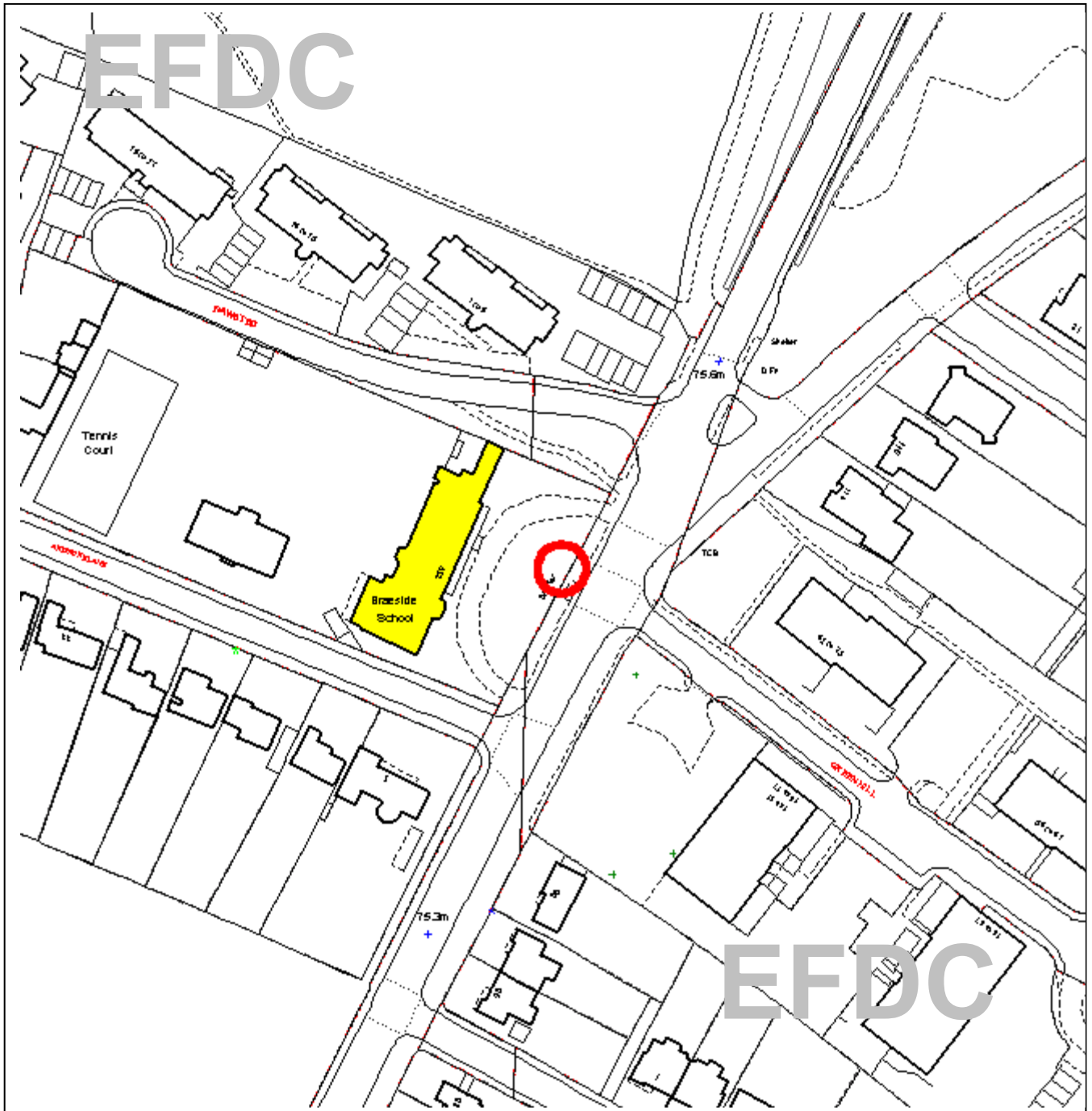
***Planning Application Case Officer: Robin Hellier  
Direct Line Telephone Number: 01992 564546***

***or if no direct contact can be made please email: [contactplanning@eppingforestdc.gov.uk](mailto:contactplanning@eppingforestdc.gov.uk)***



# Epping Forest District Council

## Area Planning Sub-Committee South



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Agenda Item Number:	1
Application Number:	EPF/1472/13
Site Name:	Braeside School, 130 High Road Buckhurst Hill, IG9 5SD
Scale of Plot:	1/1250

**Report Item No: 2**

<b>APPLICATION No:</b>	EPF/1054/13
<b>SITE ADDRESS:</b>	10 Coolgardie Avenue Chigwell Essex IG7 5AY
<b>PARISH:</b>	Chigwell
<b>WARD:</b>	Chigwell Village
<b>APPLICANT:</b>	Mr & Mrs John Carpenter
<b>DESCRIPTION OF PROPOSAL:</b>	Erection of gable end roof extension, rear dormer with juliet balcony, together with permitted development garage conversion.
<b>RECOMMENDED DECISION:</b>	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=549831](http://planpub.eppingforestdc.gov.uk/AniteIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=549831)

**CONDITIONS**

- 1 The development hereby permitted must be begun not later than the expiration of three years beginning with the date of this notice.
- 2 Materials to be used for the external finishes of the proposed development, shall match those of the existing building, unless otherwise agreed in writing by the Local Planning Authority.
- 3 Prior to first occupation of the development hereby approved, the proposed window opening in the eastern flank elevation shall be entirely fitted with obscured glass and have fixed frames to a height of 1.7 metres above the floor of the room in which the window is installed and shall be permanently retained in that condition.

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

**Description of Site:**

Two-storey semi detached house within a built up residential area. Not listed or within a conservation area.

**Description of Proposal:**

Erection of gable end roof extension, rear dormer with Juliet balcony, together with permitted development garage conversion.

### **Relevant History:**

None

### **Policies Applied:**

CP2	Quality of Rural and Built Environment
DBE9	Loss of Amenity
DBE10	Residential Extensions
ST6	Vehicle Parking

NPPF

### **Consultation Carried Out and Summary of Representations Received**

Number of neighbours consulted. 9  
Site notice posted: No, not required  
Responses received: None

PARISH COUNCIL: Objection on the grounds it is not consistent with the existing street scene as known to Members, it is of poor design, there was no actual street scene provided, and the roof line for the rear elevation is inappropriate.

### **Main Issues and Considerations:**

#### **Effect on character and appearance**

The existing house forms one of a pair of identical semi detached dwellings both finished with cat slide roofs. The proposal would extend the hip end creating a gable which when viewed in conjunction with its attached neighbour at No. 12 would create an imbalance somewhat to the detriment of the design of this pair.

However, this house would not be the only dwelling altered along this side of Coolgardie Avenue. Nos. 16, 18 and 22 all benefit from additions and alterations to their respective roof profiles that have resulted in imbalances between pairs of symmetrical dwellings.

Of these three extended houses, two additions were completed under permitted development with a side dormer extension approved under planning in 2005.

Notwithstanding these extensions, whilst taken into consideration here, they do not detract from the fact that the hip to gable extension here would be more apparent within the streetscene, and in terms of policy DBE10 would not complement or enhance the appearance of the host dwelling, pair or streetscene.

In addition, the rear dormer window would not appear subordinate and would dominate the rear roof slope contrary to the aims of policy DBE10.

The conversion of the garage would not detract from the character and appearance of the host dwelling nor the surrounding area.

#### **Effect on living conditions of neighbours**

None of the proposed works would materially impact on the living conditions of neighbouring properties as mutual overlooking already exists.

### Loss of garage

The loss of the garage would result in only one, possibly two off street parking spaces, however, given the existing size of the garage does not comply with current standards, that an additional space could be created off street to park vehicles if desired and that there are no on street parking restrictions this is considered acceptable. Complies with policy ST4 of the adopted Local Plan.

### Permitted Development Fallback

In terms of permitted development (PD), the garage conversion could take place without planning permission. In addition, loft conversions including hip to gable extensions can be undertaken without the need for planning permission, and in this case, the proposal would be permitted development if it was approximately 0.5 cubic metres smaller.

The fall back position is granted greater weight the greater the chance of the permitted development scheme being constructed. It is recognised that there is a very reasonable chance of the PD scheme being built.

### Conclusion

The proposal would impact on the symmetry of the pair of semi detached dwellings which in turn would appear detrimental to the appearance of the surrounding area while the proposed dormer window would dominate the rear roof slope. However, since a permitted development scheme could be constructed that would not appear materially different to the application proposal, that fall back position is found to have a very reasonable chance of being built in the event of planning permission being refused. As a consequence, the permitted development fall back position is given considerable weight. It is therefore considered that it would be unreasonable for the Local Planning Authority to withhold consent for this proposal in these circumstances.

In light of this positive and proactive approach, a recommendation to approve is put forward.

***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:***

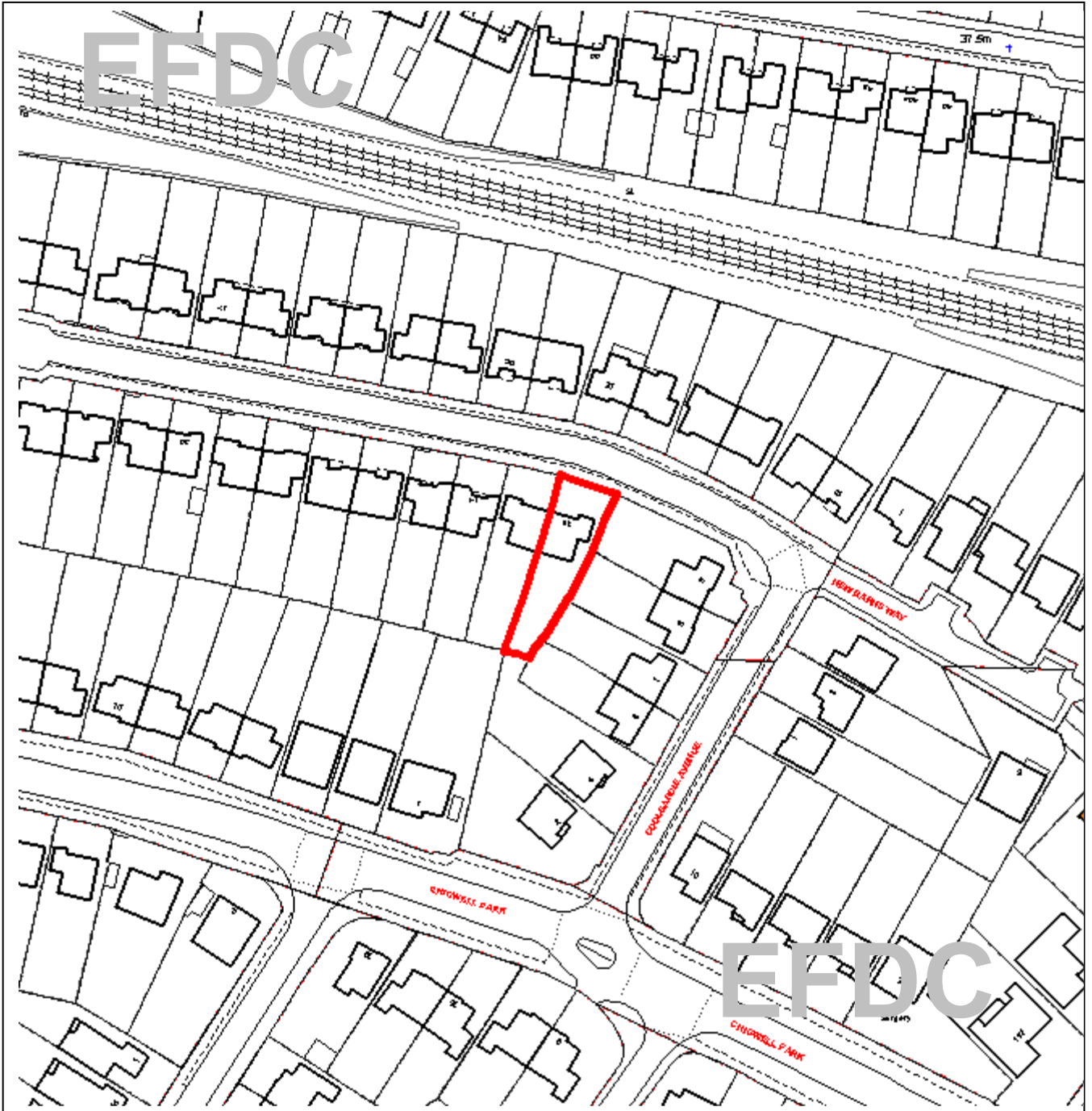
***Planning Application Case Officer: Steve Andrews  
Direct Line Telephone Number: 01992 564109***

***or if no direct contact can be made please email: [contactplanning@eppingforestdc.gov.uk](mailto:contactplanning@eppingforestdc.gov.uk)***



# Epping Forest District Council

## Area Planning Sub-Committee South



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Agenda Item Number:	2
Application Number:	EPF/1054/13
Site Name:	10 Coolgardie Avenue, Chigwell IG7 5AY
Scale of Plot:	1/1250



**Report Item No: 3**

<b>APPLICATION No:</b>	EPF/1201/13
<b>SITE ADDRESS:</b>	225 Lambourne Road Chigwell Essex IG7 6JN
<b>PARISH:</b>	Chigwell
<b>WARD:</b>	Chigwell Row
<b>APPLICANT:</b>	Mr S Ahilan
<b>DESCRIPTION OF PROPOSAL:</b>	Retrospective Planning Application to retain loft conversion involving increase to the ridge of the roof, and construction of three front dormers and a rear dormer with proposed removal of side addition and reduction in size of dormer (revised application)
<b>RECOMMENDED DECISION:</b>	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=550452](http://planpub.eppingforestdc.gov.uk/AniteIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=550452)

**CONDITIONS**

- 1 The works to the rear dormer hereby approved, together with the removal of the side addition, shall be carried out within 6 months of the date of this permission and carried out strictly in accordance with the plans hereby approved.
- 2 Materials to be used for the external finishes of the proposed development, shall match those of the existing building, unless otherwise agreed in writing by the Local Planning Authority.

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

**Description of Site:**

The application site is a two storey, detached property located on the north side of Lambourne Road within the built up area of Chigwell. The property is set back from the road by some 22m. The property is not within the Metropolitan Green Belt or a Conservation Area.

**Description of Proposal:**

The proposal seeks planning permission for the construction of a loft conversion involving the increase to the ridge of the roof and construction of three front dormers and a rear dormer. The development has been constructed and this application proposes its retention with modifications.

The proposed modifications comprise a 3m reduction in size in the width of the rear dormer, a corresponding reduction in the size of window openings and their realignment such that they would more closely align with those of lower floors. They would result in a dormer measuring 8.7m wide, reduced from 11.7m, and consist of 1 Juliet balcony and 2 windows.

The front dormers have pitched roofs with the central dormer including a Juliet balcony. No changes are proposed to the front dormers or the ridge height of the house as presently constructed.

This application also proposes the removal of a narrow first floor side addition to the western flank.

### **Relevant History:**

- EPF/0279/13 Retrospective planning application to retain loft conversion involving an increase to the ridge of the roof, three front dormers and rear dormer including proposed reduction in size of rear dormer - Refused
- EPF/1981/12 Retrospective planning application to retain loft conversion involving increase to the ridge of the roof, three front dormers and rear dormer including proposed reduction in size of rear dormer – Refused
- EPF/0953/12 Retrospective Planning Application to retain loft conversion involving increase to the ridge of the roof, and construction of three front dormers and a rear dormer with proposed removal of side addition and reduction in size of dormer – Withdrawn
- EPF/2569/11 Retrospective Planning Application to retain loft conversion involving increase to the ridge of the roof, and construction of three front dormers and a rear dormer – Refused (appeal dismissed)
- EPF/0848/07 Loft conversion with front and rear dormer windows (revised application) – App/Con
- ENF/0273/11 Planning enforcement investigation into allegation that development approved under permission EPF/0848/07 was not built in accordance with approved plans. Breach found and following refusal of subsequent applications an enforcement notice was issued on 30/05/2012 requiring the removal of the rear dormer window and the first floor side addition to the west elevation. The notice is effective and the compliance date has passed.

### **Policies Applied:**

#### Epping Forest District Local Plan and Alterations

CP2 – Protecting the Quality of the Rural and Built Environment

DBE10 – Design of Residential Extensions

DBE9 – Impact on amenity

### **Summary of Representations:**

NEIGHBOURS: 4 neighbours consulted: No responses received

CHIGWELL PARISH COUNCIL: The Council OBJECTS to this application because the plans presented were considered inadequate, in that the scale shown did not plainly describe the dimensional changes proposed. In addition the drawings that describe the proposed elevation are clearly deficient of accurate and clear dimensions.

### **Issues and Considerations:**

The main matter to consider in assessing this application is whether the proposed changes to the scheme overcome the reason for refusal of the last retrospective application, ref EPF/0279/13.

The increase in ridge height associated with the development and the three front dormers have been found acceptable on all the previous applications.

Application ref EPF/0279/13 was refused for the following reason:

*The rear dormer to be retained, due to its overall width, size and bulk, would be detrimental to the visual amenity of neighbouring occupiers and character of the surrounding area. It therefore fails to accord with Adopted Local Plan policies CP2, DBE9 and DBE10.*

This revised scheme, which proposes a reduction in width of the rear dormer of some 3m in total amounts to a 0.7m increase in the reduction previously proposed. In the context of the design of the house the additional proposed reduction is considered to be a material change to the previously refused proposal. The dormer would still be a relatively large addition to the house but it would now be visually contained within the main central part of the rear elevation of the house. In addition the windows would be aligned so that they are in line with those below. The overall reduction in size of the dormer would adequately reduce its bulk, giving it an appearance similar to that of a permitted development dormer. Together with the detail alterations, the proposed reduction in the size of the rear dormer would ensure it accords with design guidance set out in the supporting text to policy DBE10 at paragraph 15.76. As a consequence it is considered the proposal would result in a development that respects the appearance of the house and is consistent with the character of the area thereby remedying the existing harm to visual amenity.

Comments on Representations Received:

The Parish Council consider the plans in the scale shown do not describe the changes proposed and that the plans are deficient of accurate and clear dimensions. The plans are to a reasonable and widely acceptable scale at 1:100 and although the plans have not been dimensioned, (this is not a requirement), there is a scale bar provided on the plans for the avoidance of any doubt.

**Conclusion:**

The proposed amendments to the scheme are now considered to achieve a sufficient reduction in width to overcome the previous refusals. Subject to a condition to ensure the works are carried out within 6 months it is recommended that planning permission be given.

***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:***

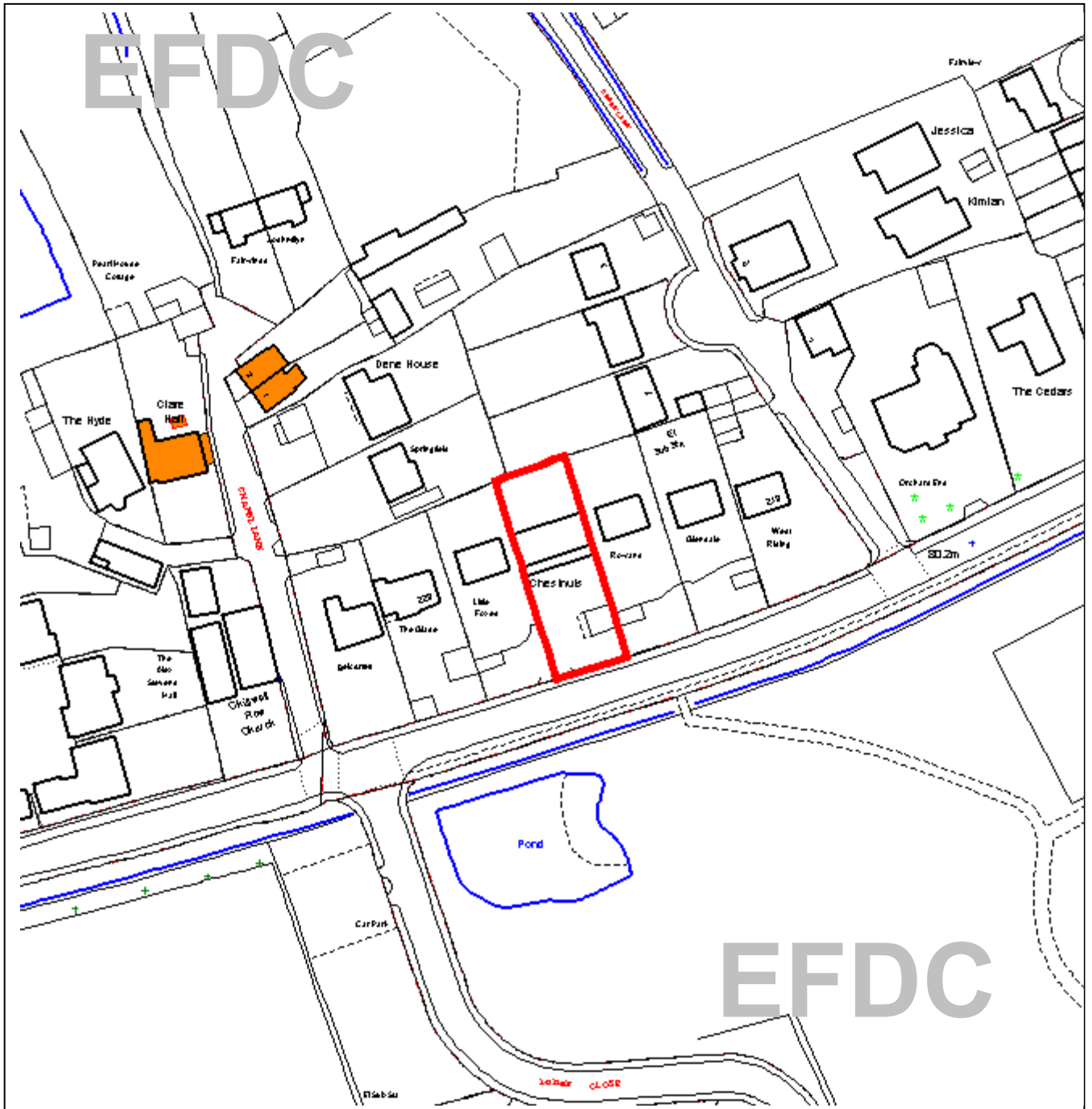
***Planning Application Case Officer: Marie-Claire Tovey  
Direct Line Telephone Number: 01992 564371***

***or if no direct contact can be made please email: [contactplanning@eppingforestdc.gov.uk](mailto:contactplanning@eppingforestdc.gov.uk)***



# Epping Forest District Council

## Area Planning Sub-Committee South



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Agenda Item Number:	3
Application Number:	EPF/1201/13
Site Name:	225 Lambourne Road, Chigwell IG7 6JN
Scale of Plot:	1/1250

**Report Item No: 4**

<b>APPLICATION No:</b>	EPF/1260/13
<b>SITE ADDRESS:</b>	28 Sunnymede Chigwell Essex IG7 6ES
<b>PARISH:</b>	Chigwell
<b>WARD:</b>	Chigwell Row
<b>APPLICANT:</b>	Mr & Mrs Brown
<b>DESCRIPTION OF PROPOSAL:</b>	Demolition of existing rear conservatory and construction of two storey side and rear extension. (Revised application)
<b>RECOMMENDED DECISION:</b>	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=550631](http://planpub.eppingforestdc.gov.uk/AniteIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=550631)

**CONDITIONS**

- 1 The development hereby permitted must be begun not later than the expiration of three years beginning with the date of this notice.
- 2 Materials to be used for the external finishes of the proposed development, shall match those of the existing building, unless otherwise agreed in writing by the Local Planning Authority.
- 3 No part of the roof over the projecting section of the ground floor extension hereby approved shall be used as a roof terrace.
- 4 The side facing roof light windows in the first floor rear extension hereby approved shall be fitted with obscured glazing, and no parts of these windows shall be openable within a height of 1.7m above the floor level of the room they serve.

*This application is before this Committee since the recommendation is for approval contrary to more than 4 objections received which are material to the planning merits of the proposal (pursuant to the 'constitution, part three: planning directorate – delegation of council function, schedule 1, appendix A.(f).*

**Description of Site**

A two storey semi detached house in a road of similar dwellings. The property is not listed nor does it lie within a conservation area.

**Description of Proposal:**

Demolition of existing rear conservatory and construction of two storey side and rear extension (Revised application).

### **Relevant History:**

EPF/710/13 was a refusal of a similar development to that now applied for on grounds that the depth and size of the two storey rear extension would be overbearing and would affect the outlook, light, and sunlight of neighbouring properties.

### **Policies Applied:**

DBE9 – Loss of amenity.

DBE10 – Residential extensions.

The above two Local Plan policies are compliant with the NPPF.

### **Summary of Representations:**

CHIGWELL PARISH COUNCIL – No objection provided there is no significant loss of sunlight.

NEIGHBOURS – 7 properties consulted and five replies received:-.

26, SUNNYMEDE – object – the rear extension is much larger than others in the area, its double height is of particular concern and is totally out of keeping, the double height takes up a lot of the garden and will be an eyesore for both sets of neighbours, it will obstruct my view and cause a loss of light to my bedroom, the development will cause significant noise and vibration, the height and depth of the rear extension will dwarf my 10 ft rear conservatory and reduce light to it, I am concerned that this proposal would set a precedent for future development, the flat roof created at first floor level could be used as a terrace thereby affecting my privacy, the development would completely overshadow my property.

30, SUNNYMEDE – we still oppose this proposal. The loss of light has not been resolved, we believe the two storey building will mean we lose 3 hours of sunshine in good weather to our patio, the proposal is overbearing and out of scale with its neighbours, there are no other properties in Sunnymede that have a two storey rear extension, no.28 is a lot higher than our property and this increases the overbearing impact, we are concerned about drains and demolition of the garage while ours is to be retained, a balustrade has been added over the ground floor projection and we request clarification of this, the extension will reduce our privacy, we are fortunate to have the outlook of the forest at the rear but this will be impaired should the extension go ahead.

23, SUNNYMEDE – there is little change to the plans, this is still a large scale development in comparison with other properties and I am also concerned that one of 3 cars at the house would be parked on the road due to more restricted space.

31, SUNNYMEDE - object - I live opposite and I will lose a view of the forest, it will be out of keeping with other properties, and disruption will be caused by lorries etc..

34, SUNNYMEDE – object mainly on grounds of privacy – the proposed extension will mean that the occupiers of no.28 will have a clear and unobstructed view down the rear gardens of Sunnymede including my garden. Also concerned at loss of sunlight in the afternoons, and disruption caused by works.

### **Issues and Considerations:**

This application proposes a 2 storey side extension but with the first floor set in from the side boundary by 1m, and a full width rear extension of 4m in depth with a first floor wing extension over projecting 3m in depth. The revision to the current proposal compared to that previously refused application EPF/710/13 is that this first floor wing extension has been reduced in depth from 4m to 3m.

Unlike other narrower plots in the street the 7 houses at numbers 18 to 30 Sunnymede have 'drives' at the side of the house leading to garages lying in the rear gardens. However these drives are only some 2/2.5m wide and the garages are also small for modern day use. As a result most of these drives have enclosing gates/railings on the same line as the front walls of the houses, and most residents therefore park in the front garden areas of their properties. This application seeks to build a 2 storey side extension on this relatively 'unused' driveway. The design of the extension is sympathetic with the existing house, and its first floor is set in by 1m from the side boundary with no.30 and hence a cramped or terracing effect would not be caused. There is space in the front area for parking of two cars off street, and overall the proposed side extension is an acceptable development.

The proposed ground floor of the side extension will be extended rearwards of the main rear wall of the house by 4m in depth. It will be positioned just inside a solid 2m high fence which forms the side boundary with no.30. The eaves height of the proposed extension is 3m and the house at no.30 lies on the other side of its drive at some 2.5m away. Although no.28 stands on ground some 0.4m higher than no.30 the proposed ground floor extension will have a limited impact on the amenity and outlook of no.30. On the other side the ground floor extension will be 0.2m from the boundary with no.26. This neighbouring property has a 2.8m depth conservatory close to this boundary, and hence a net addition of 1.2m will not give rise to any undue impact.

The first floor extension is perhaps the most contentious element of the proposal in the view of objectors to this application. Although other houses in this row have not been extended in this fashion this reason alone is not sufficient to refuse permission. Moreover, many semi-detached two storey houses across the district have been extended at first floor rear, where normally the outer half has been extended and does not breach a 45 degree line drawn from the nearest bedroom window in the adjoining semi. In this case the proposed first floor extension will be positioned 2.7m from the side boundary with the adjoining semi at no.26, and will easily 'miss' a 45 degree line drawn from the middle of the large bedroom window in this neighbouring house. It is acknowledged that the first floor extension will have something of an enclosing effect on the ground floor conservatory of no.26, but again this impact is not excessive. On the other side the first floor extension will be positioned some 3.5m away from the rear windows and patio at the rear of no.30. No. 30 lies to the east / north-east of the application property, and hence sunlight would be affected only in the late afternoon / evening, and any sunlight loss would be caused more to the 'driveway' area rather than to the immediate rear of the house. For these reasons therefore the proposal does not cause a significant loss of sunlight, and the Parish Council concern on this point is also alleviated.

#### Comments on representations received.

In respect of concerns raised by neighbours it is acknowledged that there will be some loss of amenity and outlook caused by the proposal. However this effect is not now significant, and as mentioned above this form of two storey rear extension has been allowed on an extensive basis across other parts of the district. Although the rear two storey extension will be the first in this row of properties there still has to be valid amenity grounds to justify a refusal. The previous 4m depth 2 storey rear extension was refused due to its overbearing impact, but the revised scheme proposing a reduced 3m first floor extension represents a material improvement.

Concern has been raised by neighbours about possible use of a small area of flat roof as a terrace, but the plans do not indicate such a proposal, and a condition will be added to any consent which prohibits use of this flat area as a terrace.

Lastly, concern has been raised about overlooking of neighbouring gardens. The first floor rear extension does not have any vertical side facing windows. However, it does have side facing roof light windows in the gable roof over. These will be in a high position that prevents overlooking of

adjoining gardens, but in any event a condition requiring these windows to be obscured glazed is proposed.

**Conclusions:**

As revised this scheme is now acceptable and complies with relevant local plan policies. Conditional planning 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: David Baker  
Direct Line Telephone Number: 01992 564514***

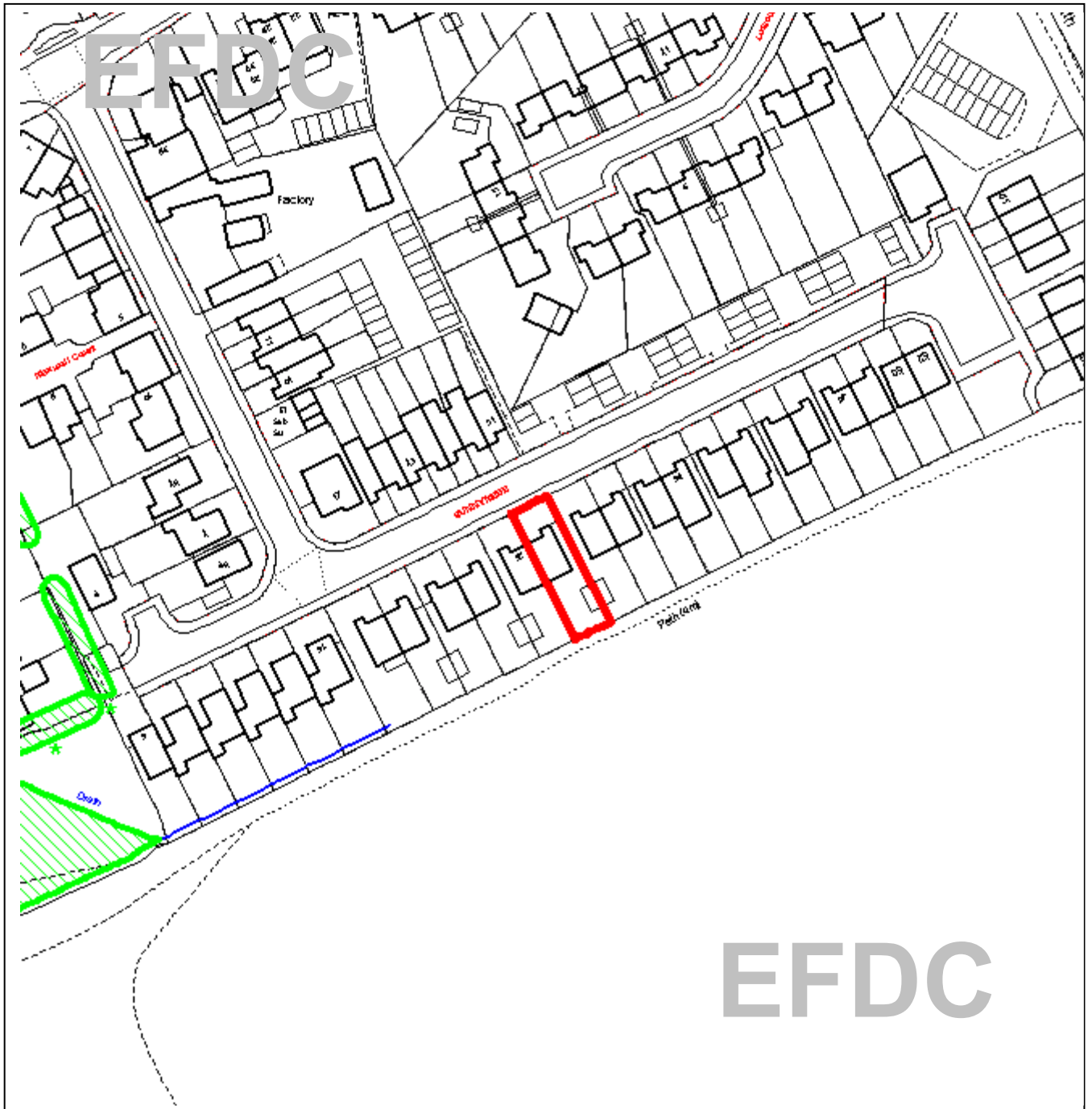
***or if no direct contact can be made please email: [contactplanning@eppingforestdc.gov.uk](mailto:contactplanning@eppingforestdc.gov.uk)***





# Epping Forest District Council

## Area Planning Sub-Committee South



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Agenda Item Number:	4
Application Number:	EPF/1260/13
Site Name:	28 Sunnymede, Chigwell IG7 6ES
Scale of Plot:	1/1250

**Report Item No: 5**

<b>APPLICATION No:</b>	EPF/1266/13
<b>SITE ADDRESS:</b>	165 Manor Road Chigwell Essex IG7 5QA
<b>PARISH:</b>	Chigwell
<b>WARD:</b>	
<b>APPLICANT:</b>	Mr Minal Harji
<b>DESCRIPTION OF PROPOSAL:</b>	Use of garage building for purposes within Use Class B1(a) as an office and associated alterations to its external appearance.
<b>RECOMMENDED DECISION:</b>	Grant Permission

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

[http://planpub.eppingforestdc.gov.uk/AniteIM.websearch/ExternalEntryPoint.aspx?SEARCH\\_TYPE=1&DOC\\_CLASS\\_CODE=PL&FOLDER1\\_REF=550651](http://planpub.eppingforestdc.gov.uk/AniteIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=550651)

**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: 3330/01 and 3330/02

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

**Description of Site**

Manor Road is located within the built up area of Chigwell. 165 Manor Road is an end terraced retail unit located within a small plot. The application site is to the rear and is in the form of a single storey detached garage used for parking by the business unit of 165 Manor Road. The surrounding area is comprised of a row of retail units which benefit from garages to the rear of the site. The application site is not located within the boundaries of the Metropolitan Green Belt and it is not in a conservation area.

**Description of proposal**

The proposal is to change the use of a garage building which is utilised by the business at 165 Manor Road to a B1 (a) office use. The application also alters the external appearance of the garage by adding three small roof lights and a glazed shop front.

**Relevant History**

EPF/2351/11 - New garage enclosure. - Approved

**Policies Applied:**

CP2 - Quality of Rural and Built Environment  
DBE1 – Design of new buildings  
DBE2 – Effect on neighbouring properties  
DBE12 - Shop fronts  
DBE9 – Impact on neighbouring amenity

The National Planning Policy Framework (NPPF) has been adopted as national policy since March 2012. Paragraph 214 states that due weight should be given to the relevant policies in existing plans according to the degree of consistency with the framework. The above policies are broadly consistent with the NPPF and should therefore be given appropriate weight

**Consultation carried out and summary of representations received**

7 Neighbours consulted – No comments received

CHIGWELL PARISH COUNCIL – OBJECTION – As the change of use property is within a residential area.

**Issues and considerations**

The main issues to consider are the potential adverse impacts on the living conditions of neighbouring amenity, the effects of parking provision and the design of the proposed works in relation to the existing building and its setting.

**Neighbour amenity**

Potentially the change of use would bring more footfall to and from the application site compared to the current use as an ancillary garage. However this proposed office will only employ two full time workers and given the modest floor space, pedestrian movement will be low.

Chigwell Parish Council has objected on the basis that the change of use site is within a residential area. The nearest house on Grange Crescent is approximately 21m away and is separated by a thick hedge along its nearest side boundary. As such it will not cause any harm to their living conditions. The site is approximately 10m from the nearest flat above the retail units on Manor Road, but this is already a commercial area on a main road.

Furthermore the office will be for private use not open to the general public. Consequently the change of use will not significantly increase the levels of movement on and around the site. As such there will be no harm caused to the living conditions of the neighbours by the unit being used for commercial purposes.

**Design**

The only proposed external change to the existing building will be a glazed shop front to replace existing garage doors. The external finish to the development appears conventional, in keeping with the retail units in close proximity to the site. The application also includes three small roof lights which will respect the existing building and raise no design issues.

**Parking Provision**

Given the narrowness of Grange Crescent, there are on street parking restrictions during the day on one side of the road. However two viable off street spaces have been maintained for the proposed use which meets the current parking requirements. Further to this, Grange Hill Underground Station is within close walking distance and therefore this change of use is a sustainable proposal in terms of proximity to public transport and local services

### **Conclusion**

The proposed development will not cause excessive harm to the living conditions of the neighbours. By definition a B1 use can be carried out in a residential area without detriment to that area. The proposed office is of a conventional design and parking provision is met for the proposal. Whilst there is a loss of ancillary parking to the shop at the front (No.165), the close proximity of Grange Hill tube station make this a very sustainable location, complying with the NPPF and the Adopted Local Plan and Alterations.

***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:***

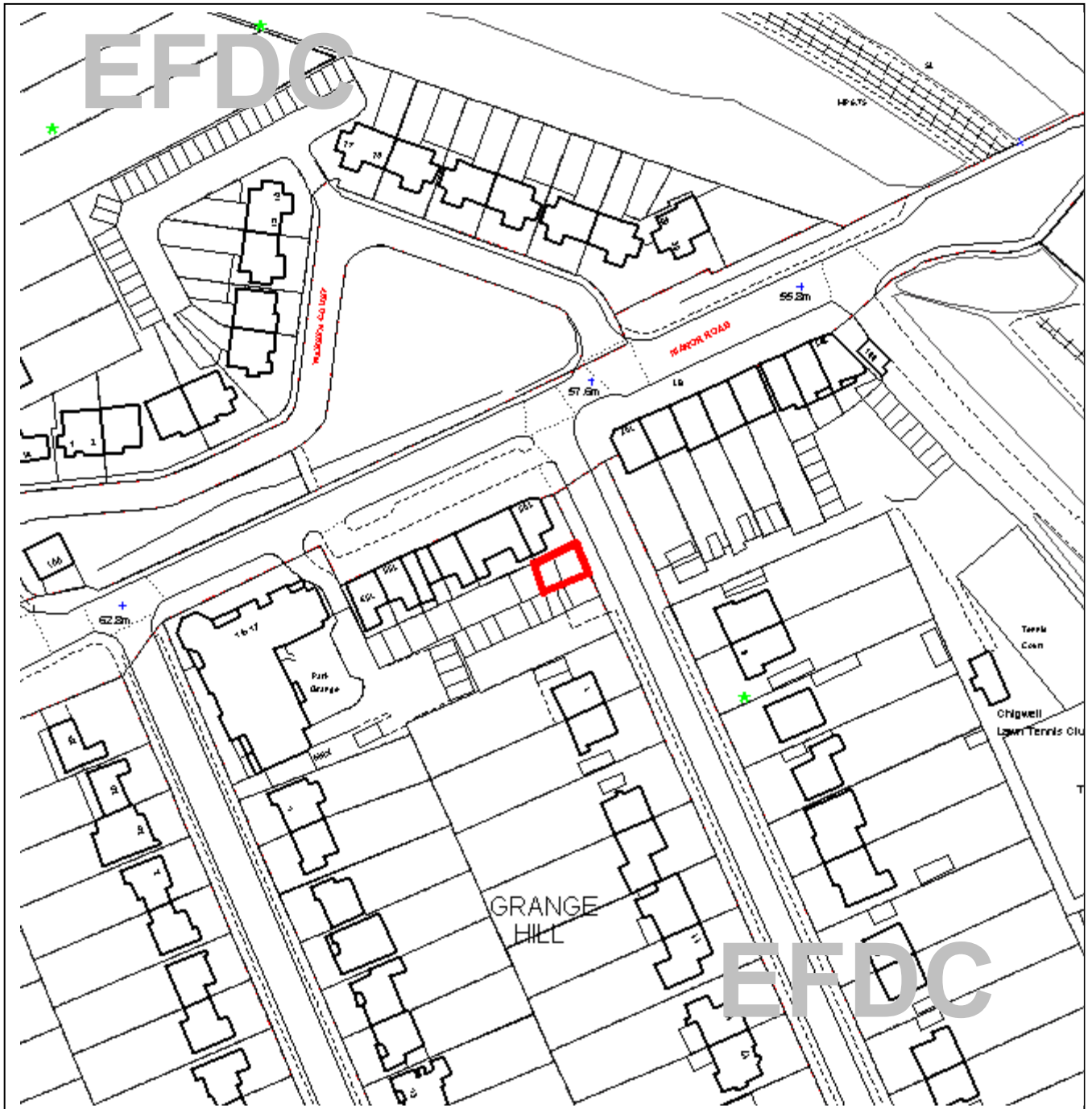
***Planning Application Case Officer: James Rogers  
Direct Line Telephone Number: 01992 564103***

***or if no direct contact can be made please email: [contactplanning@eppingforestdc.gov.uk](mailto:contactplanning@eppingforestdc.gov.uk)***



# Epping Forest District Council

## Area Planning Sub-Committee South



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Agenda Item Number:	5
Application Number:	EPF/1266/13
Site Name:	165 Manor Road, Chigwell, IG7 5QA
Scale of Plot:	1/1250

**Report Item No: 6**

<b>APPLICATION No:</b>	EPF/1423/13
<b>SITE ADDRESS:</b>	2 Scotland Road Buckhurst Hill Essex IG9 5NR
<b>PARISH:</b>	Buckhurst Hill
<b>WARD:</b>	
<b>APPLICANT:</b>	Mr Gary Humphreys
<b>DESCRIPTION OF PROPOSAL:</b>	Two storey side extension.
<b>RECOMMENDED DECISION:</b>	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=551453](http://planpub.eppingforestdc.gov.uk/AniteIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=551453)

**CONDITIONS**

- 1 The development hereby permitted must be begun not later than the expiration of three years beginning with the date of this notice.
- 2 Materials to be used for the external finishes of the proposed development, shall match those of the existing building, unless otherwise agreed in writing by the Local Planning Authority.

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

**Description of Site:**

Two-storey semi detached house located on the south side of the road. Area is a mix of semi detached and detached houses situated quite close to each other.

**Description of Proposal:**

Two storey side extension

**Relevant History:**

None

**Policies Applied:**

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

ST4            Road Safety  
ST6            Vehicle Parking

NPPF

### **Consultation Carried Out and Summary of Representations Received**

Number of neighbours consulted -24  
Site notice posted: No, not required  
Responses received: No response received from neighbours.

BUCKHURST HILL PARISH COUNCIL: Object on the grounds that there may be a potential loss of amenity to neighbouring property and adverse effect on the balanced appearance of the property.

### **Main Issues and Considerations:**

#### Effect on character and appearance

The proposed extension appears subservient to the size of the original dwelling. It would project forward of the front elevation by approximately 1.35m at both ground and first floor and be finished with a small front gable. The existing porch would be extended slightly to meet with the proposed extension.

Whilst the house is sited on ground level approximately 2m higher than the detached neighbour at No. 2b Scotland Road and the extension would bring the application dwelling closer to that house, it would not appear to be overly dominant when viewed from within the streetscene.

Although the extension would be set 900mm off the boundary which is less than the normal 1m expected, the neighbour does not have the ability to extend further to the shared boundary so a gap of 1.9m between the dwellings would always be maintained. That gap is sufficient to prevent the creation of a terracing effect with 2b Scotland road.

Buckhurst Hill Parish Council objects on the grounds that it would have an adverse effect on the balanced appearance of the property.

In response to this, the existing house is of no special architectural merit and the neighbouring dwelling is of a different design altogether with a wide gable comprising the front elevation. It is therefore found that the existing pair of houses present an asymmetrical face to the street. The proposal, by being designed as a gable to the front, would actually improve the symmetry of the pair and, in those terms, would enhance their appearance.

The proposal complies with policy DBE10 of the Local Plan.

#### Effect on neighbours' living conditions

The rear of the extension would be visible from the rear of No. 2b Scotland Road however although on higher ground the extension would not project so far as to materially prejudice the living conditions of neighbours.

Buckhurst Hill Parish Council has objected on the grounds that it may result in a potential loss of amenity to the neighbouring property. As mentioned above the extension would not project that far to the rear of the neighbouring dwelling, only approximately 2.1m beyond the rear of No.2b at ground floor level and approximately 800mm at first floor level. The extension would be set 1.9m away.

Whilst it is accepted that there is a difference in ground levels given a combination of the modest depth increase and separation distance between the dwellings the proposal is considered to comply with policy DBE9 of the Local Plan.

Highways Safety

Notwithstanding loss of the garage there is off street parking for at least two vehicles which would comply with current standards. Complies with ST4 and ST6 of the Local Plan.

**Conclusion:**

The proposal complies with relevant planning policy and it is recommended that planning permission be granted.

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

***Planning Application Case Officer: Steve Andrews  
Direct Line Telephone Number: 01992 564109***

***or if no direct contact can be made please email: [contactplanning@eppingforestdc.gov.uk](mailto:contactplanning@eppingforestdc.gov.uk)***





# Epping Forest District Council

## Area Planning Sub-Committee South



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Agenda Item Number:	6
Application Number:	EPF/1423/13
Site Name:	2 Scotland Road, Buckhurst Hill IG9 5NR
Scale of Plot:	1/1250