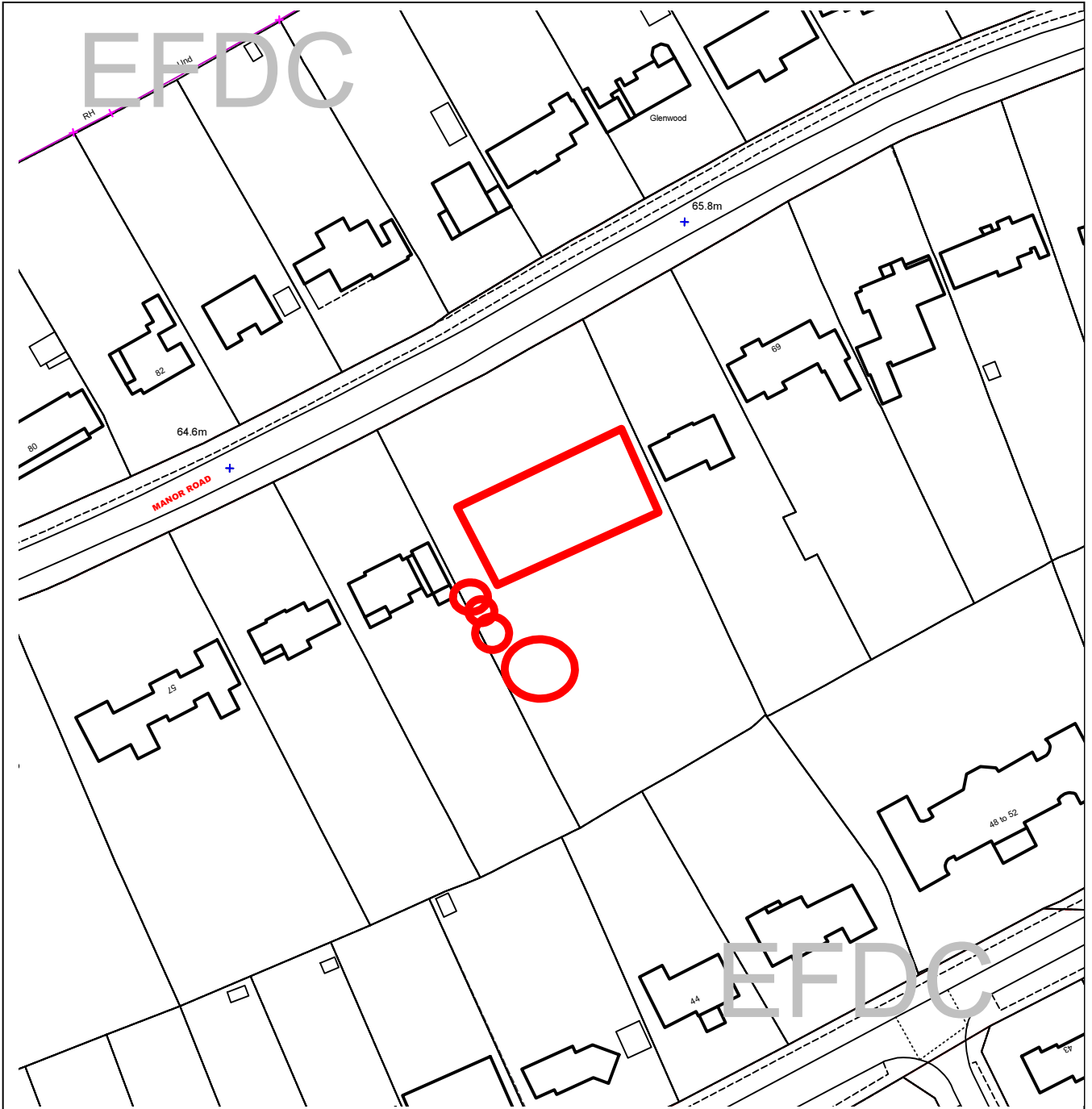


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Epping Forest District Council

AGENDA ITEM NUMBER 1



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Application Number:	EPF/2174/13
Site Name:	63 Manor Road, Chigwel IG7 5PH
Scale of Plot:	1/1250

Report Item No: 1

APPLICATION No:	EPF/2174/13
SITE ADDRESS:	63 Manor Road Chigwell Essex IG7 5PH
PARISH:	Chigwell
WARD:	Grange Hill
APPLICANT:	Mr Imran
DESCRIPTION OF PROPOSAL:	TPO/EPF/10/74 Oak - Fell Monterey Cypress x 3 - 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=555390

CONDITIONS

- 1 4 replacement trees, of a species, size and in a position as shall be given prior agreement 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 this committee since all applications to fell preserved trees are outside the scope of delegated powers.

Description of Proposal

Felling of 4 trees

Description of Site

63 Manor Rd. is a substantial property, constructed but not as yet ready to be lived in. The front garden has substantial trees along the front boundary. The rear garden also has well tree'd boundaries, as well as a number of specimen trees on its (proposed) lawns. The cypress trees stand in a line on or just inside the Western boundary, just behind the rear, south west corner of the new property. The oak is some 10 m. behind the property, approx. 3m within the same boundary.

Relevant History

TPO/EPF/10/74; an "Area" designation, dating from 1974 and protecting all trees then present on the property.

EPF/1897/10: demolition of existing house and construction of new; App/con.

EPF/0059/13: felling of cypress on front boundary; Refused.

EPF/2292/13: Pruning of rear garden trees: parallel application for pruning of several other trees in the rear garden; under consideration at time of writing.

Relevant Policies

Epping Forest District Local Plan and Alterations: LL9 – Felling of preserved trees

Summary of Representations

None at time of writing.

Issues and Considerations

In all cases the reason for the application is the poor quality of the trees. Had the property been lived in and the garden currently in use then it would have been arguable that the felling of 3 of the 4 would have been exempt from the need for formal consent. Their location is such that they make only a modest contribution to public amenity. Had the original TPO been selective none of the cypresses would have qualified for protection.

The oak is a large, mature tree, but now in very poor condition. Rotten heartwood is visible in the stem at 5m, where a large bough has been shed. Above that the southern half of the upper crown is largely dead; the mid crown is largely live, but thin. One leading stem has broken away from the top of the trunk.

The 3 cypresses are mature but spindly trees, planted closely, probably as screening. The outer 2 have broken or heavily reduced tops, and the foliage of both is heavily diseased. The central tree is healthier, but has little lower foliage, and would not be an attractive tree if singled out to remain. There is one larger, healthy cypress to remain, situated by the oak and behind the group. In views from Manor Road this tree is the more important visual feature, loss of the group would not be easily noticed.

Conclusion

The loss of visual amenity arising from the proposal would be small, and there are strong grounds for agreement. The application is therefore recommended for approval.

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

TPO Application Case Officer: Christopher Neilan

Direct Line Telephone Number: 01992 564117

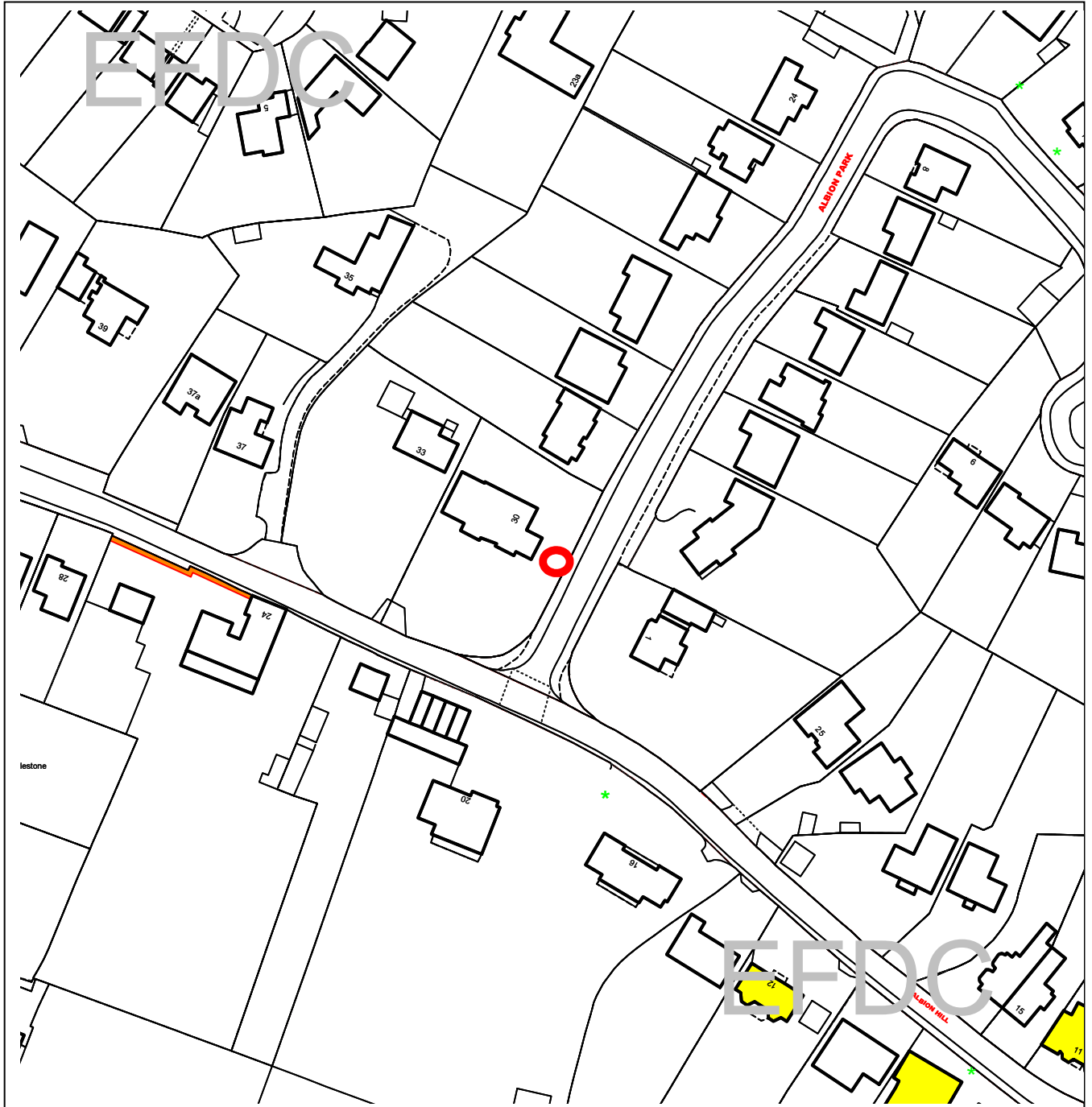
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Epping Forest District Council

AGENDA ITEM NUMBER 2



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Application Number:	EPF/2234/13
Site Name:	30 Albion Park, Loughton IG10 4RB
Scale of Plot:	1/1250

Report Item No: 2

APPLICATION No:	EPF/2234/13
SITE ADDRESS:	30 Albion Park Loughton Essex IG10 4RB
PARISH:	Loughton
WARD:	Loughton Forest
APPLICANT:	Stephen Lockley
DESCRIPTION OF PROPOSAL:	TPO/EPF/07/96 One birch within G1 - 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=555670

CONDITIONS

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

This application is before Committee since all applications to fell protected trees are outside the scope of delegated powers

Description of Site

The property, which stands at the corner of Albion Hill and Albion Park is well screened by trees; with 9 individuals and groups preserved. The birch forms part of G1, a closely grown group of 4 trees, of which only two remain. A mature screen of trees and shrubs now partially obscure all the tops of this group when viewed from Albion Park.

Description of Proposal

1 birch within G1. Fell tree to ground level.

Relevant History

TRE/EPF/2235/13 accompanies the felling application to prune a nearby Holm oak; T4.
TRE/EPF/1584/98 granted permission including crown lifting to the birch

Policies Applied

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 trees.

Summary of Representations

LOUGHTON TOWN COUNCIL had not commented at the time of this report being written.

Issues and Considerations

Introduction

The felling proposal follows an assessment of trees by the owner's appointed contractor for reasons of health and safety and their proximity to the conservatory and roadside.

Application

The reasons for justifying felling are:

- i) The tree has lost the uppermost part of its main leading shoot, has low foliage vigour and is cited as being in decline.
- ii) Another birch next to the subject tree is in better condition and would be given more space to grow once its neighbour was removed.

Key Issues and discussion

Inspection of the tree accepts the physical evidence of crown thinning and noted a vigorous infestation of ivy, which often associates with poor tree vitality. Birch are known to be short lived and once dieback is visible then death usually follows fairly rapidly. Records show that other members of this birch group have already gone and a stump was found amid the undergrowth beneath the remaining two trees.

Amenity value

The landscape amenity provided by the tree primarily visible from Albion Park is moderate. Its loss would not be significant from within this elevated, mature, mixed screen.

Replacement planting

The tree should be replaced with another birch, planted in the vicinity but not in exactly the same location.

Conclusion

This tree has a short useful life expectancy and might fail wholly or partially in the near future. A replacement will mitigate for its loss in the long term. It is, therefore, recommended to grant permission to fell the birch on the grounds that the reasons given justify the need for its removal. The proposal is in accordance with Local Plan Landscape Policy LL9.

In the event of members agreeing to allow the felling then a condition requiring a replacement and a condition requiring 5 days written notice prior to the works commencing should be attached to the decision notice.

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:

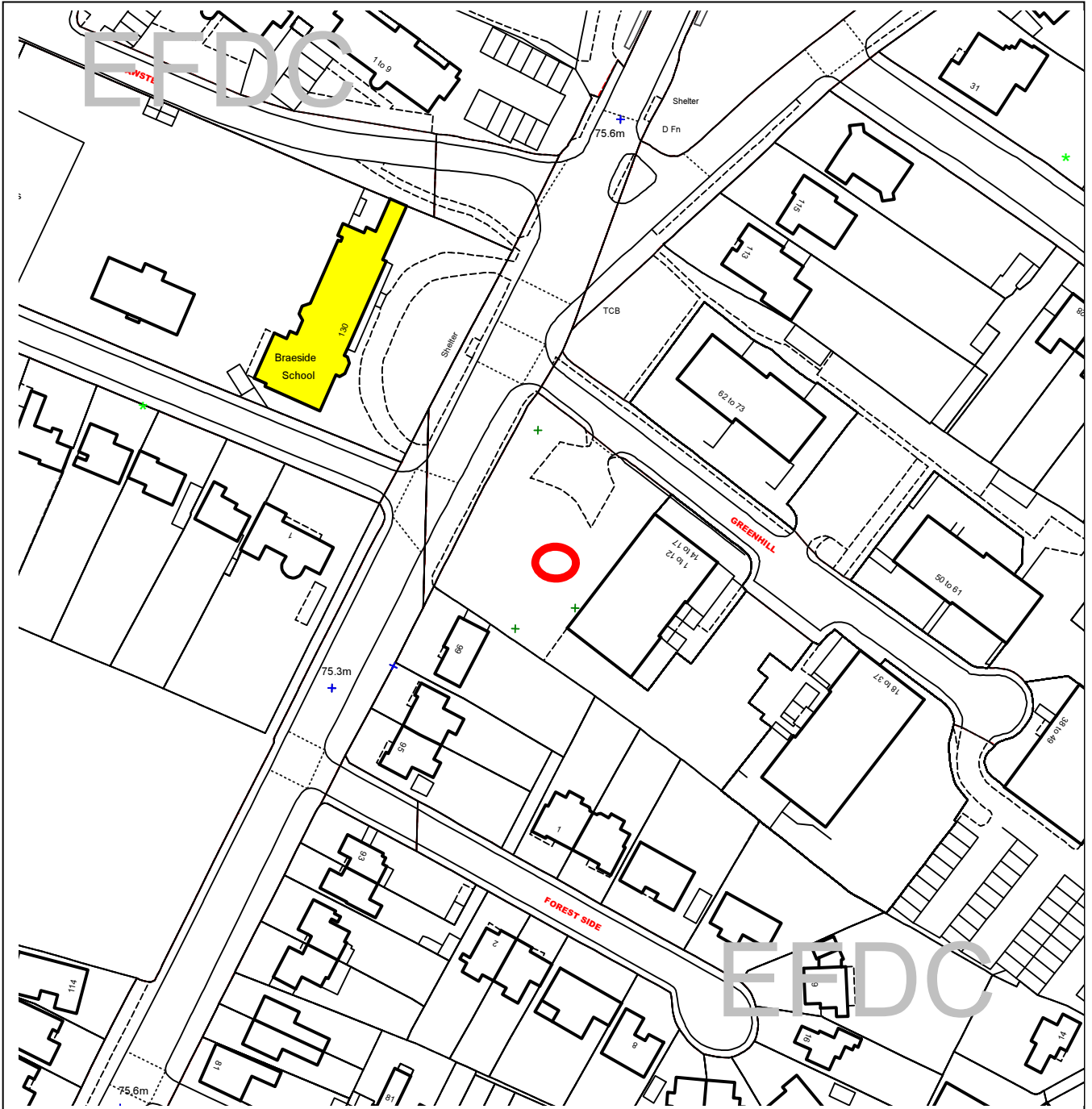
***TPO Application Case Officer: Robin Hellier
Direct Line Telephone Number: 01992 564546***

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



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AGENDA ITEM NUMBER 3



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Application Number:	EPF/2236/13
Site Name:	Greenhill, Buckhurst Hill
Scale of Plot:	1/1250

Report Item No: 3

APPLICATION No:	EPF/2236/13
SITE ADDRESS:	Greenhill Buckhurst Hill Essex
PARISH:	Buckhurst Hill
WARD:	Buckhurst Hill West
APPLICANT:	Residents of Greenhill
DESCRIPTION OF PROPOSAL:	TPO/EPF/12/91 T45 - Western Red Cedar - Fell
RECOMMENDED DECISION:	Grant Permission (With Conditions)

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

http://planpub.eppingforestdc.gov.uk/AniteIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=555710

CONDITIONS

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

Reason:- To comply with the duties indicated in Section 197 of the Town and Country Planning Act 1990, so as to ensure that the Local Planning Authority is made aware in advance of the intention to carry out works in accordance with this permission, in accordance with the guidance contained within the National Planning Policy Framework and policy LL9 of the adopted Local Plan and Alterations.

This application is before this Committee because any application to fell preserved trees falls outside the scope of delegated powers

Description of Site:

The Western Red Cedar stands about 14 metres tall and around 4 metres from the three storey residential flat block. The complex of apartments is set in maintained grassed open spaces with mature preserved trees screening views from the main road.

Description of Proposal:

T45. Western red cedar (thuja) – Fell.

Relevant History:

TPO/EPF/12/91 was served as a re-protection order to continue effective protection on selected trees within the site.

TRE/EPF/2111/13 is currently under consideration for pruning works to numerous trees around the site.

TRE/1873/01 granted permission to crown lift by 500mm.

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 had made no comment at the time of writing this report.

FLAT 5 GREENHILL raised concerns about roots growing close to the building, light loss, leaf litter and bird droppings, which harm the enjoyment of their property.

FLAT 11 GREENHILL states that due to the subject tree and others further down the lawn, energy bills have increased due to the need to switch on lights, notes that roots are close to the building and speaks of life being made easier by the tree's removal.

FLAT 17 GREENHILL complains of unreasonable need for artificial light, loss of view, loss of reasonable enjoyment of the balcony due to bird mess, all of which has become depressing.

Issues and Considerations:

Introduction

The tree was protected for its contribution in providing a pleasant well treed setting for the building and in screening the large, long and plain building, which faces the main road. Concerns of residents, listed above, have been raised over recent years but pruning solutions have failed to satisfy them. This is the first formal application for the tree's removal.

Application

The reasons given for this application have been summarised, as follows:

- i) The tree blocks light into a number of properties, forcing residents to switch on lights throughout the day, which increases their energy bills.
- ii) The tree is not highly visible from the road due to a number of other trees forming a barrier between it.
- iii) The residents are more than happy to plant a replacement.

Key issues and discussion

The key issues are:

- i) the tree's public amenity
- ii) the tree's suitability for its location
- iii) the opportunity to maintain the impressive tree screen by suitable replanting at more compatible location.

The officer's site inspection confirmed that the tree was partly obscured from most public viewpoints and has now grown to such a size that it might be considered oppressive to those living close to it.

Planning policy considerations

- i) Alternative solutions to felling

The tree's structure was assessed and a secondary leader has developed, which might be substantially reduced to reduce the tree's spread and oppressive presence. Any height reduction would so harm the natural appearance of the tree that it would be refused and does not address the main issue of the block to light directly at window level.

- ii) Replacement planting

The applicant has offered to plant a replacement in a more publicly visible position further from the flat block. There is a need, however, for it to be of a significant size to provide immediate visual effect and to be planted prior to the felling. This requirement has been put to the applicant group and will be enforced upon if the issue of high planting costs of big new tree is raised.

Conclusion

T45 Western red cedar (thuja) is causing real problems to the residents immediately adjacent to it that further pruning cannot adequately resolve. With mitigation from replanting there is justification to fell the tree. It is, therefore, recommended to grant permission to fell. 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 prior to 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:

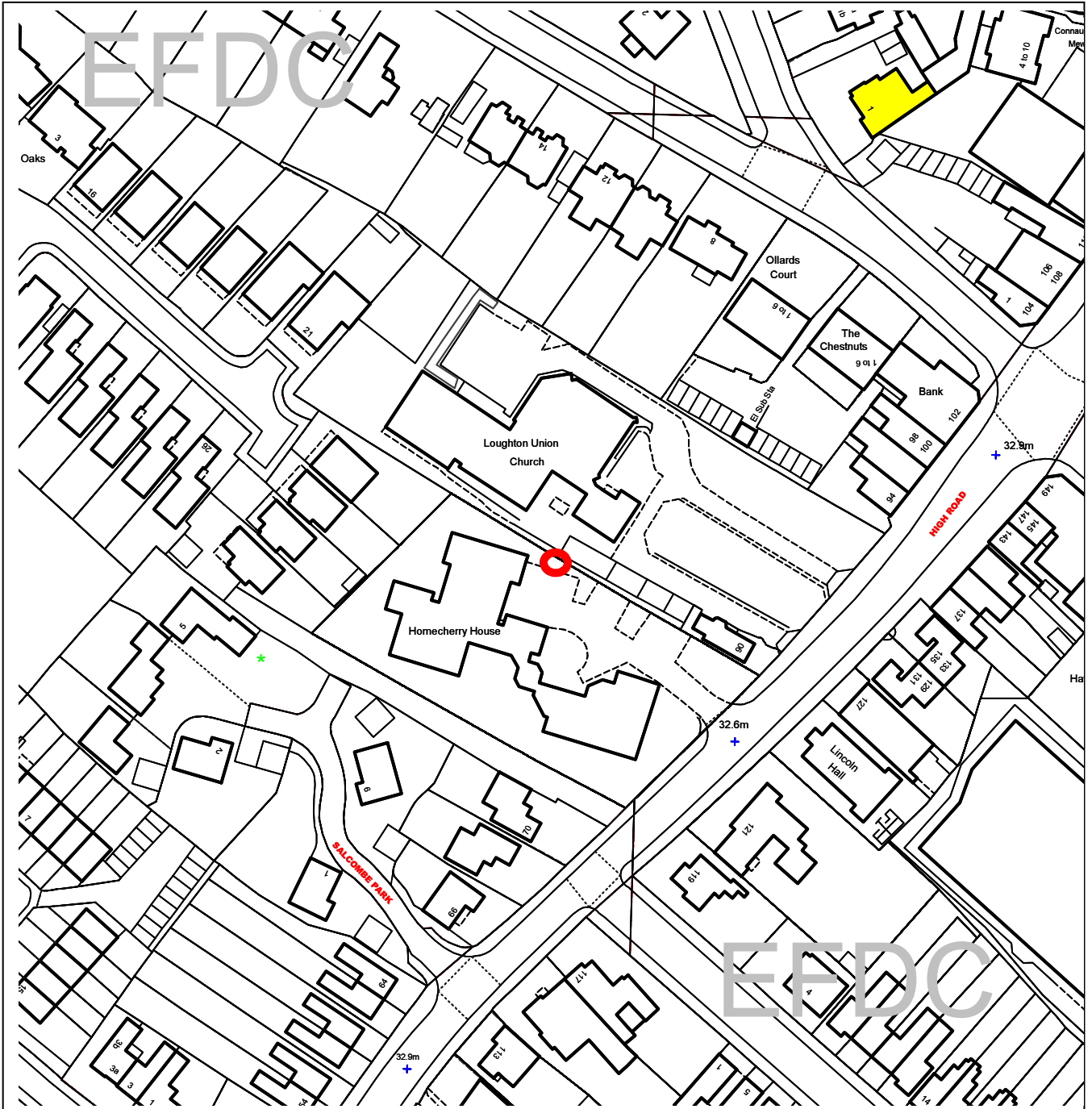
***TPO Application Case Officer: Robin Hellier
Direct Line Telephone Number: 01992 564546***

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AGENDA ITEM NUMBER 4



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Application Number:	EPF/2257/13
Site Name:	Homecherry House, 86 High Road Loughton, IG10 4QU
Scale of Plot:	1/1250

Report Item No: 4

APPLICATION No:	EPF/2257/13
SITE ADDRESS:	Homecherry House 86 High Road Loughton Essex IG10 4QU
PARISH:	Loughton
WARD:	Loughton Forest
APPLICANT:	Warwick Estates
DESCRIPTION OF PROPOSAL:	TPO/EPF/09/82 T32 - Lime - 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=555850

CONDITIONS

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

This application is before Committee since all applications to fell protected trees are outside the scope of delegated powers

Description of Site

The lapsed pollard Lime stands at the side boundary of this residential care home on raised ground at the edge of car parking bays beside another partner tree; originally in a line of approximately ten limes along the original drive to the previous dwelling.

Description of Proposal

T32. Lime - Fell tree to ground level.

Relevant History

The tree has been managed as a pollard with its neighbours for many years, as agreed. There is a long history of tree removals at this site either from fungal infection or following collapse.

Policies Applied

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 trees.

SUMMARY OF REPRESENTATIONS

LOUGHTON TOWN COUNCIL had not commented at the time of this report being written.

Issues and Considerations

Introduction

The felling proposal follows a number of tree failures around the site, the most recent being T31, which uprooted and fell through the fence into the church land beyond. At a site meeting it was proposed that a specialist survey be carried out to assess the condition of trees at the property and this report forms the basis of the proposal.

Application

The surveyor noticed a structural problem with T32 and recommended that it be felled for the following reasons:

- i) The tree shows indications of wood degradation in two traces produced by a resistograph (a narrow drill capable of measuring the strength of wood) which drilled from close to ground level at 45 degrees into the base of the tree to a depth of 300 mm from three directions. When two or more traces show such low readings it is regarded that significant structural issues are present
- ii) The development history of the site, which involved ground level changes and introduction of hard standing is likely to have caused damage to roots of this and many of the other trees on the site. Evidence of this is clear from the failure of at least 3 sibling limes in the vicinity.

Key Issues and discussion

Inspection of the tree noted it to be in generally fair condition with a vigorous crown with typical amounts of basal epicormic growth. There were no visible fruiting bodies of a fungus previously seen on the remains of other failed adjacent trees. Despite the good vitality in the tree it is accepted that the drill readings show wood degradation that will seriously compromise the tree's stability. The investigation showed that there was serious but hidden decay in the heart of the tree. It is possible that the tree may stand for many years but there is a real risk that it may fail.

Alternatives to felling

The officers have considered the viability of a regime of repeated pruning to control the risk of collapse. The option to prune would alleviate the pressure on the compromised base, but would not provide a lasting solution due to the continuing deterioration of the tree's base.

Amenity value

The tree has moderate visual amenity, which is enhanced by its sibling in forming a screen. Its loss would not be such that the general public will notice a significant gap.

Replacement planting

The tree should be replaced with a good sized lime (12 -14 cm in girth) planted in the vicinity, near to the corner of the car park but not in exactly the same location.

Conclusion

This tree has a serious root base problem such that it is likely to fail in the near future. A well located and specially chosen replacement will mitigate for its loss in the long term. It is, therefore, recommended to grant permission to fell this pollarded lime on the grounds that the evidence provided justifies the need for its removal. The proposal is in accordance with Local Plan Landscape Policy LL9.

In the event of members agreeing to allow the felling then a condition requiring a replacement to be planted within one month of the felling and 5 days written notice prior to the works commencing should be attached to the decision notice.

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:

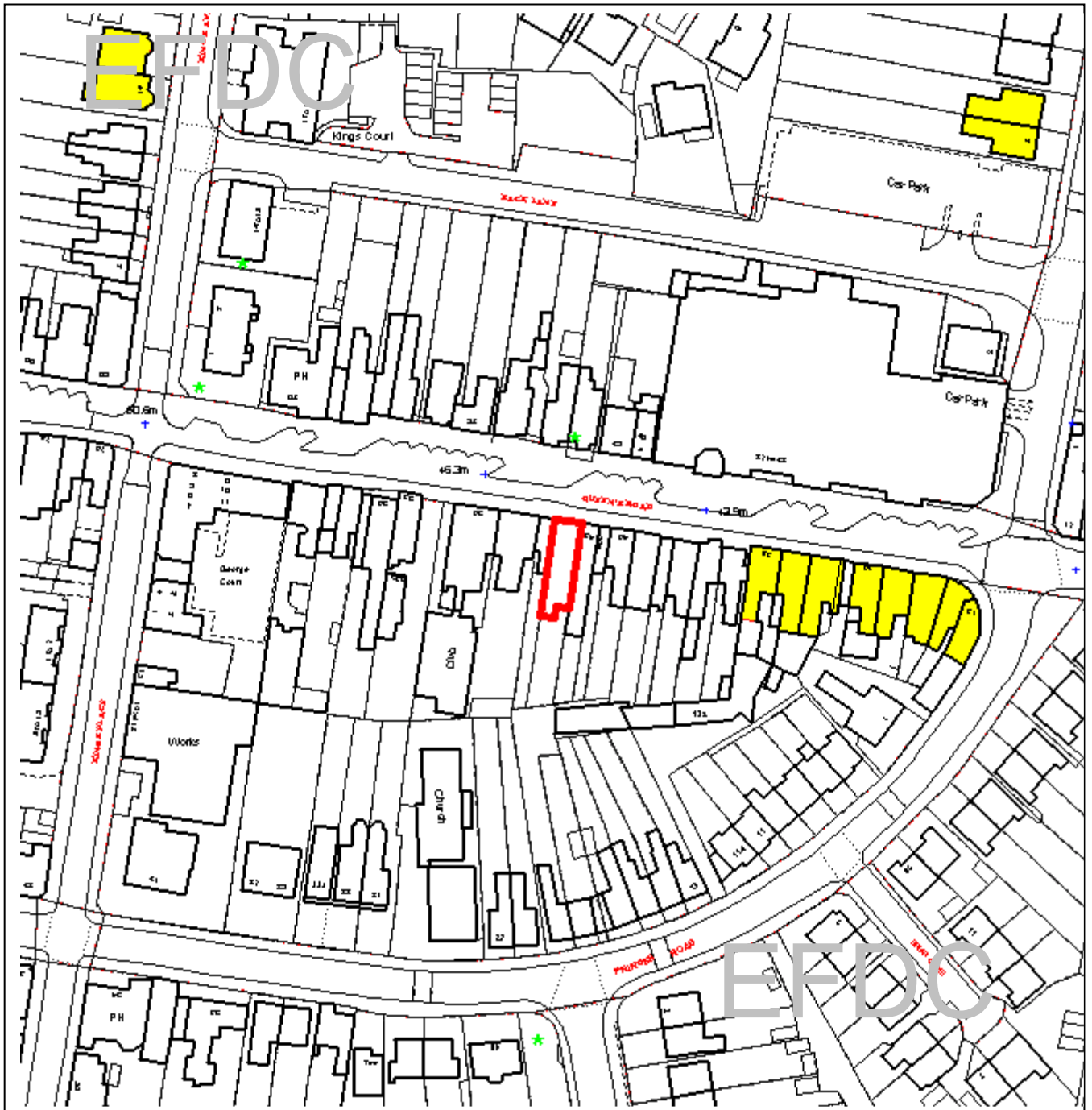
***TPO Application Case Officer: Robin Hellier
Direct Line Telephone Number: 01992 564546***

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Epping Forest District Council

AGENDA ITEM NUMBER 5



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Application Number:	EPF/1585/13
Site Name:	Green Owl Café, 44 Queens Road Buckhurst Hill, IG9 5BY
Scale of Plot:	1/1250

Report Item No: 5

APPLICATION No:	EPF/1585/13
SITE ADDRESS:	Green Owl Cafe 44 Queens Road Buckhurst Hill Essex IG9 5BY
PARISH:	Buckhurst Hill
WARD:	Buckhurst Hill West
APPLICANT:	Mr Marc Linch
DESCRIPTION OF PROPOSAL:	Variation of condition 2 on planning permission EPF/1093/01 to allow A3 (cafe and restaurant) use to open till 11.30 pm.
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=552152

CONDITIONS

- 1 No live music or entertainment shall be played or take place in the rear outside seating area of the premises. No amplified music or sound shall be played in the rear outside seating area of the premises after 20.00 hours or before 08:00 hours.
- 2 No children's play equipment or structures shall be installed or erected in the rear garden area of the property without the written prior approval of the Local Planning Authority.

Background:

This report concerns an application to extend the opening hours of the Green Owl Café at 44, Queens Road, Buckhurst Hill. A previous report, set out below, was deferred at the 2/10/13 Area Plans South Committee because a) a revised site location plan was required to include the rear garden of the property, and b) the applicant and objectors were advised to set up a meeting to attempt to reach an amicable agreement regarding the use of the rear garden of the property, with particular regard to the playing of music.

A corrected site location plan has now been received, and consequently any planning conditions to be imposed relating to the rear garden would now be both reasonable and enforceable.

On the issue of a meeting between the applicant and objectors the planning case officer decided to act as a 'go between', and after speaking with the applicant letters were sent to the objectors asking whether they would wish to attend a meeting. However, just one telephone call was received in which the objector stated that she did not want to attend a meeting. She also reiterated her objections about likely noise nuisance from the use of the rear garden, and also made

reference to noise problems experienced from the Costa Coffee rear garden at no.48 Queens Road.

Given that some concern was expressed at the 2/10/13 Committee about the playing of music in the rear garden it was suggested to the applicant that he might wish to reduce the time he would play (background) music in the rear garden. As a result he has now agreed to stop playing music in the rear garden at 8pm, rather than the previously proposed 9.30pm. This is a welcome revision which further reduces the potential for noise nuisance to occur.

Consequently, it is recommended that planning permission be granted to this proposal for the reasons outlined above, and as set out in the report below – but with condition 1 being amended to prohibit the playing of music in the rear garden after 8 pm.

This application is before this Committee since the recommendation for approval is contrary to a) more than 2 objections received which are material to the planning merits of the proposal and b) 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(f) and (g).

Description of Site:

A café on the ground floor with a flat over in a recessed first floor. The property is located within the key shopping frontage of the Buckhurst Hill district shopping centre. The property is not listed nor does it lie within a conservation area.

Description of Proposal:

Variation of condition 2 on planning permission EPF/1093/01 to allow the existing A3 café and restaurant use to open till 11.30pm. Currently, condition 2 of EPF/1093/01 requires the closing time of the premises to be 9.30 pm.

Relevant History:

EPF/1093/01 - Approval granted for the lengthening of trading hours, extension of restricted A3 use into front section of shop, and variation of conditions 2 and 3.

EPF/0948/13 – Approval granted for variation of condition 2 of EPF/1093/01 to allow opening of café at 8am rather than 9am.

Policies Applied:

DBE9 – Loss of amenity.

TC3 – Town centre function.

Policy DBE9 is compliant with the NPPF, and policy TC3 is partially compliant – unlike the Local Plan the NPPF does not state that proposals resulting in a dead frontage should be refused.

Summary of Representations:

BUCKHURST HILL PARISH COUNCIL – Object – would cause harm to the amenity of residents with regard to noise pollution and particularly the use of the garden after 7pm.

NEIGHBOURS – 28 properties consulted and 5 replies received:-.

11, PRINCES ROAD - the removal of the condition that currently restricts opening hours of the business will have a detrimental impact on the peaceful enjoyment of our home and garden. We are a family with 2 children and the business will be a noise nuisance if allowed to operate later on in the evenings.

21, PRINCES ROAD – object - the layout of our section of Princes Road, together with the ones they back onto in Queens Road, and the large brick wall of the Buckhurst Hill social club some 3 doors away, creates an auditorium type of effect and noise is carried into the properties in Princes Road. The new owners have been recently granted a licence for the sale of alcohol and recorded music till 11.30pm. If the planning restriction on opening hours is removed there is nothing to stop the venue operating more in the style of a bar rather than a restaurant and the garden being used in the manner of a beer garden. The combination of people drinking alcohol and using the garden till 11.30 pm would result in significant noise disturbance to those living in flats above shops in Queens Road and those of us in Princes Road. If the variation to the planning condition is removed then under recent changes to the 2003 Licensing A there will be nothing to stop them playing live amplified music in the garden until 11pm 7 nights a week. Even if the current owners do not intend to use the venue in this manner a new owner might and the only protection we have as residents is the current planning condition restricting the hours of use. The application states that the variation is sought so that the premises can operate in line with other restaurants along Queens Road. We are not aware of any other restaurants in Queens Road with a garden that backs on to residential properties that operate from 8am to 11.30pm. The only other restaurants or cafes located on the same side of the road on the stretch of Queens Road between Kings Place and Princes Road are Legends Café, and Costa Coffee, both of which are closed by 7pm. Those opposite or further up the hill either do not back on to residential properties or do not have a garden. The condition restricting the hours was imposed in the past to protect the amenities of residents, and extending the hours that the premises is allowed to open will result in a loss of amenity to local residents, and will have a detrimental impact on the peaceful enjoyment of our property.

19, PRINCES ROAD - object on grounds very similar to the above letter from no 21. They conclude that the combination of music, people drinking, and using the garden from 8am until 11.30 pm is unacceptable in a residential area such as this and they ask that planning permission be denied.

25, PRINCES ROAD – object to the removal of the condition that currently restricts the operating hours. If they plan to operate until 11.30 pm 7 days a week with music playing, as there are 2 speakers in the garden, there will be the same nuisance and noise as we have experienced most of last year with Costa Coffee just 2 doors away. Residents in Princes Road will have no peace in their gardens/homes from 8am till 11.30pm approx. every day as the noise travels.

27, PRINCES ROAD – object – it would not be appropriate for the café to open till 11.30pm because the length of time of opening would not be in keeping with other café/restaurants in that part of Queens Road, and the existing opening time should be maintained. We are concerned at any excessive noise which might emanate from the café caused by customers leaving and also from the garden which could disturb local residents. We trust that there will be a time limit on the use of the garden beyond 7pm. We are also concerned that already the tables and chairs outside the café have severely encroached upon the pavement and restricted its use by pedestrians. Clearly there will be dangers if pedestrians are forced to walk in in what is already a heavily used road by traffic.

Issues and Considerations:

The main issues raised by this application are whether the proposed opening of this café/restaurant for 2 hours more to 11.30pm, along with the associated use of the rear garden, would unduly detract from the amenities of neighbours.

This is a predominantly commercial shopping area, with some flats on first floors. As befitting a district shopping area other restaurants and cafes are located in the locality, and in principle opening of this café/ restaurant in this type of locality until 11.30 pm is not excessive. Some residents to the rear in Princes Road fear that if later opening is allowed, and with the owner having a premises licence to serve alcohol till 11.30pm, then the premises will be used as a bar or pub. However a bar or pub use is a materially different use that lies within Use Class A4 rather than Use Class A3. Consequently, planning permission would be required for such a change of use - and it is acknowledged that a pub or bar form of use would be more likely to create noise and disturbance.

In terms of noise emanating from the rear of the restaurant there are no restaurant tables positioned next to rear of the premises. Instead, at the rear of the ground floor lies part of the kitchen, toilets, and a passageway leading to the rear garden - consequently noise emanating from the rear of the restaurant will be limited.

In respect of the rear garden the applicant does use this for outside seating. He does not feel that it would be fair for him not to be able to use this garden in the 2/3 months of the summer period at night time. However, he is prepared to accept conditions requiring that any music played in the rear garden shall be background music only, and that this music will be turned off in the garden at 9.30pm. This rear garden lies a fair distance of some 50m away from the rear of houses in Princes Road, although it is acknowledged that sound can travel at night when ambient noise levels are low. However, given that use of the rear garden will be limited to warm nights in just a 2 to 3 month period in summer, and given that background music will be stopped at 9.30, it is not considered that use of outside tables late at night would cause a significant loss of amenity to nearby residents. It is also noted that 3 doors away at the rear of no.50 Queens Road, lies the large 2 storey Buckhurst Hill Social Club, a club building occupying a back garden position. This club closes at 12.30am at weekends and has a licence to play live music to 11.30pm. While the existence of this social club is not a justification in itself to grant extended opening hours to the Green Owl Café, this latter use is a much smaller and restaurant based use which is appropriate to this locality.

Currently, later evening use of the café has not yet commenced. The applicant wishes to be able to open at nights to keep his options open, and he has had many enquiries about whether he will open in the evening. He stresses that he and his wife's skills and interests are based on cooking and food preparation and he has no interest in opening up a bar type of use in the evenings. He states that the Green Owl Café is an independent trader competing with national chains such as Costa Coffee and Prezzo's, who have premises nearby, and that he needs flexibility in his opening hours to be able to compete. The café currently gives employment to 10 people in full and part time jobs.

Comments on representations received.

While valid concerns have been raised about possible noise and nuisance clearly the problems caused in the last year or so by outside use of the rear garden of Costa Coffee - by children playing on play structures - have also been a background factor in shaping the comments received from neighbours and the Parish Council on this application. The applicant has stated that he is not interested in providing such a child friendly establishment, but in any event a condition is proposed prohibiting play equipment being provided without the prior approval in writing of the Council.

Comments have also been received relating to the premises licence the applicant has obtained to be able to serve alcohol till 11.30. However all restaurants need such a licence if they wish to be able to provide alcohol with meals, and as mentioned above a fresh planning permission would need to be obtained in order to use the premises as a pub or bar. Although a licence has been agreed for playing of recorded music in the premises and garden, this does not mean that conditions cannot be imposed on any planning permission – and the applicant has agreed to a condition requiring only background music to be played in the rear garden until 9.30pm.

Regarding tables and chairs at the front of the café on the pavement at the planning officer's site visit these were positioned close to the shop front and were not causing a particular obstruction. It was noted also that outside tables at Costa Coffee, two doors away, also had a similar restrained layout

Conclusion:

This property is located in a commercial shopping area where use of a café /restaurant until 11.30pm is acceptable. Use of outside tables at the rear to 11.30pm is also acceptable given that this use will be limited to warmer summer days only, and by only background music being played but switched off by 9.30pm. As such noise nuisance should not be significant, and in this shopping centre locality it would be unreasonable not to allow any late evening use of this outside area. It is therefore recommended that conditional 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:

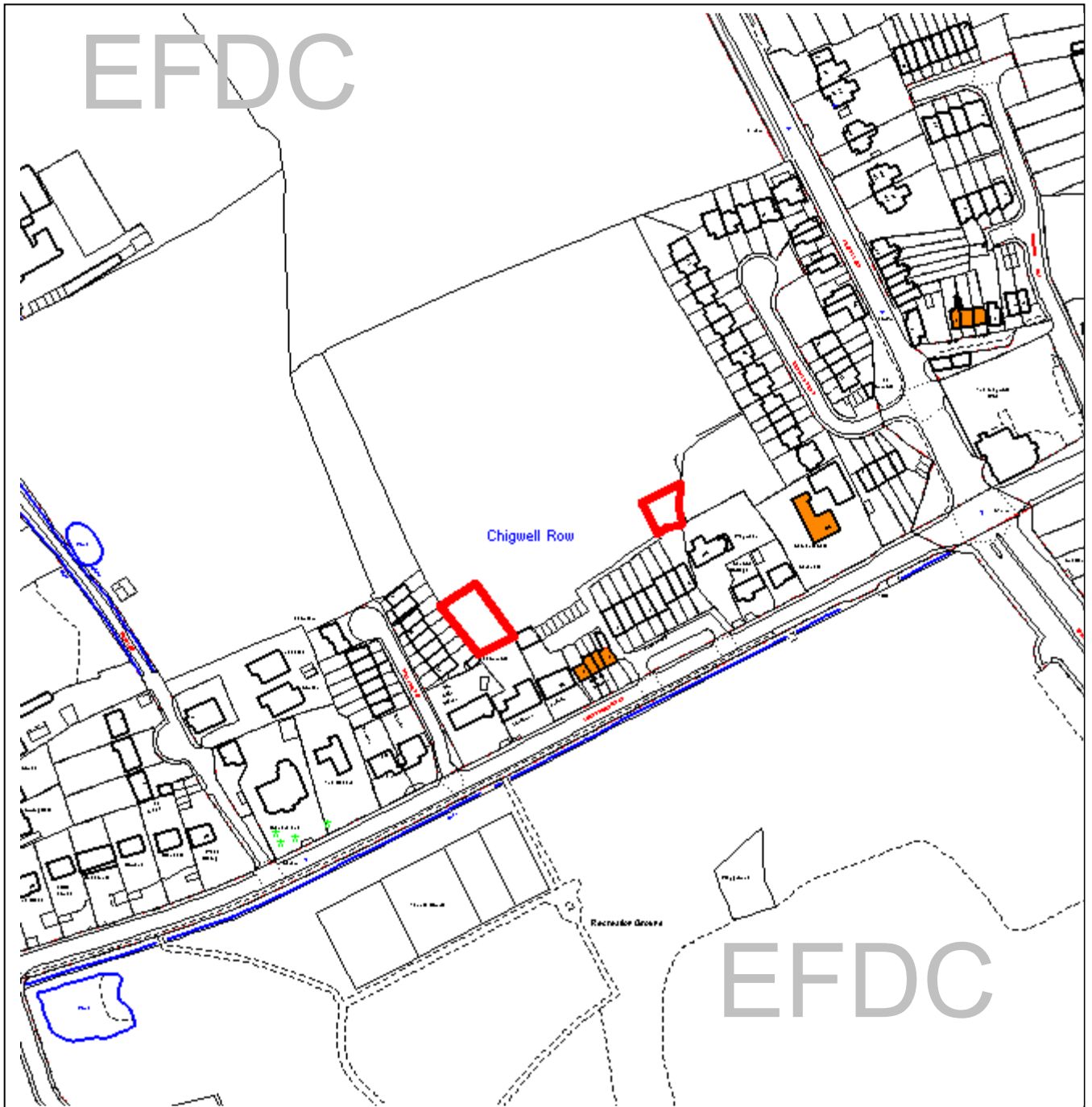
***Planning Application Case Officer: David Baker
Direct Line Telephone Number: 01992 564514***

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



Epping Forest District Council

AGENDA ITEM NUMBER 6



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EFDC licence No.100018534

Application Number:	EPF/1704/13
Site Name:	The Willow Paddock, Chase Lane Chigwell,
Scale of Plot:	1/2500

Report Item No:6

APPLICATION No:	EPF/1704/13
SITE ADDRESS:	The Willow Paddock Chase Lane Chigwell Essex
PARISH:	Chigwell
WARD:	Chigwell Row
APPLICANT:	Mrs Linda Plaster
DESCRIPTION OF PROPOSAL:	Change of use of part of agricultural paddock land for the purpose of enlarging adjoining gardens.
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/AniteIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=552797

CONDITIONS

- 1 The development hereby permitted will be completed strictly in accordance with the approved site location plan.
- 2 The development hereby permitted must be begun not later than the expiration of three years beginning with the date of this notice.
- 3 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 Part 1, Class E shall be undertaken without the prior written permission of the Local Planning Authority. For the avoidance of doubt, this condition means that no buildings or structures may be erected on the extended garden area without planning permission from the Local Planning Authority.
- 4 The occupation and primary use of the additional garden plots shall be limited to the property to the front of the plot only as indicated on the site location drawing submitted with the application this decision relates to.

This application is before this Committee since it is for a type of development that cannot be determined by Officers if more than two objections material to the planning merits of the proposal to be approved are received (Pursuant to The Constitution, Part Three: Planning Directorate – Delegation of Council function, Schedule 1, Appendix A.(f)). and 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 parcel of farmland/paddock 1.76ha. The land is situated between Willowmead, Maypole Drive and Lambourne Road/Crosby Court.

The areas of the field sought for change of use are an area to the rear of number 8 Crosby Court and an area between an existing stable and to the rear of 10-14 Willowmead and a property known as The Manse.

The site is within the Green Belt.

Description of Proposal

The application seeks permission to change the use of the agricultural field/paddock to residential use. The intention being for the southern corners of the field to be changed to residential use for gardens.

This revised application has the support of the residents wishing to purchase the land, and relates to an area reduced in size. The applicant has indicated that they would be willing to accept conditions restricting construction or buildings on the land.

The land would remain in the Green Belt.

This application has previously been considered by Committee and was deferred to allow another neighbour to organise purchase and for a legal agreement to be arranged. The legal agreement has been submitted as a Deed of Unilateral Undertaking, which is intended to restrict the ownership of the land, restrict the use of the land to use as residential garden and prevent buildings being erected upon the land. This application is now accompanied by a legal agreement in draft. The neighbours intending to purchase the land are the owners of 10-14 Willowmead and 8 Crosby Court.

Relevant History

EPF/0138/13 – Change of use of parts of agricultural/paddock land to residential – Refused

Reason for refusal:

The proposed change of use of land is unacceptable in principle, the proposed additional garden areas would detract from the open character of the Green Belt and in the absence of any very special circumstances being demonstrated, the proposals are contrary to policies GB2a and GB4 of the Adopted Local Plan and Alterations which are consistent with policies contained within the National Planning Policy Framework.

Policies Applied

CP2 – Protecting the quality of the built environment

GB2A – Development in the Green Belt

GB4 – Extension of residential curtilages

GB7A – Conspicuous development in the Green Belt

DBE4 – Design in the Green Belt

DBE9 – Neighbours amenity

Summary of representation:

37 letters were sent out to neighbouring occupiers, a site notice was displayed at Crosby Court and Willowmead. The following responses have been received:

22 MAYPOLE DRIVE: Strongly object to proposed plans. No reason given

20 MAYPOLE DRIVE: Strongly object due to sustainability and loss of view. View could be spoilt by buildings, allotments or fences and negative economic impact to property. Further letter received Strongly objecting and setting out previous concerns.

19 MAYPOLE DRIVE: Strong objection. Concerned with sustainability and loss of view, property value and privacy. Previous views quite clear, this is not acceptable. Further letter supplied reiterating previous concerns.

18 MAYPOLE DRIVE: Strong objection on behalf of residents in Maypole Drive. Residents too elderly to require extra garden, one extension jutting out in field would look out of place.

16 MAYPOLE DRIVE: Strongly object to use of agricultural field for enlarging gardens. Additional letter received emphasising previous points.

14 MAYPOLE DRIVE: Object. Wish to keep land as agricultural land.

12 MAYPOLE DRIVE: Object. Note the application site is not directly behind Maypole Drive, however objections from previous application still apply. Concerned a precedent will be set, with eventual development for housing. Previous letter was concerned regarding loss of Green Belt, partial uptake from residents creating pockets of unmaintained land, vermin issues, loss of rural aspect and requesting reassurances that land could only be sold to the property to the front to minimise impacts to primacy and a condition preventing buildings.

6 CROSBY COURT: Object due to impacts to views and privacy.

2 CROSBY COURT: Strong objection. Loss of view, overlooking and additional noise.

1 CROSBY COURT: Concerned that precedent will be set that will ultimately permit housing on land to the rear of the property. Any development will affect house values.

14 WILLOWMEAD: Object. Currently views from property are across fields, if change of use were permitted this view would be of gardens. Willowmead properties are town houses so living areas are at first floor. Users of the new gardens would look directly into living and bedroom areas. Further letter received reiterating impacts in terms of loss of privacy. This neighbour has since agreed to purchase land and withdrawn all objections,

13 WILLOWMEAD: Strongly object. Some properties have built high buildings in gardens and extra garden would encourage more of this. Further letter received concerned with further loss of privacy and loss of outlook.

7 WILLOWMEAD: Object as per previous application. No interest in purchasing additional land. Concerned others may purchase the area to the rear of the property which would have adverse impact to privacy.

FAIRVIEW: Acknowledge not directly affected but has general concerns. Address is misleading, land is Green Belt. Concerned about future application for residential use of remainder of field and accesses formed elsewhere. What happens should land not be purchased by the intended homeowners? A condition should tie the purchase and use to the property to the front only (as intended). The land could be used as a small holding with associated issues. Where does profit from sale go to. Also raises concerns in relation to historic disputes with the applicant and trees elsewhere on site.

CHIGWELL PARISH COUNCIL: Objects to this application on the grounds that the change is unacceptable in principle, the proposed additional garden areas would detract from the open character of the Green Belt and in the absence of any special circumstances being demonstrated

the proposals are contrary to policies GB2A and GB4 of the Adopted Local Plan and Alterations which are consistent with policies contained within the NPPF.

Further response: The Parish Council objects to this application on the grounds that Plans South has refused permission previously, due to the absence of any special circumstances required for development with the Green Belt.

Will Members please note that this application was previously refused under Delegated Powers.

Issues and Considerations

The main issues for consideration are whether the proposals are acceptable in the Green Belt and whether the proposals would adversely impact upon neighbouring amenity. The previous reason for refusal should also be considered. These issues are unchanged from when this application was on the last agenda.

Since the previous application, the proposed change of use has been significantly reduced to confined areas of land and those properties clustered together with an interest in purchasing additional land only. The result being there is no longer any land included that backs onto Maypole Drive, only a single plot at the end of Crosby Court and a cluster of properties on the south eastern corner of Willowmead.

Green Belt

Policy GB4 permits extension to residential curtilages subject to the following tests;

- i) It would not have adverse impact on open character of the landscape.
- ii) It would relate well to the curtilages of adjoining dwellings
- iii) It would not be excessive in size.

The supporting text also details that extensions of curtilage are likely to alter the character and appearance of the Green Belt, therefore being contrary to policy, however special circumstances may exist to justify an exception to normal policy.

The proposals are not accompanied by very special circumstances, however assessment of the application reveals that as well as being reduced in scale, the proposals would provide additional garden area for residents in Willowmead who have quite small gardens for modern living conditions. In addition the application is now supported by statements of interest from residents interested in purchasing the plots applied for. The application would also provide a more generous garden for a property in Crosby Court.

Given the reduced scale of the application and the clear intention to implement now provided Officers consider the reduced scheme would not be unacceptable in Green Belt terms. The fencing and enclosure of the land into plots would not require consent, and indeed the plots could be sold off without consent. However, the use for residential gardens does require permission as the level of cultivation and planting is likely to differ from that of an agricultural plot. The revised scheme is positioned in the corners of the existing field, would be screened in part by existing stabling and equestrian uses and as a result of the reduction in scale of the proposals, would have a reduced impact on the Green Belt. The proposed use now relates well to the adjoining curtilages and would not be excessive in size, therefore Officers consider the revised, reduced scheme now adheres to the requirements of policy GB4. Furthermore throughout the District gardens in the Green Belt are not uncommon and concerns regarding potential structures or buildings can be mitigated with a condition restricting permitted development. Following a request from Members the applicant has now also prepared a legal agreement that prevents the erection of buildings on the extended gardens.

Previously there was significant concern about the uptake of the proposed change of use, leaving a poorly articulated Green Belt boundary and pockets of poorly maintained land across the highly

visible sides of the field/paddock. The revised scheme has overcome this concern by reducing the scale to those purchasers interested now, clustered on the corners of the field.

Neighbouring amenity

The addition of extra garden area to a property does not alter the existing relationship between neighbours if these additional plots were restricted to use by the property to the front only as indicated on the plan. Were restrictions not in place to prevent use by other neighbours then potentially gardens could 'wrap around' the end of the neighbouring gardens potentially resulting in loss of privacy.

Buildings on the land could be prevented by condition restricting permitted development rights and by the legal agreement prepared. The ownership of the plots of land is also restricted by the legal agreement to prevent adverse impacts to other neighbouring amenity.

Other matters

The address provided as part of the application is correct, however it is understood confusion could arise, hence site notices were erected in relevant locations in addition to neighbours being notified. The loss of a view and potential house value is noted, however these are not material planning considerations.

In terms of future use and development, each application is considered on its own merits and the proposals would not allow development of the field for housing. Access works referred to in neighbour letters are outside of the application site and not related to this application. Tree issues are not relevant to this application.

Conclusion

The revised application for the change of use is considered acceptable. The scale and location of the change is such that no significant adverse impacts would arise that cannot be mitigated by condition. Furthermore, the proposals would not differ significantly from what can take place without consent, the sale and enclosure of land, therefore approval is recommended with conditions and a legal agreement to reinforce these.

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: Jenny Cordell

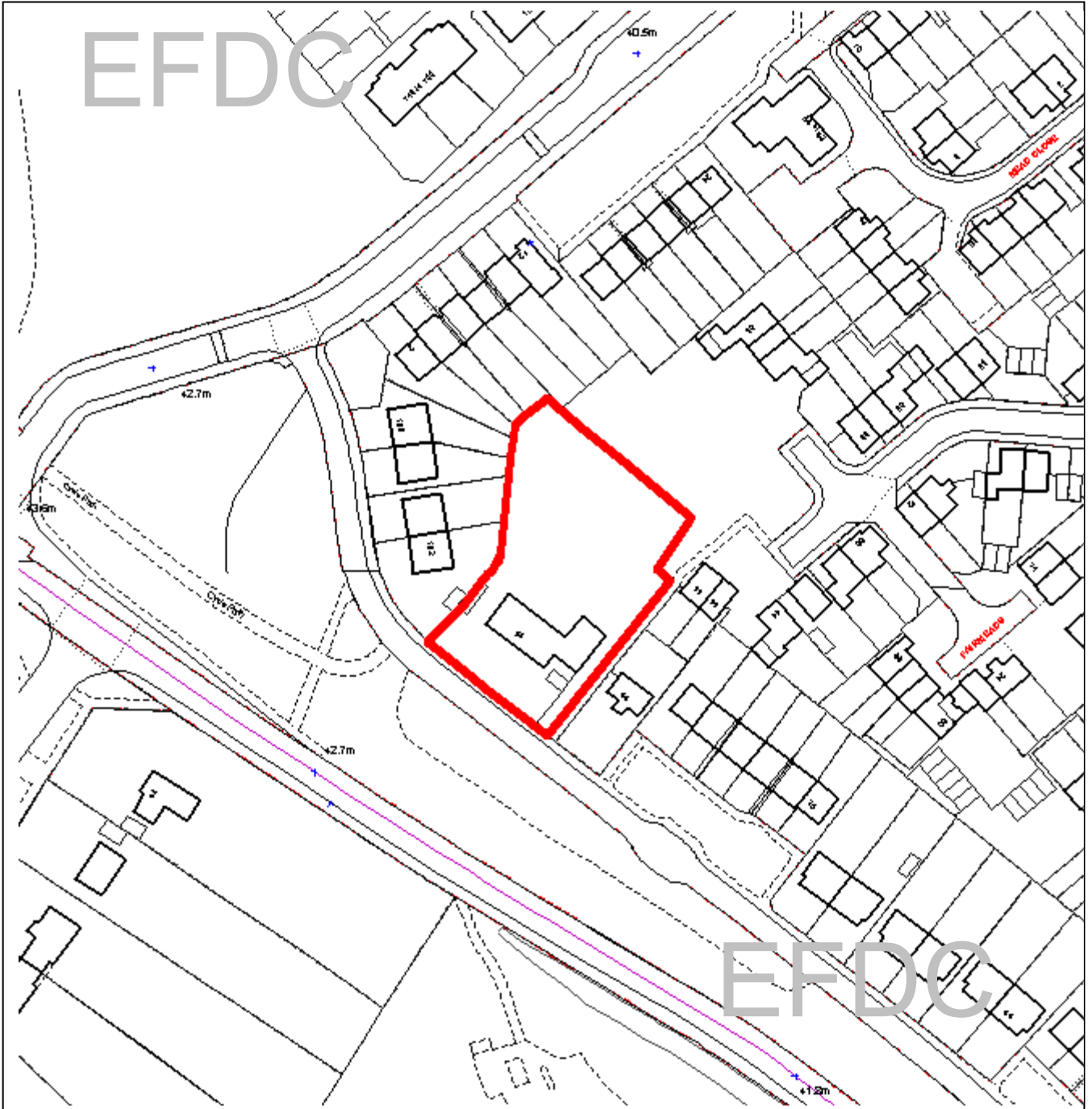
Direct Line Telephone Number: (01992) 564481

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



Epping Forest District Council

AGENDA ITEM NUMBER 7



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EFDC licence No.100018534

Application Number:	EPF/1728/13
Site Name:	94 Lawton Road, Loughton IG10 2AA
Scale of Plot:	1/1250

Report Item No: 7

APPLICATION No:	EPF/1728/13
SITE ADDRESS:	94 Lawton Road Loughton Essex IG10 2AA
PARISH:	Loughton
WARD:	Loughton Fairmead
APPLICANT:	Mr Brendan McParland
DESCRIPTION OF PROPOSAL:	Proposed Change of Use from NCH Family Centre (Use Class D1) to Student Accommodation including 14 rooms and 1 flat (Sui Generis). Enclosure of courtyard adjacent cycle store, new windows and alterations. (Revised Plans)
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=552853

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 and maintained thereafter strictly in accordance with the approved drawings nos:
2013-356-001
2013-356-002
2013-356-010
2013-356-011B
2013-356-020
2013-356-021
2013-356-022
2013-356-023
2013-356-030
- 3 The accommodation hereby permitted shall be occupied solely by persons in full time education and not by any other persons at any time whatsoever.

This application is before this Committee since it is for a type of development that cannot be determined by Officers if more than two objections material to the planning merits of the proposal to be approved are received (Pursuant to The Constitution, Part Three: Planning Directorate – Delegation of Council function, Schedule 1, Appendix A.(f))

Description of Site:

Application site is the former NCH (National Childrens Home, now known as Action for Children) Family Centre (Use Class D1). The site fronts onto Lawton Road immediately adjacent to the green and Rectory Lane.

The site is within a residential area of Loughton in close proximity to Pyrles Lane. The site is not within the Green Belt or any area of special designation.

Description of Proposal:

This application seeks consent to change the use of the existing property from Family Clinic to student accommodation. This would require some external alterations with new windows and doors and provision of a bin store and access ramp.

The proposed change of use originally sought to provide 3 double rooms, 13 single rooms and a self contained flat with warden office and associated accommodation. The Council's Environmental Health Officer returned a consultation setting out that the property would be a large HMO and as such would need to meet internal room size standards. The layout did not so was retracted from the agenda to allow the applicant to make the necessary changes.

The applicant has subsequently revised the scheme to increase the room sizes as required. This has resulted in a reduction in rooms, so that the scheme now proposes 3 double rooms and 11 single rooms with a single self contained flat, warden office and associated facilities such as bathrooms, kitchens and common areas.

The student accommodation is intended for use in association with the E15 University of Essex Acting School which offers degree programmes.

Relevant History:

None

Policies Applied:

Adopted Local Plan and Alterations

The following policies have been found to be compliant with the NPPF.

CP2 – Protecting the Quality of the Rural and Built Environment

DBE3 – Design in Urban Areas

DBE9 – Loss of Amenity

ST1 – Location of development

ST6 – Parking

Also relevant are the policies and planning principles contained within the National Planning Policy Framework ('The Framework').

Summary of Representations:

17 neighbouring properties were notified,

The following responses have been received:

8 PYRLES LANE: Object – There are concerns from local residents about the type of people living in the accommodation and the potential risk of noise pollution, off street parking and desirability of the area once the building is complete.

4 PYRLES LANE: Strong Objections – The property is not fit for purpose for the amount of people. Not suitable in a relatively quiet neighbourhood. Unclear how student accommodation would be beneficial. Noise, litter and antisocial behaviour. Impact to house value.

35 FAIRMEADS: Would be grateful if it could be confirmed the path between Fairmeads and Lawton Road will be unaffected.

48 FAIRMEADS: Comment – The proposed usage of the building is not in keeping with the area. Impact to property values. Concerns regarding privacy due to increased amount of windows and residents. Noise due to increased numbers of residents and the fact they are students. Potential for late night disturbances and increased use of car parking and possibly of outdoor garden areas.

84 LAWTON ROAD: Strong Objection – Due to noise from 17 occupants, the temporary nature of occupancy of residents resulting in less care and respect with rubbish and recycling and deterioration of street. The warden office offers limited reassurances, but there is no indication of powers the warden would possess or that they would be onsite 24hrs. Antisocial behaviour concerns, parking issues, impact to house value.

86 LAWTON ROAD: Object due to noise, litter, waste and parking issues. Don't consider the property large enough for this number of people. Gas supply issues to the site. 24 hour use of the site will be disruptive and a hostel/commune is out of character.

90 LAWTON ROAD: Concerned regarding 17 students living next door. Existing issues with antisocial behaviour already from teenagers. Concerned with noise and disturbance from lifestyle of students and comings and goings. Had thought someone would develop the site for 2 houses.

LOUGHTON TOWN COUNCIL: The Committee expressed concern on the lack of parking spaces proposed, as only 7 spaces were allocated for the site, and for the amenities of the neighbours at nos 90 and 102 Lawton Road and other properties to the rear in Pyrles Lane from possible noise nuisance, which it hoped would be adequately monitored by the proposed onsite warden.

Members also requested a condition to ensure the good upkeep of the garden and the protection of the TPO trees, to preserve the streetscene and help keep any potential litter issues under control.

Issues and Considerations:

The main issues with the application remain largely unchanged from the previous agenda, albeit potentially reduced as the occupancy proposed for the building is reduced. The issues considered below relate to the impacts of the physical changes taking place to the building and the use and occupation of the building in terms of design, neighbouring impacts and parking.

Officers have considered this application in the context of the existing E15 University of Essex Acting School, its need for accommodation and the courses offered. In order to remain a competitive and attractive education facility the School will need to offer facilities and opportunities akin to its competing Schools and Universities.

Advice was sought from the Director of Housing. Given that this application is for a change of use of an existing building and indeed is for student accommodation, it was not considered that an affordable housing contribution would be required.

Design

The proposed alterations involve the addition and repositioning of windows on the front elevation and on the side elevation where there is currently a cycle store. The window changes are minimal in nature and raise no concerns. The cycle store is intended to be incorporated into the main

accommodation, so a new wall and roof are proposed enclosing the existing courtyard so that the area can serve as the Warden's office.

The proposed access ramp raises no concerns. The proposed bin store is adjacent the boundary. In design terms the location of the building is easily accessible for residents and collectors. The external appearance of the building is small scale and functional. The height is less than 2.5m and 6m long. The building is akin to a small domestic garage.

In terms of internal layouts, previously the Council's Environmental Health team raised concerns regarding the sizes of internal rooms and the sizes that should be met for a HMO premises. Revisions made to the scheme have reduced the number of rooms but increased internal room sizes. The Environmental Health team have therefore retracted their concerns.

Impact to neighbouring amenity

The external alterations and provision of ramp and refuse store would have no significant adverse impact on neighbouring amenity.

The occupation of the property by students in relation to the Acting School is of significant concern to residents as has been highlighted by the responses received. There is a concern that the 14 rooms (3 of which would potentially have double occupation) and the self contained flat could result in occupation that is incompatible with neighbouring properties. In the local area a letter from the neighbour indicates that students are already privately renting properties in groups of 3 or 4. A property becomes a HMO when more than 3 people live together that are not related. Under recent changes to the Use Class order, up to 6 people can live in a HMO without planning consent as a C4 use. There could be up to 19 students in the building as proposed.

This is a greater number than would usually be expected, however it is a large site, capable potentially of accommodating 3-4 family homes as a terrace or possibly more units as flats. Therefore 19 occupants onsite is not considered unreasonable in terms of density. There are a number of concerns raised regarding noise and the conduct of students occupying the premises. Noise issues would be dealt with by Environmental Health were the need to arise and any issues with regard to disorderly behaviour would be a police matter. Litter and refuse disposal would similarly be dealt with by Environmental Health, but the onsite warden would likely resolve any such issues.

Officers note that the issues which are beyond the control of planning such as noise and behaviour are still likely to remain a concern, however the use proposed is residential in a residential area, therefore in principle not of concern. In addition it is noted that the site is not on the main campus, therefore in the public realm behaviour would be policed to a greater degree than often is the case on private university sites. Also any social activities are likely to take place on the University site or in the Town Centre meaning any disturbance is likely to be minimal from either residents returning home or from groups of friends socialising similar to that which could take place in any residential home.

Concerns have been raised regarding house values, however this is not a material planning consideration.

Highways and Parking

The existing site has 7 parking spaces to serve the existing clinic which had 3 activity rooms, 5 offices and accommodation within.

The 7 spaces would remain available for students/visitors and the warden. During the site inspection on street parking was available and not visibly a concern at the time of the visit.

Highways have been consulted and have raised no concerns. It is not expected that every student would own a car and indeed the college does not provide parking for all students. The site is within walking distance of the Acting School and the facilities available at Pyrles Lane or if required on The Broadway. The site also includes a cycle store which would likely be heavily used and as such 7 spaces is considered sufficient.

Conclusion:

The proposed change of use is considered acceptable and recommended for approval subject to conditions. The concerns of neighbours are noted. HMO's are commonplace throughout the District, however this application is larger than usual. The Acting School has generated demand for the accommodation and forms an important and established facility in the area. Officers have had regard to supporting the ongoing development of the Acting School when making the recommendation to Members and consider that any adverse impacts likely to arise are not sufficient to justify refusal.

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

Planning Application Case Officer: Jenny Cordell

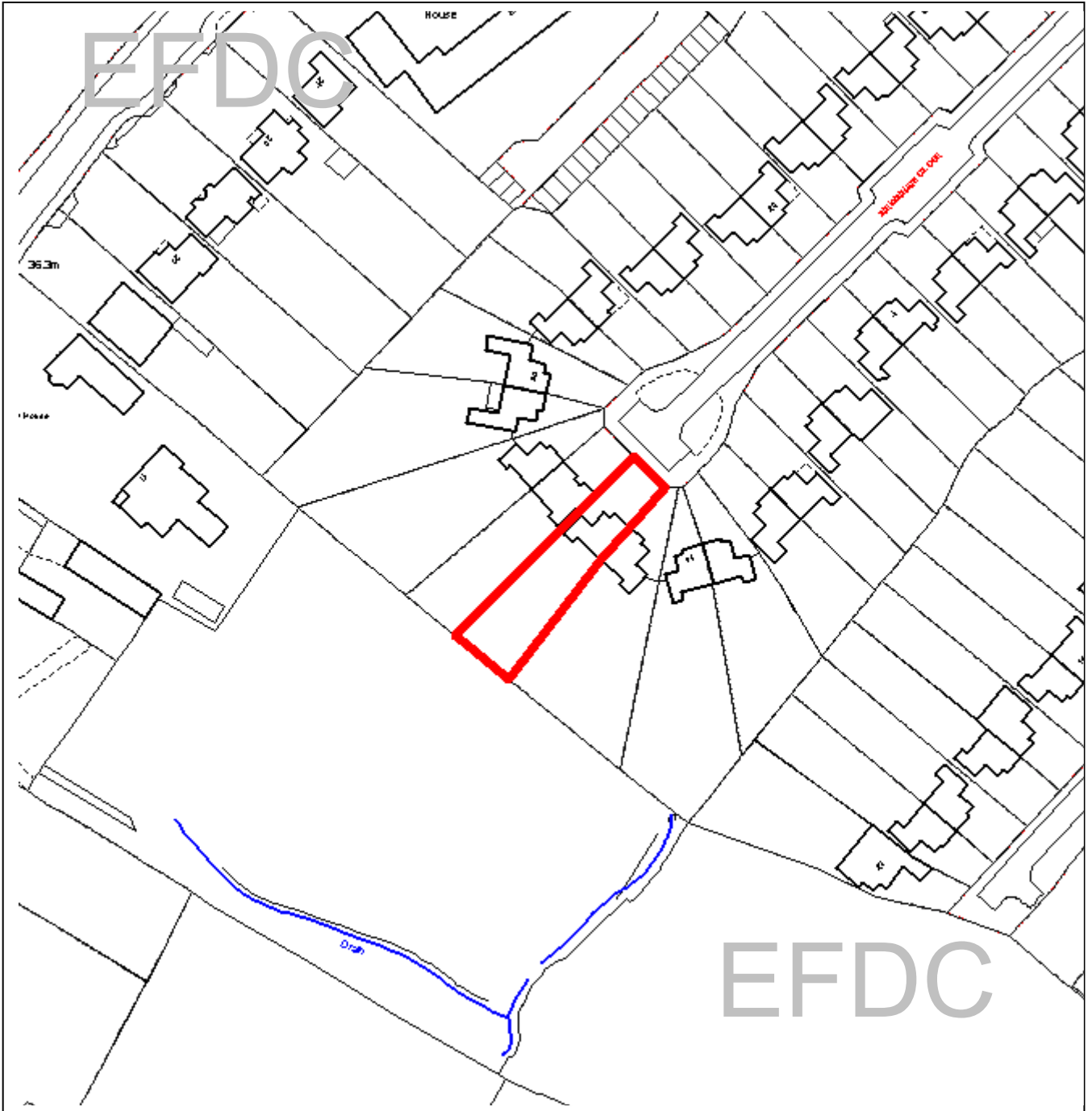
Direct Line Telephone Number: (01992) 564481

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



Epping Forest District Council

AGENDA ITEM NUMBER 8



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Application Number:	
Site Name:	16 Newnham Close, Loughton IG10 4JG
Scale of Plot:	1/1250

Report Item No: 8

APPLICATION No:	EPF/1768/13
SITE ADDRESS:	16 Newnham Close Loughton Essex IG10 4JG
PARISH:	Loughton
WARD:	Loughton Forest
APPLICANT:	Mr Mitchell Gipson
DESCRIPTION OF PROPOSAL:	Two storey side extension, part two, part single storey rear extension and extension to the roof.
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=553030

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 Access to the flat roofs over the single-storey rear extensions that are part of the development hereby approved shall be for maintenance or emergency purposes only and the flat roofs shall not be used as a seating area, roof garden, terrace, patio or similar amenity area.

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

Newnham Close is located within the built up area of Loughton. The existing dwelling is a two storey semi detached property situated within a relatively long plot. The dwelling has been extended at single storey 3m from the rear wall giving the property an 'L' shape. The adjacent neighbours of 17 Newnham Close have a single storey rear extension which projects approximately 2m past the neighbouring extension. 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 proposed development is for part single, part two storey extensions to the side and rear elevations. The side additions will replace an existing single storey element of the same width with the two-storey element recessed some 2m rear of the front main wall of the house and the single-storey element in approximate alignment with it.

The two-storey side addition would continue 3.8m beyond the existing rear elevation and wrap around it such that its southern flank would set 3.8m from the site boundary with the attached neighbour, 15 Newnham Close. A 2.7m deep single-storey rear extension would infill the gap between the two-storey rear projection and the boundary with 15 Newnham Close.

A 2.2m deep single-storey projection would extend beyond the rear elevation of the proposed two-storey rear projection.

The two-storey extension and the single-storey side addition would have hipped roofs of similar pitch to the existing main roof. The ridge of the two-storey addition would be subordinate to that of the existing main roof. Small rooflights would be provided in the roof of the two-storey addition to serve new rooms in the roof space. The single-storey rear projections would have flat roofs, some 3m high.

Relevant History

EPF/1061/13 - Extension to rear and side of existing dwelling, including use of attic as habitable space. - Withdrawn

Policies Applied

CP2 – Protecting the Quality of the Rural and Built Environment
DBE2 – Effects to Adjoining Properties
DBE9 – Loss of 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 representation received

2 Neighbours consulted –

17 NEWNHAM CLOSE – OBJECTION – Due to the excessive height and bulk of the extension the neighbours will incur an excessive loss of amenity. There will be excessive harm to the street scene, visual impact on street symmetry. The application will cause excessive overlooking to neighbouring properties and loss of sun light. The proposal is contrary to the policies of the Essex design guide. Concerns were also raised as to the accuracy of the plans.

LOUGHTON TOWN COUNCIL – OBJECTION The Committee objected to this application on the basis of the bulky and overbearing nature of the extensions on the adjoining dwelling, which would destroy the symmetry of the semi detached properties and have a deleterious effect on the street scene.

Issues and considerations

This is a revised application to EPF/1061/13 which was withdrawn. The main issues to consider when assessing this application are the effects of the proposed development on the amenities of neighbours and the design in regards to the existing building and its setting.

Neighbour Amenity

The two storey rear extension is set 3.8m from the adjacent neighbour at 15 Newnham Close. As such this two storey element will not cause excessive harm to the living conditions of this neighbour. The two storey element leaves a gap of 1.1m with the neighbour at 17 Newnham Close. Since no.17 is orientated away from the application site and extends beyond its rear elevation at ground floor, the proposed extension will not be directly visible from the rear of no. 17. A 45 degree line when taken from the nearest first floor windows of no 17 is not encroached upon. As a consequence of this relationship the two storey element will not appear excessively overbearing.

The proposed single storey rear projection beyond the two storey extension would extend approximately 1m past the existing single storey rear extension of 17 Newnham Close, but be set some 1.7m from the site boundary which is enclosed by a fence. The visual impact of that element would be very limited and not cause any harm.

The single storey element that is set on the boundary with no. 15 Newnham Close will be partially screened by the relatively high boundary treatment and therefore will not cause any harm. Indeed, that part of the proposal of itself is of such limited depth that it would comply with PD limitations.

In order to prevent the flat roof areas of the single-storey extensions being used as balconies, which could cause excessive overlooking, it is necessary to impose a condition on any consent granted that would prohibit such use.

Having regard to the above assessment it is found the proposed development in this application will not excessively harm the living conditions of the neighbouring properties and therefore is compliant with DBE9 of the Adopted Local Plan.

Design

The proposal adds significant bulk to the existing house but it is sympathetically designed to ensure it would appear subordinate when viewed from the street and complements key design elements of the existing house, notably the roof design. Furthermore, care has been taken to ensure the proposal is set away from the boundary with 17 Newnham Close. The width of the site narrows to the front therefore the two-storey element is set back where a minimum separation of 1m from the boundary, as sought by planning policy, can be achieved. The degree of separation increases further to the rear. That separation prevents the potential for a terracing effect arising and that is further reinforced by the significant set back from the front elevation.

Bulk at the rear would not be clearly visible from the street but is nonetheless proportionate within the context of the house and complements its design.

The proposed development is therefore found to respect the design of the existing building comply with policies CP2 and DBE10 of the Adopted Local Plan and Alterations.

Conclusion

The development would safeguard the living conditions of neighbouring properties and respect the design of the existing house. As such this proposal complies with the relevant policies of the Adopted Local Plan and with the objectives of the National Planning Policy Framework.

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 562286***

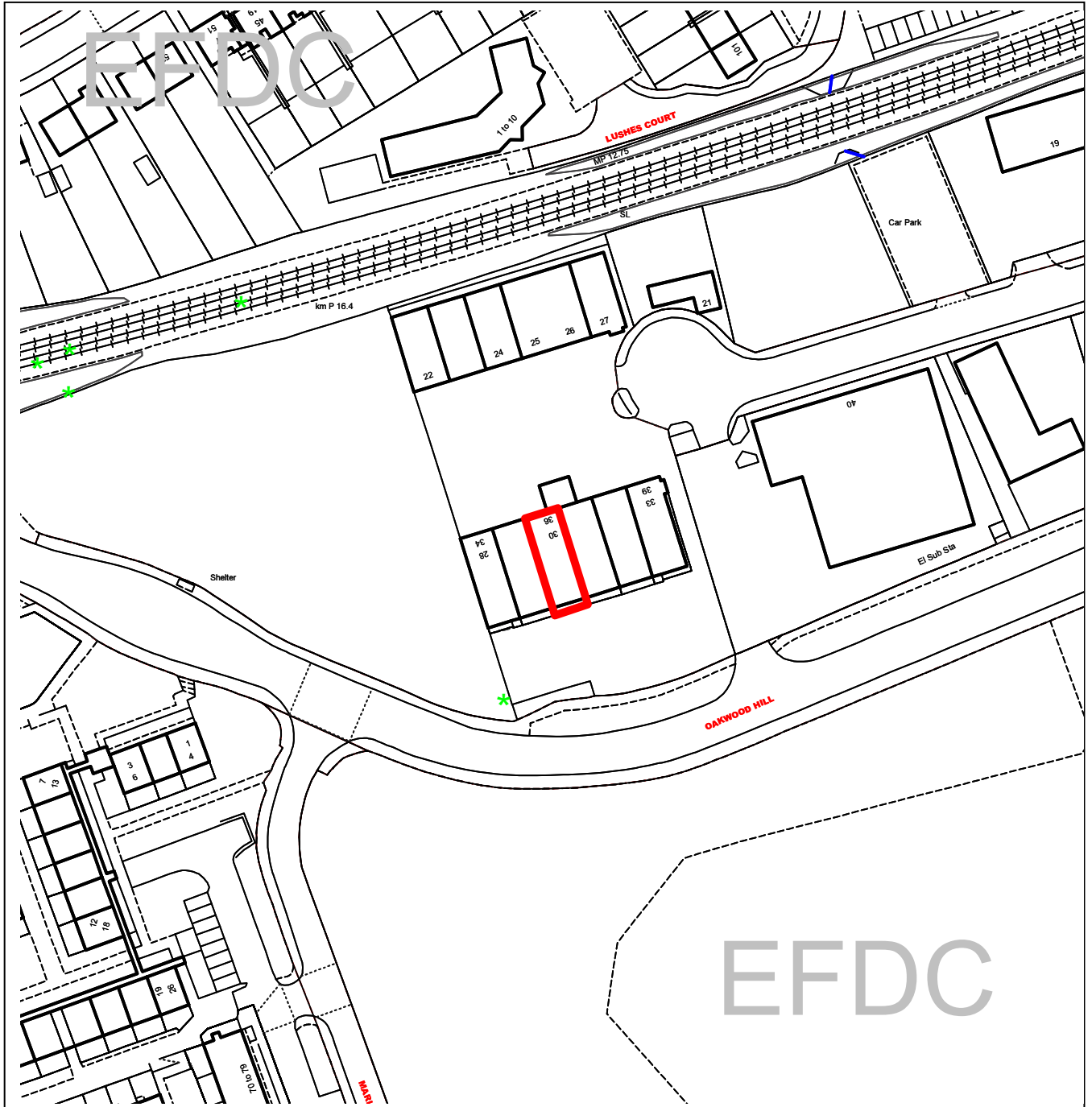
or if no direct contact can be made please email: contactplanning@eppingforestdc.gov.uk

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Epping Forest District Council

AGENDA ITEM NUMBER 9



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Application Number:	EPF/1928/13
Site Name:	Unit 30 Oakwood Hill Industrial Estate Loughton
Scale of Plot:	1/1250

Report Item No: 9

APPLICATION No:	EPF/1928/13
SITE ADDRESS:	Unit 30 Oakwood Hill Industrial Estate Loughton Essex
PARISH:	Loughton
WARD:	Loughton Alderton
APPLICANT:	Mr Matthew Blewitt
DESCRIPTION OF PROPOSAL:	Change of use of vacant light industrial unit to a fitness studio/gym. (Use Class D2)
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=553930

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 Group fitness classes shall not take place in the gym use hereby approved between 0900 hours and 1700 hours on Mondays to Fridays.
- 3 No amplified music or sound shall be played in the gym hereby approved.
- 4 Details of measures to reduce noise and vibration from equipment and machinery to be used in the gym shall be submitted to and approved by the local planning authority before the use commences. Once approved these details shall be implemented in full within the premises.

This application is before this Committee since the recommendation for approval is 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:

Vacant ground floor industrial/business unit in the western end of the Oakwood Hill Industrial Estate, the freehold of which is owned by The Council. There are 12 similar units in this two storey block, and it lies opposite a single storey block of 6 other business units. The property is located in an employment area as set out in the Local Plan, but it is not listed nor does it lie within a conservation area.

Description of Proposal:

Change of use of vacant light industrial unit to a fitness studio/gym.

Relevant History:

None.

Policies Applied:

DBE9 – Loss of amenity.
ST6 - Vehicle parking – Town centre function.
E1 – Employment areas
E4B Alternative uses for employment sites.

Policy DBE9 is compliant with the NPPF, and policy ST6 is generally compliant. Policies E1 and E4B are not compliant – the NPPF does not support the long term protection of sites for employment use – and that alternative uses should be treated on their merits.

Summary of Representations:

LOUGHTON TOWN COUNCIL – Object to a Class D2 use owing to the nature of the continual parking required for a fitness studio/gym, which would put demands on parking grossly in excess of the capacity of the site.

LOUGHTON RESIDENTS ASSOCIATION PLANS GROUP – Object - there are only 2 parking spaces on the site. The application says that on road parking is available, but that is not usually the case in practice. (As we understand that Browns Engineering has closed its Oakwood Hill operations, there may be currently less pressure on local parking, but that is a temporary feature which will presumably disappear once the Browns building is occupied by a new tenant). We think this application is contrary to the existing Local Plan, and also to the requirement in the revised Local Plan that EFDC should provide for a supply of industrial space. Allowing such changes as this because of short term lack of occupancy reduces the industrial space available locally in the medium and long term!

NEIGHBOURS – 17 properties consulted and 1 reply received:-.

32-33 OAKWOOD INDUSTRIAL ESTATE – We feel that this proposed use would be inappropriate as there is already insufficient parking for the current occupiers of the units. With the potential number of people visiting the fitness studio this would only make the situation worse. Each unit has 2 allocated spaces, if planning was granted please advise how you propose for additional cars attending the fitness studio to be accommodated into an already busy area.

Issues and Considerations:

The main issues raised by this application are whether the proposed use is acceptable in terms of land use and employment, and if so whether it would harm the business activities of neighbouring firms, particularly with regard to impact on parking and servicing.

This is a small business unit with a gross floorspace of some 7m by 20m i.e. 140 sqm. Consequently the proposed gym will be only a fraction of the size of larger well known gyms in the District at David Lloyd Chigwell, and at Virgin Active between Chigwell and Abridge. The applicant states that he is keen to provide 1 to 1 training in a more private, spacious and easier to communicate atmosphere than found in a big chain commercial gym. Small classes will be held

e.g. spinning classes in the evening and early morning, and the maximum number of people to attend will be 10-15 at any one time.

In terms of employment there are vacant units and plots on this estate, and the Council's Estates and Valuation section have no objection to the proposed change of use of this council owned unit. Indeed planning permission was granted for the change of use of another vacant unit, (number 24, lying opposite) in August this year for a children's dance, fitness, and party studio. The application forms state that 5 full time and 2 part time jobs will be provided. Bearing in mind these points, it would not be expedient to refuse this application on grounds of the need to safeguard this unit for a possible future and more traditional industrial or office use - and such a refusal would also run counter to the aims of the NPPF as set out in 'policies applied' above.

In terms of parking each unit has two allocated spaces next to the unit in the courtyard area between these parallel blocks of business units. In the middle of this courtyard there are also some 28 spaces 40% of which were unused during the case officer's site visit in the working day. A more typical staff car park lies between the rear of the block and the main road of Oakwood Hill and 25% of its 35 spaces were unused. In addition there is considerable parking available on the estate access road leading to these business units, and there is also a well used 28 space public car park fronting this estate access road lying 100m from the application premises. There would therefore be some parking available to customers of the proposed gym. However, the applicant has stated that during the normal working day the gym will be at its quietest, and gym classes would only be held in the early morning between 6.30am and 8.30am and during the evening from 6pm to 8.30 pm. At these times the car parking facilities described above are largely vacant and available for use. However, it is true that if 10/15 gym clients turned up for a class during the working day, and tried to park close to the gym, then parking and servicing difficulties for neighbouring businesses could occur. To avoid this the applicant is prepared to accept a condition that no group classes in the gym shall take place in the working day between 9am and 5pm. Finally, in respect of this parking issue, the Highway Authority i.e. Essex CC, have no objections to the proposed use.

In terms of possible noise nuisance to neighbouring businesses the applicant states that they will not be investing in a big sound system, and he adds that any music will be low in volume similar to a radio being played in an industrial unit. Notwithstanding these statements a condition is proposed prohibiting the playing of amplified music or sound.

Comments on representations received.

In terms of concerns raised about inadequate car parking it needs to be emphasised that this is a small gym that will be relatively quiet during the working day, and parking demand in this period will be able to be absorbed by the parking facilities as described above. However the gym will be busier when classes are held in the early morning or evening i.e. outside of the normal working day, but at these times most of the significant car parking spaces that are available will be free and available for use.

The LRA Plans Group also raise concern about the loss of industrial space. However, this is a small unit in terms of floorspace, and many such business units are now used by a variety of new 'pop up' enterprises which lie outside the traditional industrial or office use format - and small gyms are an example of such a use. The proposed gym will also provide jobs, and a service that is increasingly in demand in a relatively sustainable location. For these reasons the proposed use is an appropriate one for this unit.

Conclusion:

The proposed use is a new and small gymnasium enterprise that would be difficult to locate in a residential or shopping area. It provides an acceptable use for a vacant business unit. For these reasons, and those set out above, planning permission is recommended 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: David Baker
Direct Line Telephone Number: 01992 564514***

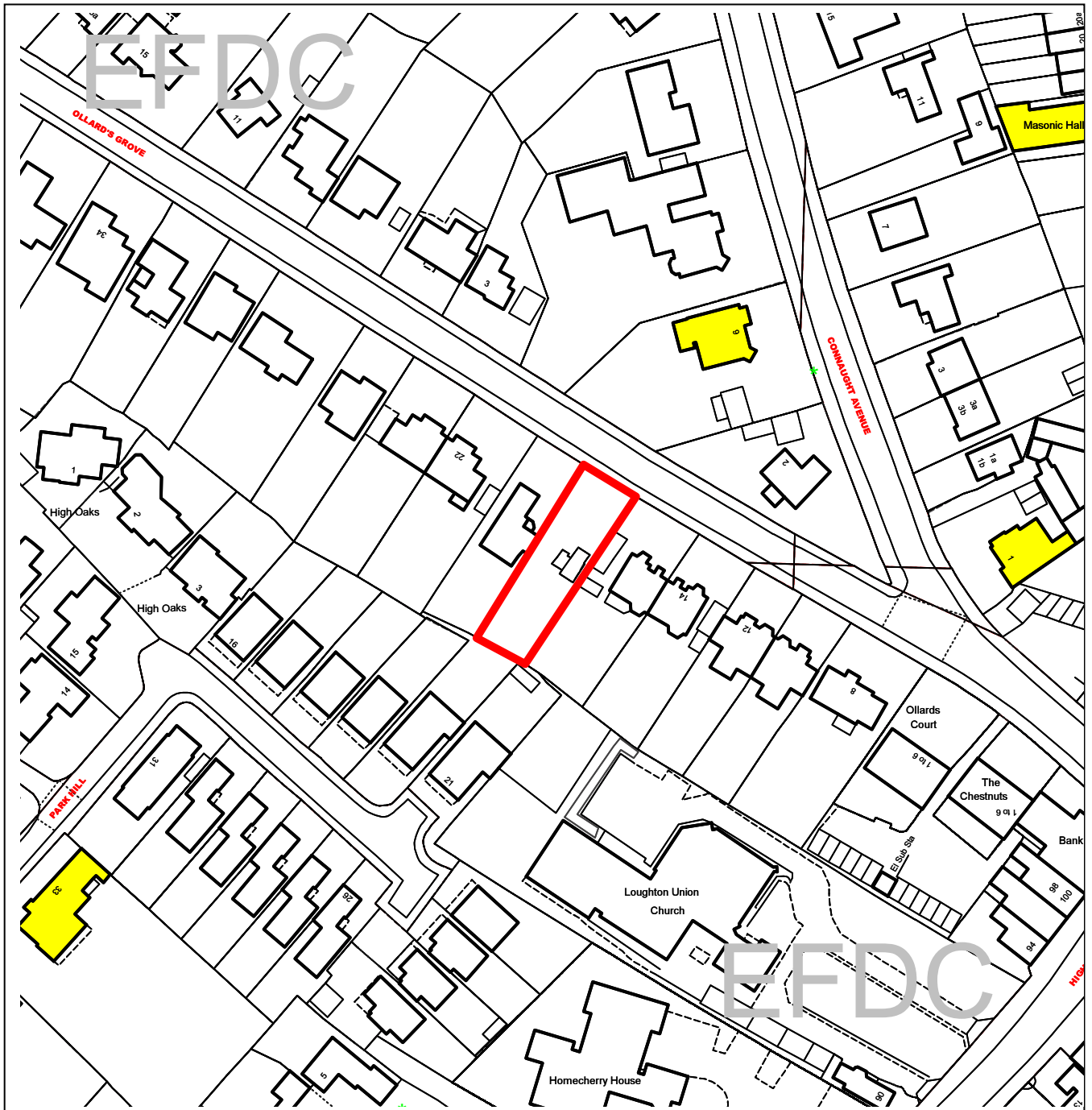
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Epping Forest District Council

AGENDA ITEM NUMBER 10



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Application Number:	EPF/2009/13
Site Name:	Land adjacent to 20 Ollards Grove Loughton, IG10 4DW
Scale of Plot:	1/1250

Report Item No: 10

APPLICATION No:	EPF/2009/13
SITE ADDRESS:	Land adjacent to 20 Ollards Grove Loughton Essex IG10 4DW
PARISH:	Loughton
WARD:	Loughton Forest
APPLICANT:	L & C Design
DESCRIPTION OF PROPOSAL:	New semi detached house and alterations to existing dwelling. (Revised application)
RECOMMENDED DECISION:	Grant Permission (With Conditions)

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

http://planpub.eppingforestdc.gov.uk/AniteIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=554454

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:

H.8.B
H.8.A.'B'
The site Location Plan
The site Block Plan
The proposed landscaping plan
- 3 No construction works above ground level shall have taken place until documentary and photographic details of the types and colours of the external finishes have been submitted to and approved by the Local Planning Authority, in writing, prior to the commencement of the development. The development shall be implemented in accordance with such approved details.
- 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 Part 1, Classes A, B or E shall be undertaken without the prior written permission of the Local Planning Authority.
- 5 No development shall take place, including site clearance or other preparatory work, until full details of both hard and soft landscape works (including tree planting) and implementation programme (linked to the development schedule) have been submitted to an approved in writing by the Local Planning Authority. These works

shall be carried out as approved. The hard landscaping details shall include, as appropriate, and in addition to details of existing features to be retained: proposed finished levels or contours; means of enclosure; car parking layouts; other minor artefacts and structures, including signs and lighting and functional services above and below ground. The details of soft landscape works shall include plans for planting or establishment by any means and full written specifications and schedules of plants, including species, plant sizes and proposed numbers /densities where appropriate. If within a period of five years from the date of the planting or establishment of any tree, or shrub or plant, that tree, shrub, or plant or any replacement is removed, uprooted or destroyed or dies or becomes seriously damaged or defective another tree or shrub, or plant of the same species and size as that originally planted shall be planted at the same place, unless the Local Planning Authority gives its written consent to any variation.

- 6 No development, including works of demolition or site clearance, shall take place until a Tree Protection Plan and Arboricultural Method Statement in accordance with BS:5837:2005 (Trees in relation to construction) has been submitted to the Local Planning Authority and approved in writing. The development shall be carried out only in accordance with the approved Tree Protection Plan and Arboricultural Method Statement unless the Local Planning Authority gives its written consent to any variation.
- 7 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.
- 8 No development shall take place, including any works of demolition, until a Construction Method Statement has been submitted to, and approved in writing by, the Local Planning Authority. The approved Statement shall be adhered to throughout the construction period. The Statement shall provide for:
 1. The parking of vehicles of site operatives and visitors
 2. Loading and unloading of plant and materials
 3. Storage of plant and materials used in constructing the development
 4. The erection and maintenance of security hoarding including decorative displays and facilities for public viewing, where appropriate
 5. Measures to control the emission of dust and dirt during construction, including wheel washing
 6. A scheme for recycling/disposing of waste resulting from demolition and construction works.
- 9 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 the recommendation is for approval contrary to an objection from a local council which is material to the planning merits of the proposal (Pursuant to The Constitution, Part Three: Planning Directorate – Delegation of Council function, Schedule 1, Appendix A.(g)) and since it has been ‘called in’ by Councillor Hart (Pursuant to The Constitution, Part Three: Planning Directorate – Delegation of Council function, Schedule 1, Appendix A.(h)) and since the recommendation conflicts with a previous resolution of a Committee (Pursuant to The Constitution, Part Three: Planning Directorate – Delegation of Council function, Schedule 1, Appendix A.(i))

Description of Site:

The site comprises the undeveloped half of a plot that includes a 2 storey detached house. The site is presently garden for the house and includes a detached garage. Ollards Grove rises steeply along the road, meaning number 22 adjacent is at a higher level and number 16 is lower. There is no number 18 Ollards Grove and it appears the site may historically have been a double plot.

There is planting on the boundary but there are no protected trees on site.

The site is close to Loughton Town Centre but not within the Conservation Area and not in the Green Belt. The surrounding area is characterised by a range of houses designed at two storey, most of which are either detached or semi-detached. The nearest neighbour at 16 maintains four flank wall openings overlooking the site.

Description of Proposal:

The application seeks permission for a new semi-detached two storey dwelling. The new house would provide, on ground floor, a lounge, kitchen, utility and study. At first floor two bedrooms with en-suites, a bathroom and landing and in the loft space a further two bedrooms and bathroom.

Number 20 does at present have side windows serving lounge, bedroom and living areas. These would be replaced with front facing windows to ensure light and outlook to these rooms.

The proposal is a revision to one previously considered under application ref EPF/0941/13. The earlier proposal was refused permission by this Sub-Committee. The revised application has increased the offset of the property from the boundary with number 16. The distance has increased from 1.5m to 2.4m. The ridge height of the new house has also been reduced from 9.8m to 9.4m. The design otherwise remains unchanged from that previously considered by Members.

The applicants have provided a landscaping drawing indicating that the only loss of trees would be to the area where a new access is formed, and new, albeit reduced, soft landscaping areas are to be provided to the front.

For information Members are advised that the garden depth to be retained by the proposed and donor property would be 17.5m. This is comparable to neighbouring properties with garden depth between 20m and 25m.

Relevant History:

EPF/0664/88 – Outline application, detached house – Refused. Dismissed at appeal
EPF/0941/13 – Semi detached house and alterations to existing dwelling – Refused
This application is currently being appealed with the Planning Inspectorate.

Policies Applied:

Epping Forest District Local Plan and Alterations

All of the policies listed below are compliant with the aims, objectives and policies contained within the NPPF.

CP2 – Protecting the Quality of the Rural and Built Environment

DBE1 – Design of New Buildings

DBE2 – Effect on Neighbouring Properties

DBE3 – Design in Urban Areas

DBE8 – Private Amenity Space

ST4 – Road Safety

ST6 – Vehicle Parking

LL10 – Provision for Landscape Retention

Summary of Representations:

13 neighbouring properties were consulted, 6 responses have been received in addition to the Town Council's comments. Comments are as follows:

16 OLLARDS GROVE – Object due to impact on character and appearance of the street scene, supported by historic information. Staggered ridge of the proposals detracts from the appearance of the original property. Proposals fail to preserve the original bays beneath the existing side gable. Property would be overbearing, visually intrusive and overdevelop the site. Loss of trees resulting in overlooking and loss of privacy. Inaccuracies in application lead to concern over detailing. Impact to sustainability from new development and number of cars associated with new property. Inadequate amenity space and loss of openness in the street.

14 OLLARDS GROVE – Object to squeezing another property on a large plot, undermining local character and street scene. Infill development is inappropriate and will detract from environment.

12 OLLARDS GROVE – Object as infill development and overdevelopment, other semi-detached pairs have larger plots. Loss of trees and impact to street scene, potential for setting a precedent, impact to property value, issues relating to ground level and absence of detail in the submission. Revised application appears even worse than previous design, detrimental to street scene.

LOUGHTON RESIDENTS ASSOCIATION PLANS GROUP - Object to this application as garden grabbing. There is a significant drop in roofline between the donor property and that proposed, the odd design and being out of keeping with the area. No information regarding trees. If approval is given LRA plans group request conditions for working hours and wheel washing.

LOUGHTON TOWN COUNCIL – Object. They consider the appearance of the pair of semis would be very unsightly; they considered this garden grabbing development would have a detrimental effect on the street scene from the difference of levels of the houses, the loss of the side bay window feature, only the tip of the gable being retained and from the loss of trees in the garden.

Issues and Considerations:

The main issue in relation to his revised application is the previous reason for refusal and whether this has been overcome. The previous reason for refusal was:

“The proposed development is a cramped form of development in which the height, bulk and massing of the new dwelling has an adverse impact on the streetscene and open appearance and character of the area, contrary to polices DBE1 , DBE 2 and CP2 of the adopted Local Plan and Alterations.”

The principle of a dwelling in this location was not deemed unacceptable; neither were issues relating to neighbouring amenity or parking.

This report deals strictly with matters regarding street scene, the character and appearance of the area and design of the proposals as set out in the reason for refusal.

The new dwelling is designed to differ from the appearance of the attached donor property, but has a scale and form that reflects the location. In order to deal with the finding that the previous proposal was a cramped development the current proposal is altered such that it would be set by a further 0.9m from the boundary with 16 Ollards Grove. Consequently the proposed building would now be 2.4m from the boundary. That is the same as the distance the house at 16 Ollards Grove is set from the common boundary. The proposed ridge height has also been reduced by 0.4m to increase views of the donor property from the side and to reduce bulk.

This reduced scheme is considered to deal with the matters of concern set out in the reason for refusal of application EPF/0941/13, however it is for Members to decide whether the changes made by the applicant are sufficient to overcome the Sub-Committee's previous concerns.

Conclusion:

The proposal is considered an acceptable scheme that addresses the reasons for refusing the previous proposal and is recommended for approval.

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: Jenny Cordell
Direct Line Telephone Number: 01992 564481***

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