

AREA PLANS SUB-COMMITTEE SOUTH

7 May 2014

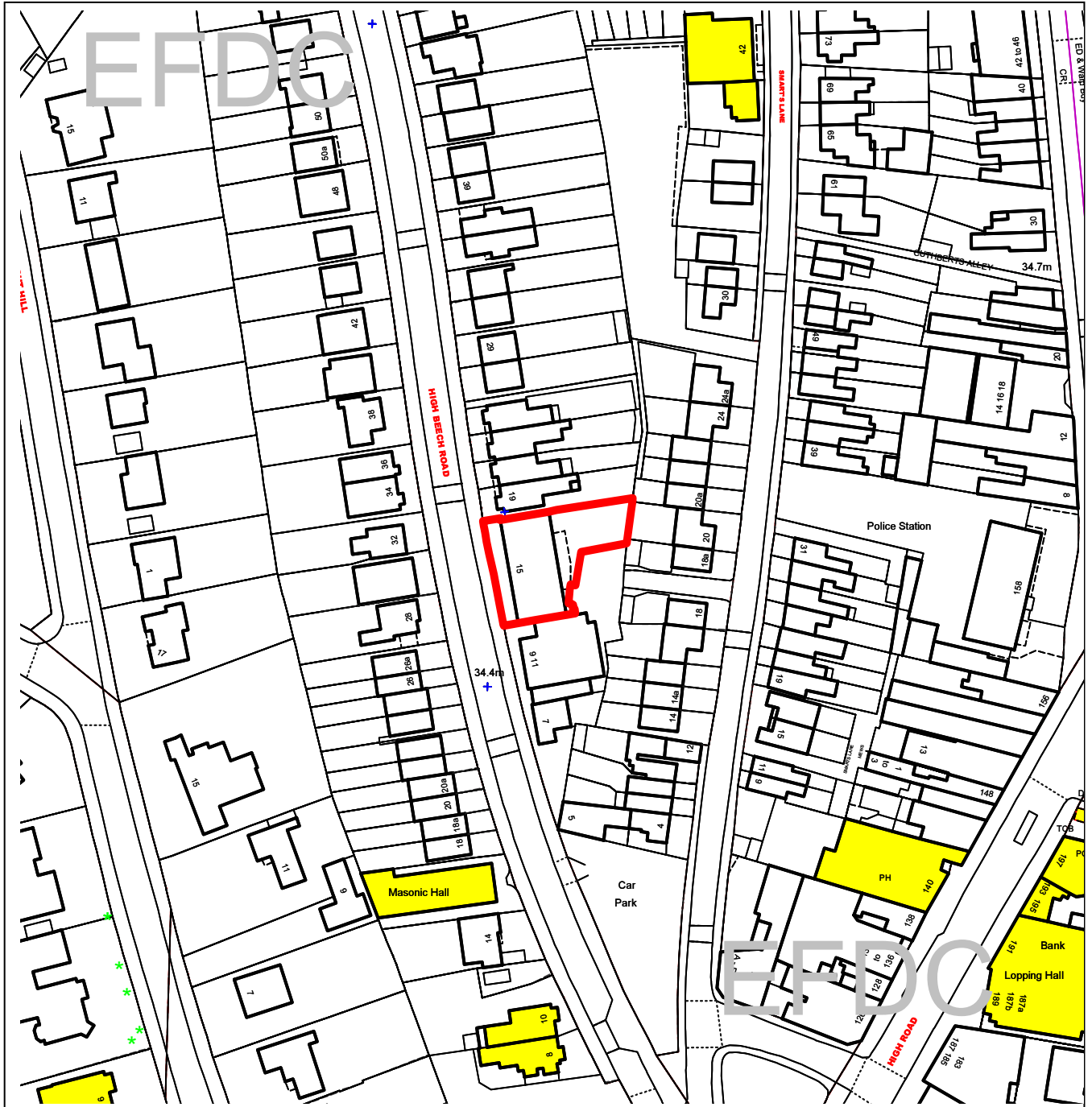
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Epping Forest District Council

AGENDA ITEM NUMBER 1



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Application Number:	EPF/2383/13
Site Name:	Second Floor, 13 - 17 High Beech Road, Loughton, Essex, IG10 4BN
Scale of Plot:	1/1250

Report Item No: 1

APPLICATION No:	EPF/2383/13
SITE ADDRESS:	Second Floor 13 - 17 High Beech Road Loughton Essex IG10 4BN
PARISH:	Loughton
WARD:	Loughton Forest
APPLICANT:	Mr Richard Rains
DESCRIPTION OF PROPOSAL:	Conversion and change of use of existing second floor of office premises to residential use to form 5 no. 1 bedroom flats.
RECOMMENDED DECISION:	Grant Permission (With Conditions)

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

http://planpub.eppingforestdc.gov.uk/AniteIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=556690

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 5 car spaces allocated for residential use as shown on plan number 373/13-09 shall be permanently retained for use in connection with the 5 flats hereby approved.
- 3 The development hereby permitted will be completed strictly in accordance with the 9 approved drawings numbered 373/13-07 Rev A; -09; -01; -02; -03; -04; -05; 06; -08.

This application is before this Committee because the recommendation for approval is contrary to more than 2 objections received which are also material to the planning merits of the proposal, pursuant to the 'constitution, part three: planning directorate – delegation of council function, schedule 1, appendix A(f).

Description of Site:

3 storey office building located in the southern section of High Beech Road close to Loughton High Road. Another office building is located at the neighbouring 9-11 High Beech Road, but the remainder of the road is given over to houses/flats. This office building is not listed nor does it lie in a conservation area.

Description of Proposal:

Conversion and change of use of existing second floor of office premises to residential use to form 5 no. 1 bedroom flats.

Relevant History:

None.

Policies Applied:

DBE9 - Loss of amenity.
ST6 – Vehicle parking.
ST4 – Road safety

Policies DBE9 and ST4 are compliant with the NPPF, and policy ST6 is generally compliant.

Summary of Representations:

LOUGHTON PARISH COUNCIL – ‘the Committee questioned whether the proposed number of flats would permit basic amenities and appropriate living space for future occupants’.

ESEEX CC HIGHWAYS AUTHORITY – no objections as it is not contrary to the Highway Authority’s Development Management Policies, adopted as County Council Supplementary Guidance in February 2011, and policies ST4 and ST6 of the Local Plan. The County add that the applicant is proposing to allocate one space per flat in accordance with the Parking Standards. The decreased office space only requires a maximum number of parking spaces and given the accessible location of the site the remaining spaces (which number 5 to 7) would be considered acceptable and would not give rise to any highway safety issues.

NEIGHBOURS – 18 neighbours consulted and 4 replies received:-

LOUGHTON RESIDENTS ASSOCIATION PLANS GROUP – object – the accommodation appears to be too cramped and some rooms are small. Also concerned regarding a total lack of extra parking space. If the District Council however decide to approve we request that the normal hours of construction work condition be applied.

30, HIGH BEECH ROAD - object – will cause overlooking at evenings and weekends, and will there be sufficient parking?

21, HIGH BEECH ROAD – concern over parking in the road which has increased in recent years – there must be provision made for off street car parking.

20, SMARTS LANE – object – the proposed flats will overlook our house and garden more than the current office use. Also there will be more noise from cars and people walking about.

20A, SMARTS LANE – object - the proposed flats will generate more people at windows overlooking our garden, living room, and bedroom – there will be a complete loss of privacy.

Issues and Considerations:

The main issues raised by the application are whether the proposed use as flats is an appropriate use, and whether flats would give rise to unacceptable problems in respect of overlooking and car parking. No alterations are proposed to the second floor elevations.

Planning policy issues

In May 2013 the Government, in a move to increase the supply of dwellings, particularly in vacant or underused offices, introduced new regulations (for a 3 year period) that allow the conversion of offices to dwellings to be carried out without the need for planning permission. Instead a prior

approval notification needs to be lodged with a Council, and a Council can only consider the issues of contamination, flooding, and highway issues in their assessment if they are minded to reject such a prior approval application. Although in this instance the applicants have lodged a full planning application, this change to permitted development regulations is a material consideration in the assessment of this application.

The site lies outside the town centre boundary and the loss of office floorspace is acceptable particularly given that 5 dwellings are proposed.

Car Parking

The site currently has 10 off street car spaces, though 12 cars can be accommodated with some double parking. Given that the 5 proposed flats will have a greater need for '24/7' car parking the plans have been amended to show 5 car spaces being specifically allocated to the 5 flats proposed. One car space per flat is an appropriate provision in this central location near bus services and the underground station, and the Essex Highway Authority state that such a provision complies with their policies. 5 to 7 off street car spaces will be left for the remaining 2 floors of offices, and given the site's location close to public transport, and 2 town centre car parks located 80 metres away, this provision is acceptable.

Overlooking

It is acknowledged that High Beech Road is not a wide thoroughfare and the houses to the rear of the site in Smarts Lane also lie close to these High Beech properties. In this context it is not surprising that some neighbours have raised concerns about overlooking. However, the front of the proposed flats will lie 20m away from the front of houses opposite, and this front to front distance over a public highway is acceptable and will not cause an undue loss of privacy. At the rear the Smarts Lane houses lie between 21 and 27m away and they also lie at an angle to the application premises. While there will be some overlooking these angled distances would again not cause significant overlooking. It is noted that the Essex CC design guide recommends a 25m distance in the planning of dwellings in more rural areas, whereas 21m is acceptable in most boroughs in London - hence the proposal can be seen to meet appropriate spacing standards. Finally, as mentioned above, overlooking would not be a consideration had the applicants chosen to submit a prior approval application for the provision of these 5 flats.

Comments on representations received

Concerns have been raised about some of the room sizes in the proposed flats. However these one bedroom flats are aimed at non family households close to a town centre, and the accommodation proposed, which provides kitchen - living rooms but with separate bedrooms and bathrooms, is acceptable.

Conclusions:

For the reasons outlined above it is recommended that planning permission be granted 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:

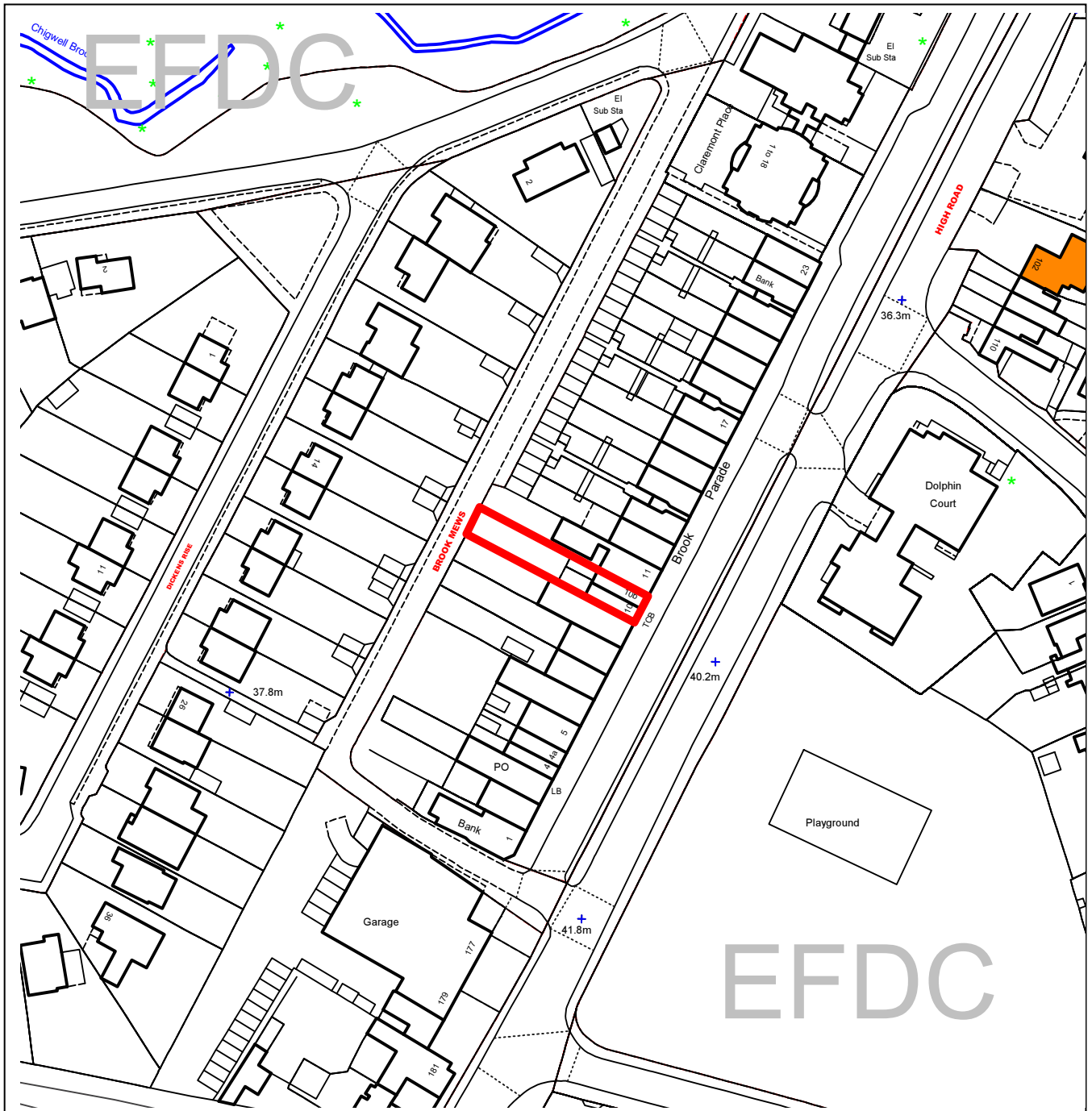
***Planning Application Case Officer: David Baker
Direct Line Telephone Number: 01992 564514***

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



Epping Forest District Council

AGENDA ITEM NUMBER 2



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Application Number:	EPF/2595/13
Site Name:	Chigwell Food & Wine, 10 Brook Parade, High Road, Chigwell, IG7 6PF
Scale of Plot:	1/1250

Report Item No: 2

APPLICATION No:	EPF/2595/13
SITE ADDRESS:	Chigwell Food & Wine 10 Brook Parade High Road Chigwell Essex IG7 6PF
PARISH:	Chigwell
WARD:	Chigwell Village
APPLICANT:	Mr Hasan Dagdelen
DESCRIPTION OF PROPOSAL:	Change of use from Class A1 Shop to Class A5 fish and chips hot food takeaway use together with installation of extract duct on roof of cold room at the rear.
RECOMMENDED DECISION:	Grant Permission (With Conditions)

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

http://planpub.eppingforestdc.gov.uk/AniTelM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=557695

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 Details of the model types to be used in the operating components of the proposed fumes extraction system shall be submitted to and approved by the local planning authority before any work commences on site. Once approved these details, and the extraction system as a whole, shall be implemented in full before the use hereby approved commences.
- 3 The use hereby permitted shall not be open to customers outside the hours of 10am to 10pm.
- 4 The development hereby permitted will be completed strictly in accordance with the approved drawings numbered 13.03.03. Rev 01; 13.05.03. Rev. 01; 13.03.01. Rev.01; 13.03.02. Rev. 01, together with a 1/500 block plan and 1/1250 site location plan.
- 5 Details of measures to deal with litter and waste arising from this fish and chip shop use shall be submitted and approved by the local planning authority before any works commence. Once approved these details shall be implemented in full before the use hereby approved commences.

This application is before this Committee because the recommendation for approval is contrary to a) an objection received from a local council which is material to the planning merits of the proposal, and b) contrary to more than 2 objections received which are also 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:

A ground floor shop in a local shopping centre parade with maisonettes over which are accessed from Brook Mews to the rear. The property is not listed nor does it lie in a conservation area.

Description of Proposal:

Change of use from class A1 shop to class A5 fish and chips hot food take away, together with installation of extract duct to the rear.

Relevant History:

None.

Policies Applied:

DBE9 - Loss of amenity.
TC6 - Local centres and corner and village shops
ST4 - Road safety.

DBE9 and ST4 are compliant with the NPPF, and policy TC6 is generally compliant.

Summary of Representations:

CHIGWELL PARISH COUNCIL – object – since we do not wish to lose an A1 use at this location.

EFDC ENVIRONMENTAL SERVICES – The proposed components of the fume extraction system do offer 'Best Practical means' to minimise odours, and subject to provision of exact model details, which can be provided later, I am satisfied with the proposed extraction system.

NEIGHBOURS – 12 neighbours consulted. (8 objections have been received from properties close to the site, with one being signed by some 50 people In addition 33 letters of support have been received – 3 of these are from properties close to the site and the others are from addresses in Chigwell.

Objections:-

14, DALESIDE GARDENS – I have an interest in 10a Brook Parade and object on grounds of increased fire risk, smell rising up through timber floors, noise and vibration, the use will attract youths late at night, the use will change the character of the parade, and increased litter will be caused, and number 10a would lose £40.000 to £50.000 in value. This letter was accompanied by a 'petition' signed by 50 people objecting to the proposal.

8a, BROOK PARADE – object because of smell, youths congregating and consequent noise and disturbance, and the use will be detrimental to the parade.

11a, BROOK PARADE – the proposed use would be out of keeping with the high class nature of the parade. It would set a precedent for other similar uses, there is insufficient parking, it would cause more noise at night with car doors slamming, there will be noise from equipment, litter will

be created, vermin will be attracted, and there will be a smell irrespective of measures taken to combat odours.

12 and 12a BROOK PARADE – we own these properties – a fish and chip shop would be out of character with the type of restaurants in the locality – Papillon in this parade and Bluebell and Sheesh in Chigwell village. The use will cause harm and likely to operate late at night, and the smell of fried foods will be unacceptable. In Woodford Bridge there are 2 similar establishments and there is litter and rowdiness there. The smart village atmosphere of Brook Parade does not lend itself to a use of this nature.

12b, BROOK PARADE – object on grounds of rubbish created and noise, there are 2 fish and chip shops in Woodford Bridge and therefore there is no need for one in this locality, and I am concerned that youth will collect outside.

12, DICKENS RISE – Brook Mews to the rear is already overflowing with rubbish attracting vermin, and this use will give rise to more rubbish and youths loitering in the Mews.

14, DICKENS RISE – the use will aggravate rubbish problems in Brook Mews which could spread into Dickens Rise.

3, CHIGWELL PARK (not a near neighbour) the use will cause more traffic, noise, youths congregating and inevitable rubbish. Unlike a restaurant with a set number of seats a hot food take away has an infinite number of visitors. If allowed the use could revert to a kebab shop, a popular late night use, and the use is contrary to the character of Brook Parade.

Supports:-

9, BROOK PARADE – a fish and chip shop is very much needed, and more variety of take away food is needed.

6, BROOK PARADE – as owner of Mace convenience store I am more than happy to have a takeaway – there is a real need in this parade.

24, BROOK PARADE – there is not enough of this type of place to eat.

Some 30 other letters of support, in the form of individual comments on a template letter, were also received from addresses in Chigwell. The points raised include the view that there is a clear need for a fish and chip shop in the locality - with the nearest one at Woodford Bridge being too far away, that such a shop would add variety to the parade and improve the selection of hot food on offer, and that the parade is missing this type of outlet.

Issues and Considerations:

The main issues raised by the application are whether the use is an appropriate one in this local shopping parade, and whether it would cause undue nuisance to nearby residents in the form of smell, late night noise, and parking.

Local Plan Policy Issues:-

Policy TC6 of the Local Plan states that planning permission will not be granted for a non retail use unless the service provided is available elsewhere in the locality. The existing shop is a food convenience store, newsagents and off licence. This type of shop is provided at Mace convenience store at number 6 Brook Parade (a chain store), and also at the Martins/ McColls store at no. 3, (also a chain store) which recently has also applied for a licence to sell alcohol off the premises. The trade that the existing shop at number 10 provides is therefore well catered for

already in the parade. Indeed, the existing shop proprietor, who is the current applicant, states that his independent shop is losing money and he is keen to switch to a fish and chip shop business to provide for his family's livelihood. Policy TC6 also allows for a 'non retail' use to be approved if the new use would meet an identified community need, and it is apparent that many people in the locality feel that a fish and chip shop would be an asset. Lastly, it needs to be emphasised that the proposed use is still a form of use appropriate to a shopping parade, and that the Government has, in the last 2 years, lifted and changed regulations in order to encourage a more flexible range of business to be established in shopping parades, in part to avoid problems caused by vacant shops.

Extraction of fumes:-

In terms of physical appearance the extract duct system has been amended so that it runs underneath the roof of the 6m depth rear storage room or cold room. Consequently only a small duct or chimney of 1.7m will project above the ground floor roof level at the rear and this will have a very small impact on visual amenity. This contrasts with the large and bulky extract system built on top of the flat roof of a back addition at the Papillon Italian restaurant 3 doors away at no.13 Brook Parade. The Environmental Services section is satisfied that the proposed extraction system is a satisfactory one, and will not cause a nuisance in terms of odour and smell. There are natural concerns from residents in maisonettes that an odour problem could be caused, but in this context it should be stressed that there are many fish and chip shops underneath residential units in the District, and indeed the same relationship occurs on numerous occasions in London and the country as a whole. A 'background' odour can be caused from fish and chip shops but such a background odour is not a significant nuisance, and cannot justify a refusal of consent in a typical shopping parade such as Brook Parade.

Possible noise and litter nuisance:-

Some objectors refer to late opening times and attraction of groups of youths to the proposed use. However the application specifies that the use will close at 10pm at night and this modest closing time compares favourably with the later closing of the Italian restaurant at number 13. A condition will also be attached requiring the premises to close at 10 pm. Whether the use will attract youths or not is not really a material planning consideration, but it seems that this form of congregation issue is more likely to arise outside more isolated hot food take away shops located in large estates rather than outside a fish and chip shop located in a High Road shopping parade such as this. With regard to litter, a condition will be imposed requiring appropriate provision to be made for dealing with waste and litter.

Comments on representations received:-

The Parish Council objects on grounds of loss of an A1 retail use. However there are other 'non retail' uses e.g. beauty salons, and a café that operate in the parade following the grant of planning permission, and indeed the restaurant approved in late 2008 at no.13 replaced a jewellers shop. In addition a fish and chip shop is a form of use appropriate to a shopping parade that will be open for part of the day and therefore will not create a dead frontage. It is also noted that many representations received argue that there is a demand locally for this type of use. In this context, a decision to refuse the proposed use on grounds of loss of a retail use would be unreasonable.

In terms of parking, this parade of shops benefits from a one way service road (with parking) that lies between the parade and the main High Road. This road layout is likely to assist the proposal by reducing the potential problems that may arise as a consequence of either the lack of on-street parking space or inconsiderate parking.

Conclusions:

The retail service currently provided by the applicant in this shop is well catered for in other convenience chain stores located in this parade, and consequently a key retail service will not be lost. In any event the proposed use is still a form of use appropriate to a shopping parade and which would provide a service that is currently not provided for in the locality. The Council's Environmental Services section state that the proposed fumes extraction system is satisfactory, and fish and chip shops are often located underneath flats or maisonettes without an undue loss of amenity. The proposed use would also give alternative employment to the current shop proprietor and provide employment for 3 other people. For these reasons, and other ones outlined in this report, it is 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:

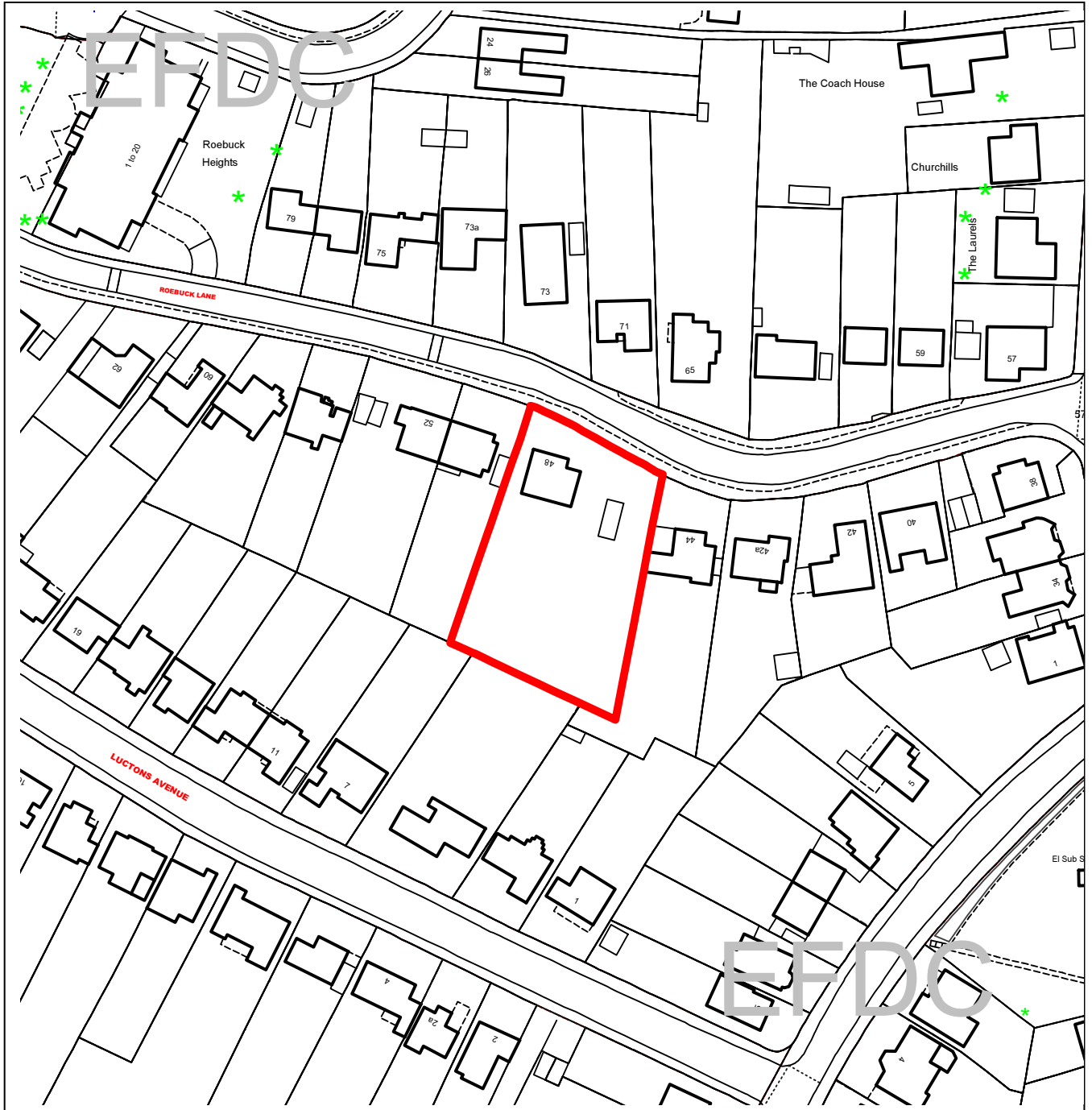
***Planning Application Case Officer: David Baker
Direct Line Telephone Number: 01992 564514***

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



Epping Forest District Council

AGENDA ITEM NUMBER 3



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Application Number:	EPF/0201/14
Site Name:	48 Roebuck Lane, Buckhurst Hill Essex, IG9 5QX
Scale of Plot:	1/1250

Report Item No: 3

APPLICATION No:	EPF/0201/14
SITE ADDRESS:	48 Roebuck Lane Buckhurst Hill Essex IG9 5QX
PARISH:	Buckhurst Hill
WARD:	Buckhurst Hill West
APPLICANT:	Mr K Fox
DESCRIPTION OF PROPOSAL:	Erection of 2 no. new dwellings.
RECOMMENDED DECISION:	Grant Permission (With Conditions)

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

http://planpub.eppingforestdc.gov.uk/AniTelM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=559334

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 No construction works above ground level shall take 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. The development shall be implemented in accordance with such approved details.
- 3 The development hereby permitted will be completed strictly in accordance with the approved drawings nos: BRD/14/002/001, 002(A), 003, 004
- 4 No development shall take place 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 and 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.

- 5 Tree protection shall be undertaken in accordance with Open Spaces Arboricultural Method Statement and Tree Protection report dated January 2014. Any variation shall require the Local Planning Authority to give its written consent.
- 6 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 rear extensions generally permitted by virtue of Class A of Part 1 of Schedule 2 to the Order shall be undertaken without the prior written permission of the Local Planning Authority.
- 7 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.

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 Services – Delegation of Council functions, Schedule 1, Appendix A.(f).)

Description of Site:

The application site comprises a residential plot on the southern side of Roebuck Lane, close to its junction with the High Road. Following a notification of the Applicant's intent to demolish earlier this year, the detached dwelling that previously occupied the site has been removed and the site cleared. Hoardings presently surround the site.

Description of Proposal:

This application seeks planning permission for the erection of two detached houses within the site.

The dwellings would be two-storey in height, with additional accommodation being provided within the roof space. The dwellings would have a height to eaves of 5.5m and a ridge height of 9.8m. The dwellings, which would be handed, would each have two projecting gables at the front and one at the rear (with the rear gable screening balconies from neighbouring dwellings).

The dwellings would be set further back in the site than the previous no. 48, but would loosely follow a building line between existing nos. 44 and 50.

The dwellings would each occupy a footprint of approximately 13m wide by 18m deep and would have integral garages with additional parking on the frontages to accommodate at least two cars.

The dwellings are of Edwardian style design, and would be finished in a mixture of red brickwork, painted render and timber.

Relevant History:

EPF/0119/14. Prior notification of demolition of dwelling and garage. Prior Approval Not Required 17/02/2014.

Policies Applied:

Adopted Local Plan and Alterations

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

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.

Summary of Representations:

Notification of this application was sent to Buckhurst Hill Parish Council and to 9 neighbouring premises.

The following representations have been received:

BUCKHURST HILL PARISH COUNCIL: No Objection. Concern that trees should be retained.

1 LUCTONS AVENUE. Objection. This is a gross over development of each plot. The design of each house is good but the objection is for enormity of each footprint; the length needs scaling down to properly fit the plots. Look at the plan and compare with other houses in the road. Also object to the first floor bedroom balconies. Full grown trees need to be planted at the margins of both houses to reinstate the long established privacy for surrounding properties.

5 LUCTONS AVENUE. Objection. I must object to the inclusion of balconies to the rear elevation at first floor level of both the proposed houses in this application which will overlook my property and create loss of privacy. This overlooking and loss of privacy will be particularly excessive as the

proposed houses will be located at an elevation considerably higher than my property. I have no objection to this proposed development if the balconies are omitted.

50 ROEBUCK LANE. Comment: The proposed three storey building will be 3 m beyond the end of my single story annex. As a consequence: for myself and neighbours alike, the view along the gardens will be obstructed by the new building, which is not in keeping with the houses already in Roebuck Lane; the velux windows in the annex, will be overlooked by the new building and possible light blocked out; the patio at the back of the annex will have an outlook on to a brick wall of the new house.

52 ROEBUCK LANE. Objection: The rear building line of the proposed houses will be considerably behind that of nos. 50 and 52. The buildings will dominate and be highly intrusive to neighbouring properties and given the southerly aspect, no. 44 will suffer a material loss of light. Also. The proposed two buildings are identical and whilst there are detached buildings in Roebuck Lane that are similar, none are identical and the two identical houses will dominate this part of Roebuck Lane. Changes to the front elevations of the houses will ameliorate this.

64 ROEBUCK LANE. Objection: Object to the proposed design, which is completely out of character with the existing houses on this road, the vast majority of which are either plain red brick, or plain rendered with some wood timbering. There may be, as the developers state, a variety of other architectural styles here, but none are as awful as the elaborate Edwardian style proposed here. I also ask who these huge houses are intended for. Why do they have 6 bedrooms, each with their own bathroom. Are they to be family houses, Guest Houses, or does the Edwardian style extend to including rooms for servants? I urge the planning committee to reject the proposed design, and require the developers to submit another, more consistent in size and style with the existing properties in Roebuck Lane.

BUCKHURST HILL RESIDENTS SOCIETY. Objection: Whilst we accept that the site is large enough for 2 new dwellings, we feel that the size of the dwellings as proposed is overdevelopment. The architectural style bears no relationship to the rest of the road (there is a passing relationship to 42). If we are to have large imposing buildings can we have some architectural merit.

Issues and Considerations:

The issues for consideration are the impact of the proposed development on the amenity of neighbouring residents and on the character and appearance of the area.

Neighbour Amenity

Concern has been raised by the occupiers of neighbouring dwellings regarding the rear projection of the dwellings. The dwelling closest to no. 50 would project approximately 1.4 m to the rear of an annex which has its main window (a set of patio doors) within its rear elevation. The dwelling would be separated from the annex by a distance of approximately 2m. It is considered that this separation is sufficient to avoid any material loss of amenity to the occupiers of both the dwelling at 50 Roebuck Lane and its annex, if occupied.

The two proposed dwellings would achieve acceptable levels of amenity, subject to the erection of privacy screens along the sides of the balconies, to prevent overlooking between the balcony areas.

The dwelling closest to no. 44 would project beyond the rear of that dwelling by a distance of approximately 3.6m. At its closest point beyond the rear of no. 44, the proposed dwelling would be separated by a distance of 2.8m and this gap would widen towards the rear of the proposed

dwelling. This separation distance is also considered sufficient to avoid any material loss of amenity.

Concern is raised by the occupiers of properties in Luctons Avenue to the rear regarding overlooking from the proposed balconies. However, the balconies would be set a minimum of 22m from the site boundary and the dwellings in Luctons Avenue have garden lengths exceeding 30m. Accordingly, it is not considered that any overlooking from the balconies across this distance would amount to a material loss of amenity.

Due to the set back in relation to neighbouring dwellings very careful consideration would need to be given to any future proposal to extend the proposed dwellings to the rear. It is, therefore considered necessary to remove permitted development rights that would otherwise allow rear extensions without the need for express planning permission.

Design

The proposed dwellings are considered to be well designed and their height is considered appropriate in relation to adjacent dwellings. The site comprises a double width plot and accordingly the proposed dwellings would not appear cramped – to the contrary, they would be in keeping with the pattern of development along the street.

Concern has been raised in respect of the similarity between the two dwellings, which are handed versions of each other. Whilst most dwellings are of differing and unique design, there are examples where dwellings are similar, most notably, the pair of semi-detached dwellings at nos. 50 and 52. It is the view of the planning officer that the dwellings will form an attractive addition to the street scene and that their similarity to each other will not detract from the character of the existing street scene. However, if Members of the Committee consider there to be a need to ensure that the dwellings do appear more distinct, then it should be noted that the use of different materials for the two dwellings may be secured through the approval of the standard planning condition.

Parking and Highways

Adequate car parking would be provided for each of the dwellings and the proposed accesses onto Roebuck Lane are considered acceptable.

Trees and Landscaping

The Council's arboricultural officer has been consulted on the application and has commented as follows: 'There is only one significant tree on site, a veteran oak towards the rear boundary. Given the length of the garden, there is sufficient space to easily protect the rooting area of the tree by simply erecting fencing across the width of the site. On this occasion the submitted tree report will be sufficient and additional updated reports will not be required.'

The above amended condition should be included in any consent as should the requirement for hard and soft landscaping details.

Other Matters

Flood Risk – The Council's Engineering, Drainage and Water Team has been consulted on this application and has commented as follows: 'The site does not lie within an Epping Forest District Council flood risk assessment zone. The development is of a size where it is necessary to avoid generating additional runoff and the opportunity of new development should be taken to improve existing surface water runoff. A Flood Risk Assessment (FRA) is required; therefore please add a standard land drainage condition. The applicant should note that the geology of the area is

predominantly clay and infiltration drainage may not be suitable for the site. The site does not lie within any Environment Agency (EA) Floodzones; therefore consultation with the EA is not required.

Conclusion:

It is considered that this proposal constitutes an acceptable form of development which accords with both local and national planning policies. It is, therefore recommended that planning permission be granted.

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

***Planning Application Case Officer: Mrs Katie Smith
Direct Line Telephone Number: (01992) 564103***

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 4



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Application Number:	EPF/0219/14
Site Name:	49 Southern Drive, Loughton Essex, IG10 3BX
Scale of Plot:	1/1250

Report Item No: 4

APPLICATION No:	EPF/0219/14
SITE ADDRESS:	49 Southern Drive Loughton Essex IG10 3BX
PARISH:	Loughton
WARD:	Loughton Roding
APPLICANT:	Mr Nicholas Rust
DESCRIPTION OF PROPOSAL:	Single storey side and rear extension with part second storey to side and rear.
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=559430

CONDITIONS

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

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

Description of Site

Southern Drive is located within the built up area of Loughton. The existing building is a two storey end of terrace house that is located within a relatively wide plot. The surrounding area is made up of terraced housing with relatively small plots. Southern Drive has a regular pattern of up to 6 terrace dwellings in a row with a clear gap in between the next block. The neighbours to the west have extended at two-storey up to the boundary. 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 a two storey side extension that will be 2.3m wide, 4.6m long, have an eaves height of 5.2m and a maximum height of 6m. The side extension is set back 3.6m from the front of the property. The application also includes a two storey rear extension 3m deep, 3.4m wide and 6m high.

Relevant History

EPF/1754/13 - Two storey side extension to existing house and single storey extension to the rear – Refused

EPF/2439/13 - Two storey side extension to existing house and single storey extension to the rear (revised application) – Refused

Policies Applied

CP2 – Protecting the Quality of the Rural and Built Environment

DBE10 – Design of Residential Extensions

DBE9 – Impact on amenity

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

Consultation carried out and summary of representations received

6 Neighbours consulted –

51 SOUTHERN DRIVE – OBJECTION – The close proximity to the boundary will cause a terrace-like effect, the extension will appear overbearing and cause an excessive loss of light to our property.

LOUGHTON TOWN COUNCIL – OBJECTION – The Committee considered that this is a particularly poor design and reiterated their previous comments which were:

Owing to its close proximity to the neighbouring property of 51 Southern Drive, the two storey side extension would create a terracing effect that would be detrimental to the character and appearance of the street scene. It was, therefore, deemed contrary to Policy DBE10 of the Local Plan. Members were also concerned the minimal gap that would remain from the proposed works to no. 49 would leave the owner of no. 51 Southern Drive unable to maintain the flank wall of his dwelling.

Issues and Considerations

The main issues to consider when assessing this application are the effects of the proposal on the amenities of neighbours and the design of the proposal in regards to the existing building and its setting

Neighbour Amenity

The detached neighbour, no.51 Southern Drive, has extended to the side over two storeys on the boundary with no.49. The applicant seeks to build a two storey side extension 0.2m from the boundary. The proposed two-storey extension will extend 1.5m past the rear building line of no.51 close to the boundary and then step in 1.5m before projecting a further 1.5m rearward and continuing across the greater part of the rear elevation.

A line taken from the edge of the nearest first floor habitable room window is not intercepted by the two-storey extension. Moreover, the application property is situated north-east of 51 Southern

Drive. That relationship to no. 51 would not result in the two-storey element of the proposal causing any overshadowing or loss of light to it.

The overall rearward projection of the two-storey additions beyond the rear wall of 51 Southern Drive would be 3m, but its visual impact would be mitigated by the 1.5m step in from the site boundary. The degree of mitigation is, on balance, sufficient to prevent the extension from appearing excessively overbearing when seen from the rear garden of no. 51.

The proposed two-storey rear extension is set 3m from the shared boundary with no.47 Southern Drive. That is sufficient distance to ensure it would not cause any harm to the living conditions of no. 47.

The single-storey element of the proposal would not cause any harm to either neighbouring property.

Design

The extensions are of a conventional design and, of themselves, respect the existing house. However, the proposed two-storey side extension would be built very close to the boundary with no.51. As such the eaves of both houses would appear very close together. The visual impact of that relationship is mitigated by the significant distance, 3.6m, that the first floor front elevation would be set rear of the existing front elevation of the house. As a consequence, the close proximity of the buildings will only be visible from views directly in front of them so any visual harm would be very limited and not result in a significant terracing effect within the street scene.

Conclusion

The extensions will not cause any significant harm to the living conditions of the neighbours and will not harm the visual amenity of the street scene. Therefore the application complies with policies DBE9, CP2 and DBE10 of the Adopted Local Plan and Alterations and 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:

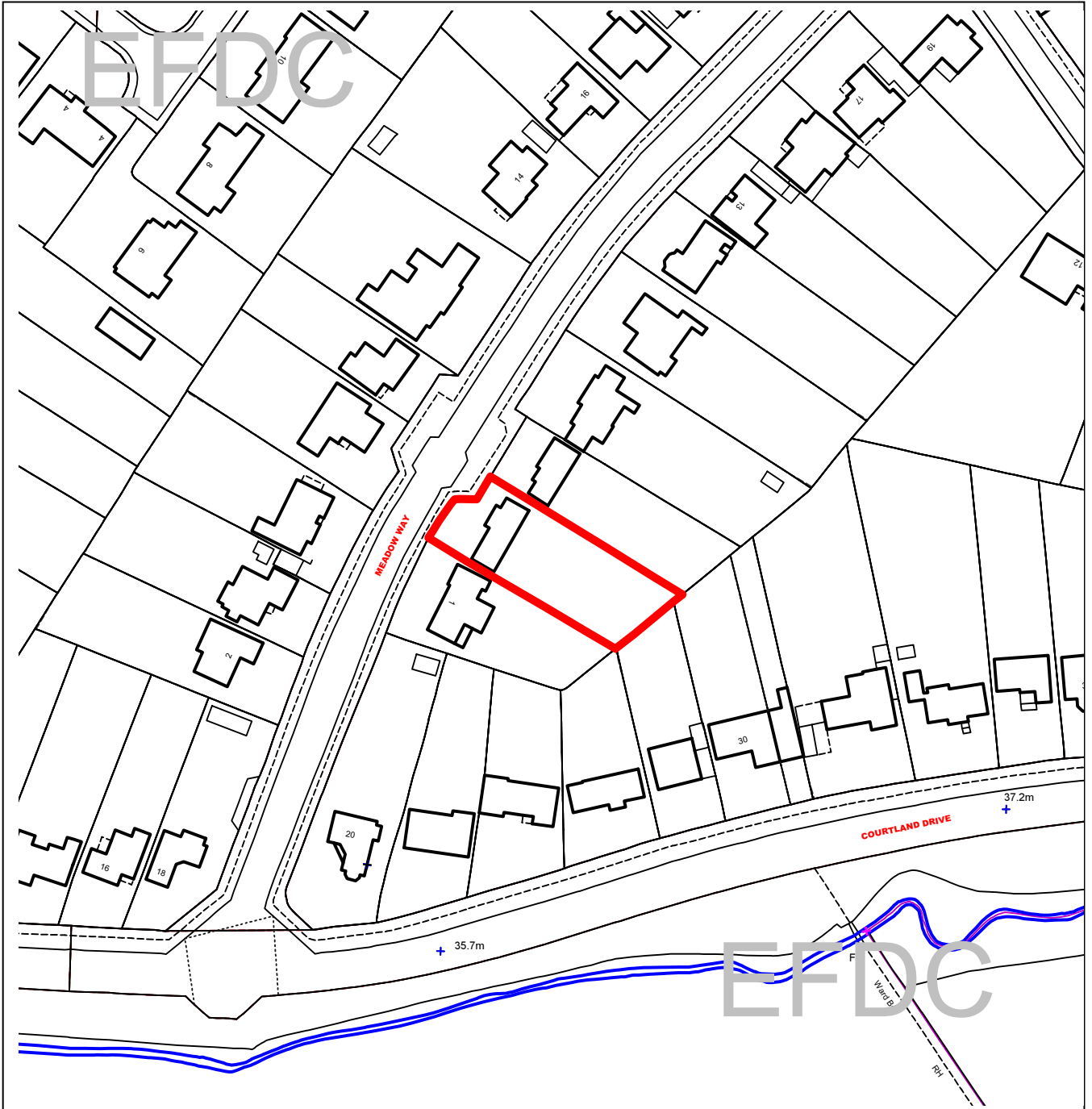
***Planning Application Case Officer: James Rogers
Direct Line Telephone Number: 01992 564 371***

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



Epping Forest District Council

AGENDA ITEM NUMBER 5



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Application Number:	EPF/0222/14
Site Name:	3 Meadow Way, Chigwell Essex, IG7 6LP
Scale of Plot:	1/1250

Report Item No: 5

APPLICATION No:	EPF/0222/14
SITE ADDRESS:	3 Meadow Way Chigwell Essex IG7 6LP
PARISH:	Chigwell
WARD:	Chigwell Village
APPLICANT:	Mr & Mrs Balraj Kudhail
DESCRIPTION OF PROPOSAL:	Demolition of existing detached residential dwelling and construction of a new 2.5 storey detached dwelling with integral domestic garage and associated external works
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=559451

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: 5587/D/01, 02, 03, 04, 05
- 3 No construction works above ground level shall take 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. The development shall be implemented in accordance with such approved details.
- 4 Prior to first occupation of the development hereby approved, the proposed window openings in the first floor flank elevations shall be entirely fitted with obscured glass and have fixed frames to a height of 1.7 metres above the floor of the room in which the window is installed and shall be permanently retained in that condition.
- 5 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.

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: Governance Directorate – Delegation of Council function, Schedule 1, Appendix A.(g))

Description of Site:

A detached two storey house on a rectangular plot in a residential area of Chigwell. The area is characterised by relatively large detached houses of various styles and design. The building is not listed or within a conservation area. There are no TPOs on the site or neighbouring sites. The site slopes gently down to the south.

Description of proposal:

Demolition of the existing dwelling and the erection of a new 2.5 storey detached dwelling with garage. The new building would have a hipped crown roof with two front gable end projections. The new building would be set back from the road by a minimum of 10m and would be a maximum of 16.5m deep (20m with the attached single storey orangery) , 15.5m wide and 9.5m high. The existing building is 13.5m deep, 14.7m wide and 8.2m high.

Relevant History:

None relevant, last application granted was in 1990

Policies Applied:

Adopted Local Plan and Alterations

CP1 – Achieving Sustainable Development Objectives
CP2 – Protecting the Quality of the Rural and Built Environment
DBE 1 – New Buildings Design
DBE 2 – New Buildings Amenity
DBE 9 – Neighbours Amenity
ST6 – Car Parking Standards

The policies are compliant with the NPPF.

Representations Received

CHIGWELL PARISH COUNCIL – objects as it does not allow for the 1m gap it is too cramped for the site and there is a multiplicity of roof lights.

No objections received from neighbours

Issues and Considerations:

The main issues of this scheme are:

1. Impact on the street scene & Design

2. Neighbour amenity

Design & Street scene

This scheme will see the demolition of the existing dwelling and its replacement by a larger building. The existing building has been extended over 20 years ago to its current form. The current house has a gap to the southern boundary of 1m at the front of the house, narrowing to 0.8m at the rear of the house due to the orientation of the boundary. The northern boundary has a 2m gap along its length.

The new house will maintain a minimum of a 1m gap along the length of the northern boundary and a gap of 1m at the front of the house narrowing to 0.7m at the rear of the house.

The new house will be larger and higher than the existing house but it is considered that the scheme is not excessive on this large site, which can easily accommodate the new house without adverse impact. The reduction in the gap to the southern boundary is negligible from that which exists and will not be easily noticeable when the property is viewed from the street, and the reduction in the northern gap is in line with the minimum distance required in the Local Plan. The hipped design of the roof and the two front gable projections also reduce the bulk of the building when viewed from the street.

The scheme is appropriate to the size of the site and the street scene and would not have any adverse impact on the character of the area, or be out of keeping with the houses either side of the site. It does not result in a cramped form of development on the site and it is not an overdevelopment. Due to the topography of the site the scheme is lower than the property to the north and higher than that to the south, which is currently the case with the existing house.

Neighbour Amenity

The scheme will not result in an adverse impact on the light to the front of No 5 Meadow Way to the north and will have no impact on the front of No 1 to the south. There will be no adverse overlooking on any neighbour to the front.

Due to the staggered design of the rear of the property there will be no significant adverse loss of light to the rear of the site to either neighbour and no adverse overlooking of any neighbour. First floor flank windows can be conditioned to be obscure glazed.

The Parish Council have objected to the number of roof lights on the scheme, there being 3 on the northern roof slope, 2 on the rear roof slope and 4 on the southern roof slope. The roof lights are all above the 1.7m height at which obscure glazing would be required, and it is considered that due to the design and size of the house the number proposed is not excessive and does not harm the amenity of the neighbours to either side.

Conclusions

This scheme is acceptable in terms of local plan policy and is appropriate within the context of the area and causes no significant adverse impact on the amenities of the neighbours or the street scene. . Therefore the application 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:

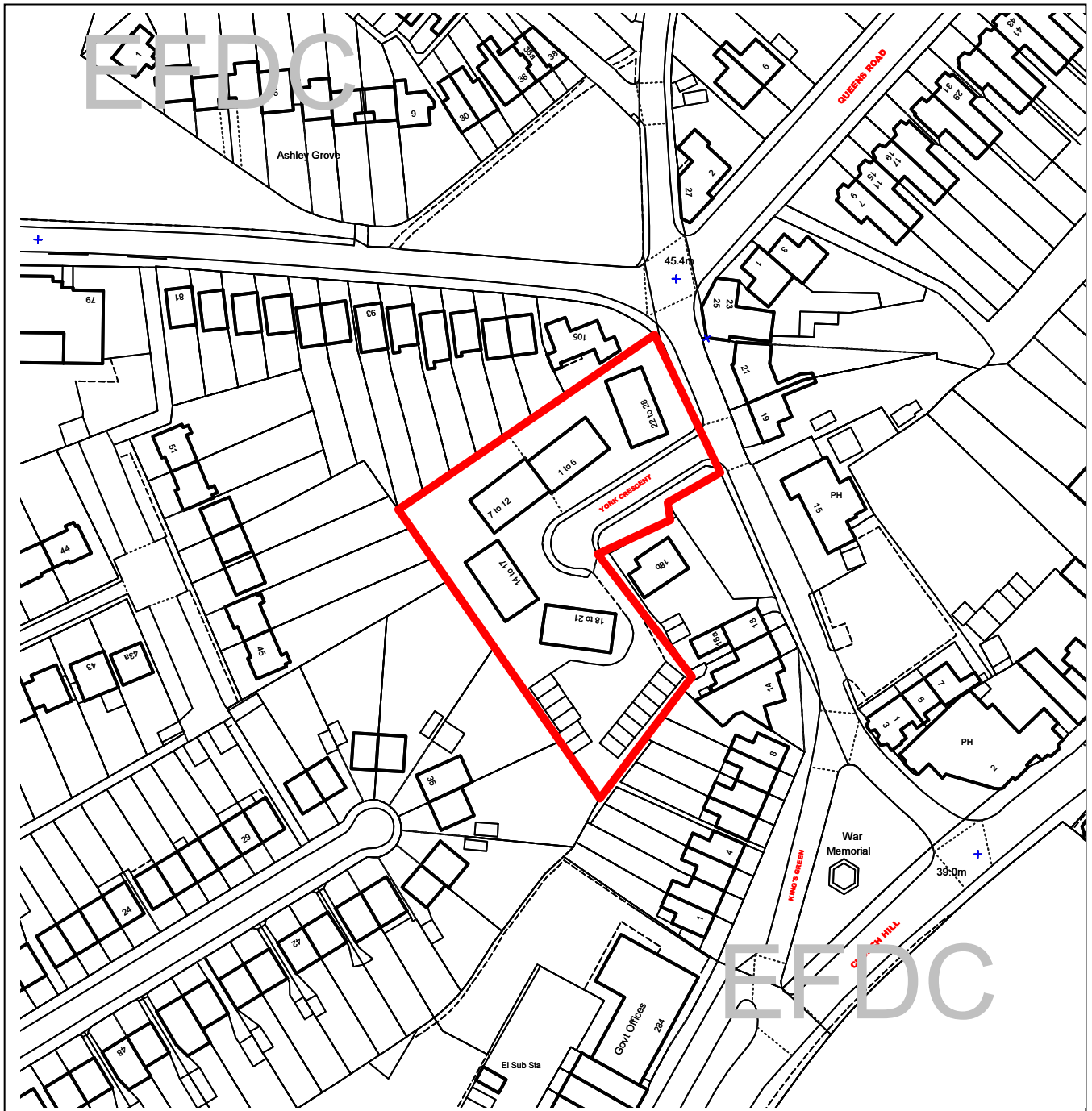
***Planning Application Case Officer: Jerry Godden
Direct Line Telephone Number: 01992 564 371***

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Epping Forest District Council

AGENDA ITEM NUMBER 6



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Application Number:	EPF/0248/14
Site Name:	14-17, 18-21 York Crescent, Loughton, IG10 1RW
Scale of Plot:	1/1250

Report Item No: 6

APPLICATION No:	EPF/0248/14
SITE ADDRESS:	14 - 17, 18 - 21 York Crescent Loughton Essex IG10 1RW
PARISH:	Loughton
WARD:	Loughton St Marys
APPLICANT:	Ms Sally Hearne
DESCRIPTION OF PROPOSAL:	Proposed second floor extensions to 2 no. 2 storey residential blocks to provide 4 no. additional 1 bed flats.
RECOMMENDED DECISION:	Grant Permission (With Conditions)

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

http://planpub.eppingforestdc.gov.uk/AniteIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=559572

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:
FCP_001
FCP_002
FCP_003
FCP_004
FCP_100
FCP_101
FCP_102
- 3 Materials to be used for the external finishes of the proposed development shall match those of the existing building, unless otherwise agreed in writing by the Local Planning Authority.
- 4 All construction/demolition works and ancillary operations, including vehicle movement on site which are audible at the boundary of noise sensitive premises, shall only take place between the hours of 07.30 to 18.30 Monday to Friday and 08.00 to 13.00 hours on Saturday, and at no time during Sundays and Public/Bank Holidays unless otherwise agreed in writing by the Local Planning Authority.
- 5 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.
 7. A scheme for the reinstatement of the grass and vegetation impacted on by the demolition and construction works.
 8. A schedule of intended works, including anticipated start and completion dates.
- 6 Prior to the commencement of the development the details of the number, location and design of cycle parking facilities shall be submitted to and approved in writing by the Local Planning Authority. The approved facility shall be secure, convenient and covered and provided prior to occupation and retained at all times.
 - 7 Prior to first occupation of the proposed development, the developer shall be responsible for the provision and implementation of a Residential Travel Information Pack for sustainable transport, approved by Essex County Council.

This application is before this Committee since it 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 comprises a group of four blocks of flats served by York Crescent, a cul-de-sac off York Hill. The two blocks of flats nearest the junction are three-storey and those at the southwest end of the cul-de-sac are two-storey buildings.

In the surrounding area outside of the cul-de-sac, there are a variety of single and two-storey properties, detached and semi-detached, some of which are locally listed. There are ground level changes due to local topography and the surroundings are predominantly residential, albeit in walking distance of the Town Centre.

The site is not within the Green Belt or any area of special designation. The site is visible from the York Hill Conservation Area, which bounds the entrance to the site.

Description of Proposal:

The applicant seeks full planning permission for provision of a further storey over the two existing two-storey blocks at the head of York Crescent. The proposed additional storey over each block would provide two one-bedroom units over the existing flats below. In total, four one-bedroom flats are proposed.

The new floor would be designed to appear externally the same as the floors below, the envisaged result being that the blocks would appear the same as the remaining three- storey blocks in the crescent.

There is no change to parking or garden area.

Relevant History:

None. The applicant did however seek pre-application advice. The proposals were considered reasonable. The main issues were likely to relate to construction and absence of parking. Officers advised the applicants not to seek to change the block at the front of the crescent due to the visual relationship with the locally listed buildings immediately opposite.

Policies Applied:

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

CP1 – Achieving Sustainable Development Objectives

CP2 – Protecting the Quality of the Rural and Built Environment

HC6 – Character, Appearance and Setting of Conservation Areas

HC13A – Local List of Buildings

DBE1 – Design of New Buildings

DBE2 – Effect on Neighbouring Properties

DBE8 – Private Amenity Space

ST1 – Location of Development

ST4 – Road Safety

ST6 – Vehicle Parking

LL10 – Provision for Landscape Retention

Summary of Representations:

33 neighbouring properties were consulted, responses were received as follows:

50 QUEENS ROAD: Object due to insufficient parking and highway safety issues.

23 HIGH BEECH ROAD: Owners of Flat 21. Object. The entrance to the Crescent is narrow and lorry access would make everyday life difficult. Parking is also a concern. Construction noise and disruption for tenant would not be acceptable. The proposals will make a current top floor flat a middle floor flat and it will devalue our property.

FLATS 4, 5, 6, 8, 9, 10, 11, 12, 16, 17 and 19 THE CRESCENT. Strongly object due to lack of car parking, construction disruption and disturbance and structural concerns.

FLAT 12: Strongly object due to parking issues, loss of view across flats and inter looking between units. This is a Conservation Area, more high rise building so close to forest is not desirable. Loss of character to 1930's art deco buildings. Structural and damp issues. Loss of view I paid for.

FLAT 17: Object. Many logical and practical reasons why this application should not proceed from a tenants perspective. The site is in a Conservation Area, will devalue my property, result in parking issues and cause significant disruption during construction. Also issues regarding the storage of additional refuse.

OWNER OF FLAT 18: Confused about the nature of the application due to discrepancies in the original consultation addresses. No concern with 3rd storey in principle. Concern that without sufficient refurbishment the floor below will look tired by comparison. Possibly to avoid this all exterior should be updated at expense of applicant, windows, paint, stairwells etc. Parking is also a concern. There are only 5 spaces for 18 flats now not including the block on the corner. There are 6 garages but these are already rented out. Extra parking has been explored but is not possible. Traffic congestion is also an issue, particularly with the school nearby. Further parking

problems would further reduce the saleability of the flats. A permit scheme should be considered for the area.

34 HABGOOD ROAD: Strongly object: The proposals will detract from the area, cause vehicle and pedestrian safety issues, result in further parking problems, impact nearby Conservation Areas, increase overlooking and introduce three storey development in a mainly two storey area resulting in loss of light to the remainder of the Crescent. Contrary to Council policies.

35 HABGOOD ROAD: Strongly object. The proposals will create two mini tower blocks, in a Conservation Area which currently has a low skyline. The proposals would dominate views. York Crescent already suffers parking overcrowding. There is no room for more cars. I rent a garage in York Crescent and already have difficulties accessing it. The area is also congested around school time and from the nearby 15 premises. Loss of privacy to my property from overlooking, the existing two storeys already results in negative comments from buyers.

LOUGHTON TOWN COUNCIL: It was noted the revised location was for 14-17 and 18-21 York Crescent. The Committee Objected to this proposal which was considered an over intensification of a plot at a sensitive location on the edge of a Conservation Area, and asked for a condition (Should the LPA decide to grant permission) that would require the fenestration to match the existing flats. Members were concerned that as there was no parking provision provided, this would exacerbate the congested on street parking problems and asked for a S106 Agreement to institute residents parking control in the vicinity, which might make the application acceptable.

The Committee was also concerned by the disruption, which would certainly be caused during construction of the additional storeys, and asked for strict conditions to protect residents' interests and those located nearby.

LOUGHTON RESIDENTS ASSOCIATION PLANS GROUP: The letter refers to an extra storey on 14-17 York Crescent, however the plans online appear to be for an extra storey on two blocks, 14-17 and 18-21. Can you please confirm which is intended please, and if necessary consider restarting the consultation.

Issues and Considerations:

The main issues that arise with this application are principle, design, impact on neighbouring properties, parking and landscaping.

Principle

The provision of residential accommodation in an urban area close to local shops and facilities is acceptable in principle. Housing need in the District, particularly in Loughton is high and the Council is under increasing pressure to make provision for new homes. It is the Council's preference that new homes be provided in the urban areas where land use may be maximised and where sites have good access to services and facilities. This presumption in favour of development however is subject to achieving acceptable siting, design and relationship to neighbouring properties.

Design

The proposed external appearance of the flatted blocks is designed to appear the same as the existing building. The detailing is lifted to the new floor and the floor below made good to match. The proposed additional floor on the block is designed to appear the same as the existing three storey blocks in the cul-de-sac.

Internally the floor layout is designed to have the kitchen, dining and bathroom areas to the rear of the unit. This reduces potential overlooking and keeps habitable rooms to the front of the units. The floor plan also ensures that bathroom and kitchen area are closely related to those in the unit

below, the result being that bedroom areas are articulated to appear on the front of the unit in a similar position to the units below (the internal wall partitions differ). This minimises any potential disturbances between units once occupied.

Internally and externally, the proposed design therefore reflects the existing building and immediate neighbouring blocks. The Council's Conservation Officer has raised no objection.

A condition is proposed to ensure the external appearance of the new storey matches that provided below.

Impact on neighbouring properties

The proposals will have unavoidable impacts on existing residents in the blocks during construction. Five owners / residents from within the 8 flats in the blocks have objected. Construction noise and disturbance is not in itself sufficient reason to refuse a scheme due to the temporary nature of the issues. Disturbances can be minimised with the application of conditions restricting construction hours and requiring a construction method statement. It would be necessary to include a clause within the latter condition requiring the reinstatement of any landscaping disturbed during construction.

In respect of other neighbouring properties, the proposals would result in the loss of a view from properties in other blocks. The provision of a view is not protected by policy, however the right to a reasonable outlook is. The neighbouring block at 7-12 is separated by a short distance of 1.5m, however that block is positioned at right angles and thus looks out onto York Crescent and the access across the garden areas of surrounding properties. Therefore whilst the proposals would be visible from neighbouring flats, neighbouring properties would retain a reasonable outlook albeit broader views may be disrupted. This is not defined by policy as a significant adverse impact and is therefore not sufficient reason to refuse permission.

Concerns have been raised regarding loss of light. The application site does lie to the south of the remainder of the Crescent, however separation distances between blocks is such that all but the very closest units to the corner of the western block, should notice no significant overshadowing. Those closest to the existing corner, will already experience overshadowing from this westerly block to the front and side windows in the evening hours. A single additional storey could result in further overshadowing in late afternoon hours. This is not considered an unacceptable impact.

The increase in the height of the proposed blocks would also be visible from properties backing onto York Crescent, namely Staples Road, Woodland Road and Habgood Road. Neighbouring properties have indicated that the proposed additional storey would result in further overlooking and be a dominant structure when seen from their garden. Whilst this is true to an extent, the internal layout of the units means habitable rooms will look onto York Crescent. The distance from the rear of the units to the boundary is very similar on the blocks proposed to be extended and the existing three-storey blocks. The neighbouring properties are however better separated from the application blocks than the neighbours in Staples Road from the existing three-storey units. In this context, the relationship to neighbours proposed is better than that which already exists on the wider site and results in a minimum of a 25m back to back distance.

Mindful of the surrounding locality and existing neighbouring relationships, Officers consider it unreasonable to deem the relationship proposed as unacceptable given the remaining three storey blocks are in closer proximity to the rear boundaries of neighbouring properties. Furthermore the blocks are at the end of residential gardens and overlooking windows serve non-habitable rooms.

Parking

The proposals make no provision for further car parking. The site is known to have little car parking. The Highway Authority raises no objections subject to conditions securing cycle storage and providing travel information packs.

A number of objections have been received in respect of parking provision. However, the site is close to the town centre in the District's most urban settlement. Whilst parking is under significant pressure in these areas, if there is anywhere in the District that car free development may be possible it is in these urban locations. Loughton has access to a range of facilities and services necessary for daily living and good transport links to the local area and London with residents being able to use buses and the Underground. Thus, whilst objections are noted, policies permit car free developments in urban centres and on this site, with no space for further parking, the proposals comply with policy requirements.

Landscaping

The landscaping would remain unchanged. The Council's landscaping team have sought that a construction method statement condition be altered to include the reinstatement of landscaping after construction should it be disturbed.

Other matters raised

The site is large enough to make further provision for refuse and property value can not be considered as part of a planning application.

Conclusion:

The proposed development is in an urban area and would provide 4 residential units in an area where new housing is needed and difficult to provide. The construction of the units will result in noise and disturbance during construction, however this disturbance can be mitigated to a degree by conditions and is to an extent unavoidable with any construction.

The proposals would have an impact on neighbouring properties, however this impact is not sufficient to justify refusal.

The proposals provide no parking, but in an urban area this is not unreasonable. Mindful of the above, approval is recommended.

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

**Planning Application Case Officer: Jenny Cordell
Direct Line Telephone Number: 01992 564481**

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