

## AREA PLANS SUB-COMMITTEE SOUTH

9 July 2014

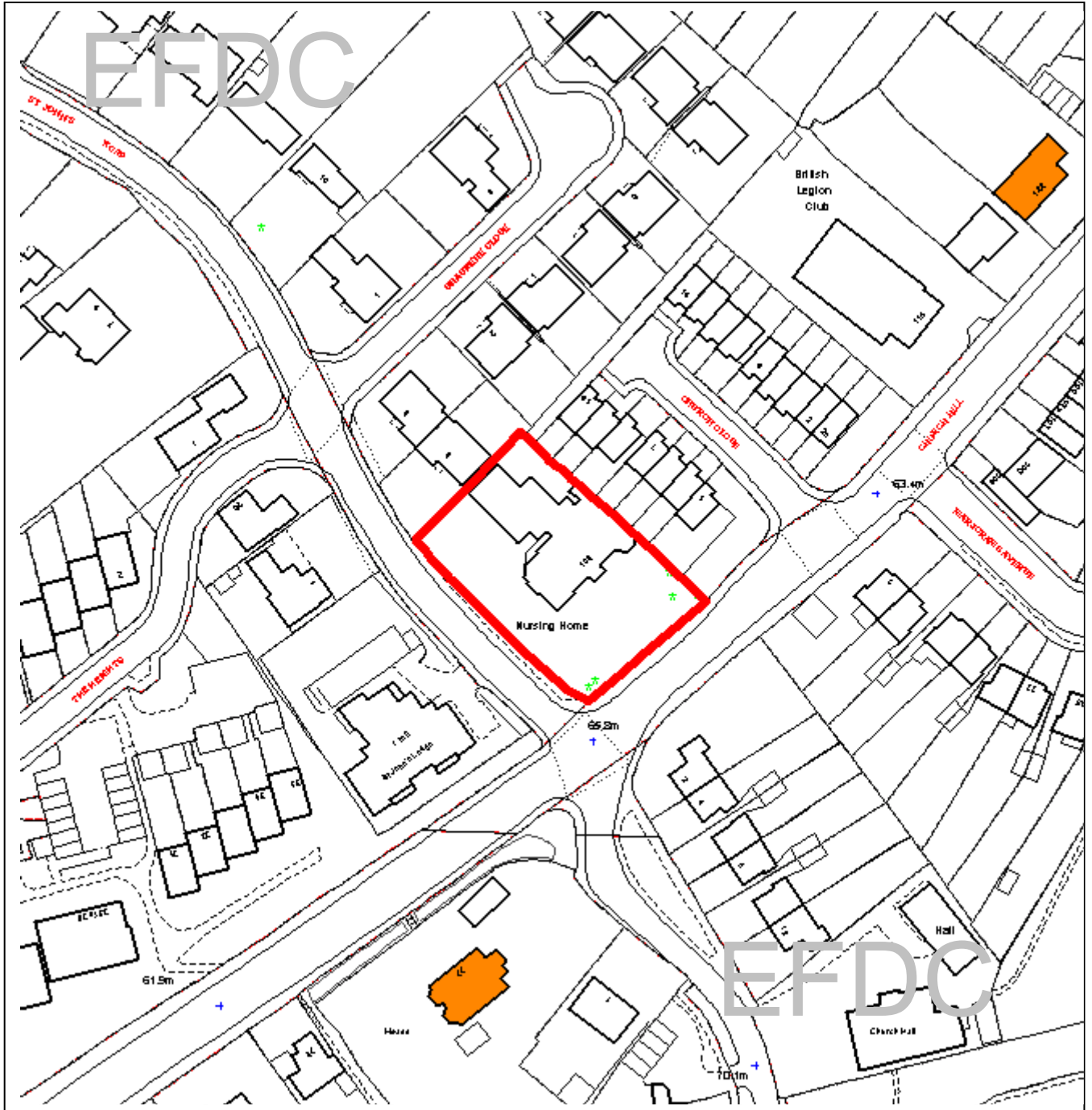
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# Epping Forest District Council

## AGENDA ITEM NUMBER 1



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Application Number:	EPF/0402/14
Site Name:	Gable Lodge, 108 Church Hill Loughton, IG10 1LH
Scale of Plot:	1/1250

**Report Item No: 1**

<b>APPLICATION No:</b>	EPF/0402/14
<b>SITE ADDRESS:</b>	Gable Lodge 108 Church Hill Loughton Essex IG10 1LH
<b>PARISH:</b>	Loughton
<b>WARD:</b>	Loughton St Johns
<b>APPLICANT:</b>	Ortus Homes Ltd and BUPA Aleaseco (Guernsey) Ltd
<b>DESCRIPTION OF PROPOSAL:</b>	Erection of three storey building comprising 11 age exclusive apartments with associated communal facilities, access, parking and landscaping. (Demolition of existing buildings)
<b>RECOMMENDED DECISION:</b>	Grant Permission (With Conditions)

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

[http://planpub.eppingforestdc.gov.uk/AniTelM.websearch/ExternalEntryPoint.aspx?SEARCH\\_TYPE=1&DOC\\_CLASS\\_CODE=PL&FOLDER1\\_REF=560273](http://planpub.eppingforestdc.gov.uk/AniTelM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=560273)

**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:  
10-1948-100 C  
10-1948-101 A  
10-1948-102 C  
10-1948-103 C  
10-1948-104 A  
10-1948-105 C  
10-1948-106 C  
10-1948-107 C  
Submitted existing site plan  
001-TR/GL  
002/TR/GL  
Existing ground floor, first floor and second floor plans  
MSC518/Drg 01  
Topographical survey  
CGI perspective  
8254/02 Rev A
- 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 The development hereby permitted shall only be occupied by persons aged 55 and over or, in the case of couples living together as a single household, where one occupier is aged 55 or over, and the widow/widowers of such persons.
- 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.
- 6 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.
- 7 All refuse storage shall take place in the area denoted on plan number 10-1948-105 rev C and all refuse collection shall be carried out from the adjacent access onto St Johns Road only.
- 8 No development shall take place until details of levels have been submitted to and approved by the Local Planning Authority showing cross-sections and elevations of the levels of the site prior to development and the proposed levels of all ground floor slabs of buildings, roadways and accessways and landscaped areas. The development shall be carried out in accordance with those approved details.
- 9 Prior to first construction, the developer shall provide details of noise insulation to be provided between the refuse store area and the unit above.
- 10 Prior to demolition, the developer shall provide details regarding the retention and provision of boundary treatments, both during construction and after development on the boundaries on the site shared with properties in St Johns Road and Church Close.
- 11 Prior to first occupation of the development the existing access onto Church Hill shall be permanently closed incorporating the reinstatement to full height of the footway and kerbing. All details to be agreed with the Highway Authority.
- 12 The proposed development shall not be occupied until such time as the vehicle parking area indicated on the approved plans, including any parking spaces for the mobility impaired, has been hard surfaced, sealed and marked out in parking bays. The vehicle parking area shall be retained in this form at all times. The vehicle parking shall not be used for any purpose other than the parking of vehicles that are related to the use of the development unless otherwise agreed with the Local Planning Authority.

- 13 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.
- 14 Prior to commencement of the development details showing the means to prevent the discharge of surface water from the development onto the highway shall be submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be carried out in its entirety prior to the access becoming operational and shall be retained at all times.
- 15 No unbound material shall be used in the surface treatment of the vehicular access within 6 metres of the highway boundary.
- 16 The development shall be carried out in strict accordance with the recommendations in the bat survey conducted by Marishal Thompson Group dated 19 December 2013, and the Phase 1 Ecological Survey dated 19 December 2013. In particular the developer shall:
  - a) Execute one bat activity survey...April-September 2014, if bats are discovered increase bat surveys in line with current guidelines.
  - b) Restrict tree/scrub removal to outside bird breeding season (October-February), if this is not possible then areas should be checked immediately prior to works commencing by an appropriately trained ecologist.
  - c) Erect Bat and bird boxes within the development design and wherever possible wild flower seed mix (suitably sourced for the area) and native trees and shrubs used to landscape the surrounding area.
- 17 A flood risk assessment and management and maintenance plan shall be submitted to and approved by the Local Planning Authority prior to commencement of development. The assessment shall include calculations of increased run-off and associated volume of storm detention using WinDes or other similar best practice tools. The approved measures shall be carried out prior to the substantial completion of the development and shall be adequately maintained in accordance with the management and maintenance plan.
- 18 No development shall take place until a Phase 1 Land Contamination investigation has been carried out. A protocol for the investigation shall be submitted to and approved in writing by the Local Planning Authority before commencement of the Phase 1 investigation. The completed Phase 1 report shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of any necessary Phase 2 investigation. The report shall assess potential risks to present and proposed humans, property including buildings, crops, livestock, pets, woodland and service lines and pipes, adjoining land, groundwaters and surface waters, ecological systems, archaeological sites and ancient monuments and the investigation must be conducted in accordance with DEFRA and the Environment Agency's "Model Procedures for the Management of Land Contamination, CLR 11", or any subsequent version or additional regulatory guidance.  
[Note: This condition must be formally discharged by the Local Planning Authority before the submission of details pursuant to the Phase 2 site investigation condition that follows]
- 19 Should the Phase 1 Land Contamination preliminary risk assessment carried out under the above condition identify the presence of potentially unacceptable risks, no development shall take place until a Phase 2 site investigation has been carried out. A protocol for the investigation shall be submitted to and approved by the Local

Planning Authority before commencement of the Phase 2 investigation. The completed Phase 2 investigation report, together with any necessary outline remediation options, shall be submitted to and approved by the Local Planning Authority prior to any redevelopment or remediation works being carried out. The report shall assess potential risks to present and proposed humans, property including buildings, crops, livestock, pets, woodland and service lines and pipes, adjoining land, groundwaters and surface waters, ecological systems, archaeological sites and ancient monuments and the investigation must be conducted in accordance with DEFRA and the Environment Agency's "Model Procedures for the Management of Land Contamination, CLR 11", or any subsequent version or additional regulatory guidance.

[Note: This condition must be formally discharged by the Local Planning Authority before the submission of details pursuant to the remediation scheme condition that follows]

- 20 Should Land Contamination Remediation Works be identified as necessary under the above condition, no development shall take place until a detailed remediation scheme to bring the site to a condition suitable for the intended use has been submitted to and approved by the Local Planning Authority. The development shall be carried out in accordance with the approved remediation scheme unless otherwise agreed in writing by the Local Planning Authority. The remediation scheme must include all works to be undertaken, proposed remediation objectives and remediation criteria, timetable of works and site management procedures and any necessary long term maintenance and monitoring programme. The scheme must ensure that the site will not qualify as contaminated land under Part 2A of the Environmental Protection Act 1990 or any subsequent version, in relation to the intended use of the land after remediation.  
[Note: This condition must be formally discharged by the Local Planning Authority before the submission of details pursuant to the verification report condition that follows]
- 21 Following completion of measures identified in the approved remediation scheme and prior to the first use or occupation of the development, a verification report that demonstrates the effectiveness of the remediation carried out must be produced together with any necessary monitoring and maintenance programme and copies of any waste transfer notes relating to exported and imported soils shall be submitted to the Local Planning Authority for approval. The approved monitoring and maintenance programme shall be implemented.
- 22 In the event that any evidence of potential contamination is found at any time when carrying out the approved development that was not previously identified in the approved Phase 2 report, it must be reported in writing immediately to the Local Planning Authority. An investigation and risk assessment must be undertaken in accordance with a methodology previously approved by the Local Planning Authority. Following completion of measures identified in the approved remediation scheme, a verification report must be prepared, which is subject to the approval in writing of the Local Planning Authority in accordance with the immediately above condition.
- 23 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.

- 24 No development, including works of demolition or site clearance, shall take place until a Tree Protection Plan Arboricultural Method Statement and site monitoring schedule in accordance with BS:5837:2012 (Trees in relation to design, demolition and construction - recommendations) has been submitted to the Local Planning Authority and approved in writing. The development shall be carried out only in accordance with the approved documents unless the Local Planning Authority gives its written consent to any variation.

*This application is before this Committee since it is an application for major commercial and other developments, (e.g. developments of significant scale and/or wide concern) and is recommended for approval (Pursuant to The Constitution, Part Three: Planning Services – Delegation of Council functions, Schedule 1, Appendix A.(c)) and since it is an application for residential development consisting of 5 dwellings or more (Pursuant to The Constitution, Part Three: Planning Services – Delegation of Council functions, Schedule 1, Appendix A.(d)) and 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 site is a junction plot fronting Church Hill and St Johns Road in Loughton and backing onto properties in Church Close. The site is occupied by a currently vacant care home in a two storey detached large property that has been significantly extended over the years. The building was constructed around the end of the nineteenth century and as such includes architectural features from this time. The later extensions that have taken place are more functional in appearance than the original building.

The footprint of the current building onsite is not positioned centrally on the plot, but is located in the northeast corner of the site, extending to the boundary with the properties in Church Close and close to the boundary with number 6 St Johns Road. Ground level increases up St Johns Road and drops away either side of Church Hill, with the site sitting approximately at a crest in the Road.

The access to the site is off St Johns Road, the area around the building is predominantly hard surfaced and used for parking or refuse storage and the boundaries of the site are screened by mature landscaping, including a number of trees protected by a Tree Preservation Order.

The site is not in any Conservation Area or the Green Belt or any other area of special designation.

### **Description of Proposal:**

The application seeks permission to demolish the existing building on site and provide a new two storey building with loft accommodation (resulting in a development akin to three storeys). The new structure would be located more centrally within the site, drawing the building forward towards Church Hill. The main entrance to the building would front St Johns Road and access would be achieved from St Johns Road in a manner similar to that which currently exists. The parking area would be close to the boundary with number 6 St Johns Road.

The proposed new building would provide age exclusive accommodation for the over 55's market targeted by the developer McCarthy and Stone. The building would include eleven apartments, all with two bedrooms, and thirteen parking spaces.

The application was subject to pre-application discussions, when Officers suggested improvements to materials and design, increases to garden provision for future occupants and better retention of existing trees.

During the course of the application the development has been revised. The revisions repositioned the footprint of the building to allow better retention of trees and to alter the number and design of windows on the eastern side of the building towards Church Close.

### **Relevant History**

The site has an extensive history dating back to the late 1940's when applications were submitted for hostel use of the site for older people. The site was established for use as a nursing home in 1977 and a number of applications have been submitted after this time for extensions to this building. The most recent application was in 1994. None of these applications have a significant bearing on the current application being considered.

### **Policies Applied:**

Local Policies:

- CP1 to CP7 – Sustainable development objectives/ urban form and quality
- DBE1 – Design of New Buildings
- DBE2 – Effect of New Buildings on surroundings
- DBE3 - Design in urban areas
- DBE5 – Design and layout
- DBE6 – Car parking
- DBE8 – Provision of Private Amenity Space
- DBE9 – Amenity Considerations
- H1A - Housing provision
- H2A – Residential Development on Previously Developed Land
- ST1 to ST6 – Sustainable transport/ vehicle parking
- LL10 – Protecting Landscape Features
- LL11 – Adequate Landscaping
- I1A – Planning Obligations

The National Planning Policy Framework (NPPF).

### **Summary of Representations:**

54 neighbouring properties were consulted and a site notice was posted at the corner of the junction between Church Hill and St Johns Road.

Letters have been received as follows:



Objections from  
1 ST JOHNS ROAD  
FLAT 2, 6, 7, 8 and THE TREASURER FROM ST JOHNS LODGE ST JOHNS ROAD  
1, 3 and 5 CHURCH CLOSE

One comment from  
10 ST JOHNS ROAD regarding materials.

One letter of support from  
16 CHURCH CLOSE

Objections raised concerns as follows:

The scheme has insufficient parking and will exacerbate existing parking issues in the area, the loss of trees, particularly protected trees is a concern. The building is twice the size of that already onsite and results in overlooking and overshadowing. There are concerns regarding noise from the development and the terrace areas provided and issues relating to construction and boundary retention. Also concern how the development will be restricted to over 55's and regarding refuse collection arrangements.

LOUGHTON TOWN COUNCIL: In the Knowledge that this application would be referred to the District Council's Area Planning Subcommittee South, the Committee drew its attention to its regret over the loss of the existing building, which was considered a notable feature of the street scene and an unrecognised heritage asset. Members expressed concern for the amenities of the neighbours in Church Close and asked for a planting condition behind the railings and the retention of as many trees as possible. The Committee asked for conditions on working hours to avoid disturbance to neighbouring residents. Additionally the Committee maintained its concern for parking provision that was considered inadequate, and likely to increase on street parking in St Johns Road; a section of the road which narrowed in the direction of the busy crossroads with the A121 at the top of Church Hill.

LOUGHTON RESIDENTS ASSOCIATION: Object to the loss of an old local building with character, loss of employment, loss of the care home, provision of a larger footprint and garden loss, a development that is out of scale and overbearing, with insufficient parking. Impact to neighbouring amenities, including noise and dust, overlooking, loss of privacy and view. Issues relating to human rights have also been raised.

Various responses from the Town Council, LRA and residents have suggested conditions as follows:

- Restricting age of occupants
- Restricting refuse storage and collection arrangements
- Details of boundary treatments
- Hours of construction
- Parking during construction
- Replanting and landscaping

### **Main Issues**

The main planning issues are considered to be:

Principle of development  
Design and appearance on the street scene  
Impact to neighbouring properties  
Living conditions for future occupiers of the development  
Parking and access  
Impact on landscape and trees

Other matters

Principle of development

The site is in an urban area and the redevelopment in this location is in principle acceptable. The loss of the existing building has been raised as a concern due to its architectural features and age. The building whilst attractive, has been extended in numerous places in a less than sympathetic manner, furthermore, the building has no heritage designation and as such there is no policy basis for its retention. It does not appear on the Council's Local list.

The loss of an existing care facility does give rise to some concern given the ageing population, however, the Council does not have an adopted policy that seeks to retain care facilities. The existing care home is vacant and there is no policy basis to prevent accommodation on site for older persons.

Design and appearance in the street scene

The scale and design of the property have been subject to discussion prior to and during the application. The building is of a generous size and located centrally in the plot. The size of the structure is larger in footprint than that which currently exists, however the principle of denser development in an urban area is not unacceptable. The street scene supplied indicates the main ridge height is broadly similar to that which currently exists but that the mass of the structure increases because the footprint does. The layout provided results in the building being moved from on the boundary with properties along Church Close, to being offset by between 4.5m and 10m from the boundary. Variation is caused by the skew to the boundary line and the variation in the design of the elevation fronting Church Close.

The building is designed to have gabled features, a main entrance fronting St Johns Road and garden area along Church Hill and alongside Church Close. The design includes a number of balcony features, none facing to Church Close.

The design is acceptable and the proposals incorporate a range of materials and panels including timber detailing and timber balcony features, which will be aesthetically pleasing in this locality and would be viewed in the context of the retained landscaping. Officers are satisfied the scale is acceptable in this location and that the height is similar to that which exists, and benefits from being located at a lesser height than other properties uphill in St Johns Road.

Impact to neighbouring properties

The proposed new development would move the footprint of the building away from the boundaries with numbers 3, 5, 7, 9, 11 and 13 Church Close and 6 St Johns Road. The footprint of the new building would however extend forward on the plot and as a result be positioned in a more visible location for occupiers of 1 and 3 Church Close, albeit separated by landscaped areas provided.

The result being that Officers consider the footprint of the building to improve the existing relationship between the building on site and Church Close. The relocated footprint would have a lesser dominance when viewed from these neighbouring properties and less dominant from 6 St Johns Road with the separation provided. This would also have associated enhancements in respect of overshadowing and improved outlook. At the same time however there would be a greater degree of impact to outlook for numbers 1 and 3 Church Close. On balance this is not considered unacceptable. The properties at 1 and 3 Church Close would still benefit from reasonable outlook albeit not the current view. A view is not protected by planning policy and the outlook provided would be akin to many a similar relationship in other urban areas.

The impact of the physical structure on neighbouring living conditions is therefore considered acceptable, not being to a degree sufficient to be considered a significant adverse impact to living conditions.

With regard to other neighbour impacts, the issue of loss of privacy is raised. The proposals do incorporate windows on the elevation towards Church Close, as indeed does the existing structure. To mitigate impacts in respect of privacy, windows serving the apartments on this side of the building have been designed to protrude from the elevation at an angle and face towards Church Hill. This prevents direct overlooking of neighbouring properties and provides the apartments with reasonable outlook. Officers are satisfied that this is reasonable. Windows on this elevation at ground floor raise no concerns as impacts are mitigated by boundary treatments and windows facing a boundary are commonplace throughout the District.

#### Amenities for Future Occupiers

The proposed development provides reasonable sized accommodation in close proximity to the Town Centre and its facilities. This is encouraged by policies. The site permits sufficient garden space for residents, many have private balconies or terraces and all have access to the area to the front of the site which will be landscaped. The garden provision is considered close to minimal thresholds, but sufficient in an urban area where the Church gardens are close by and can be used by the public also.

Internally the layout is such that all units relate well to one another, there is no inter-looking between units. Review of floor plans has revealed that the units sit well above and next to one another with minimal likelihood of disturbance. The only unit potentially likely to suffer any disturbance after occupation is the unit over the refuse store and locker/shed area. This can be reduced by a condition providing details of acoustic barrier or sound insulation to be provided in the floor below the unit to minimise harm.

Officers are satisfied that potential future occupiers would be afforded a satisfactory residential environment.

#### Access and Car Parking Provision

The access would remain largely unchanged from that which currently exists. Highways have no objection to the proposals subject to conditions and parking provision accords with the Essex Parking Standards. Thus in respect of planning policy, no concerns are raised.

A number of objections relating to the scheme were concerned that the apartments only provide one parking space per dwelling. So close to the High Street, in an urban area with good access to public transport and facilities and with a target occupancy of over 55's only, Officers are unable to justify a greater provision of parking onsite. The developer has constructed a number of similar schemes in the District and parking issues are not known to have arisen after occupation around these schemes. The potential certainly exists for overspill parking, but the same is true of the existing premises were they in operation or in many developments permitted in the District, therefore Officers consider that there is no demonstrable harm and that potential for overspill parking is not sufficient ground to withhold consent on this scheme. Refusal on these grounds has been lost on appeal in respect of similar schemes in the District, including those with the same applicant.

Officers have also been given reassurances that the storage lockers for each apartment located on the ground floor are of sufficient size to store mobility scooters.

#### Trees and Landscaping

The site has many mature trees around the boundaries, a number of which are protected by a Tree Preservation Order. This application has been subject to extensive negotiation to ensure the retention of the trees with best health and those that make most significant contribution to the appearance of the street.

The application was revised prior to committee to set the building back from Church Hill to allow retention of the trees on the junction. The scheme does still result in some loss of trees, however the Council's Tree and Landscape Officer is now satisfied with the proposals subject to conditions regarding tree protection and landscaping.

From a character perspective, whilst the building would be more visible as it is closer to Church Hill, and landscaping would be changed, Officers consider the development would positively contribute to the character of the area and the landscaping on site would also continue to contribute to local character.

#### Waste and Refuse

The application has been assessed by the Council's refuse team and storage is considered sufficient to store adequate waste. The store is located next to the site access and has double access doors, therefore no concerns are raised regarding collection.

#### Drainage and ground contamination

The site does not lie within any Environment Agency (EA) Flood zones; therefore consultation with the EA is not required. The site also does not lie within an Epping Forest District Council flood risk assessment zone. However, the development size is such that it is necessary to ensure there is no increase in surface water runoff. A Flood Risk Assessment (FRA) would be required assessing this.

#### Ecology

The site is a former care home that is currently vacant. A Phase 1 Habitat Assessment accompanied the application. The Countrycare team has assessed the report supplied and agree with the findings. The proposals are considered acceptable subject to a condition requiring the works identified in the Phase 1 Habitat Assessment are carried out.

#### Contaminated land

The application was accompanied by a contamination report. This report identified remediation measures that should be considered. The Council's Contamination Officer has reviewed the report submitted and considers the findings acceptable. Land contamination conditions should therefore be attached to any approval granted.

#### Human Rights

A neighbouring property has queried whether the approval of this application would amount to an interference with the rights given under the First Article of the First Protocol of the European Convention of Human Rights. Interference with rights by a public authority are permitted in accordance with the law as necessary for the protection of the rights and freedoms of others and the general interest. Accordingly, there is a fair balance to be struck between individual's rights and the public interests protected by the planning system and those of other persons. The Authority is permitted by law to determine the planning application submitted in accordance with adopted policies in place. Should this result in an approval of the scheme, then the balance of favour has fallen towards public interests and this does not negate the neighbours human rights.

#### Planning Obligations

In respect of contributions, due to the scale and nature of the development, no contributions are required.

#### **Conclusion**

The proposed 11 age exclusive apartments will result in the provision of accommodation for an ageing population in an urban centre. The scheme results in a larger built form, but this is considered acceptable, and the building results in an improved relationship with neighbouring properties whilst retaining boundary landscaping. After revision and negotiation with the applicants

Officers are now able to offer a recommendation of Approval subject to numerous conditions to mitigate impacts and as requests during the consultation.

***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***

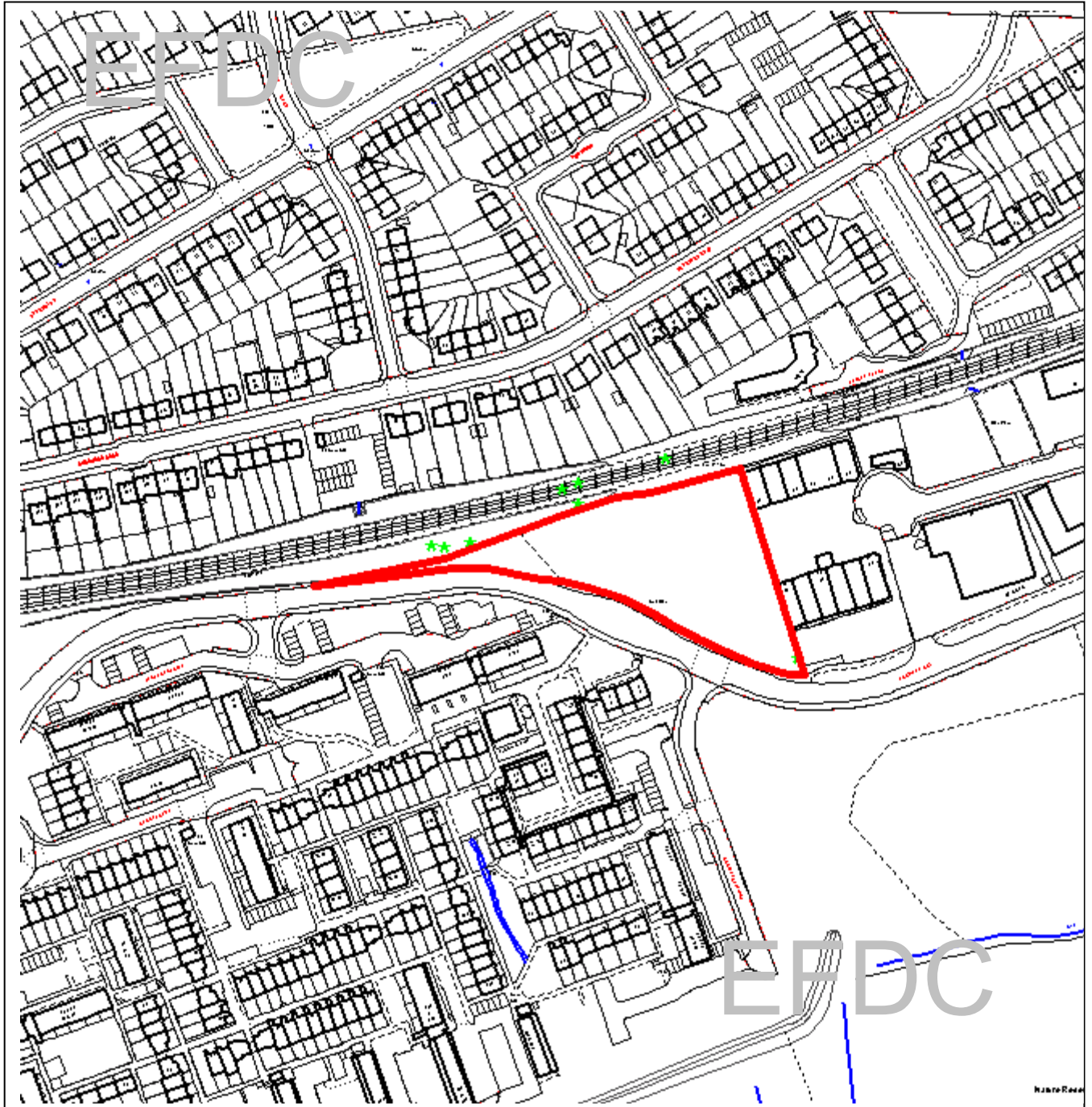
***Direct Line Telephone Number: 01992 574481***

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



# Epping Forest District Council

## AGENDA ITEM NUMBER 2



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Application Number:	EPF/0439/14
Site Name:	Land adj to 22 and 28 Oakwood Hill Industrial Estate, Loughton
Scale of Plot:	1/2500

**Report Item No: 2**

<b>APPLICATION No:</b>	EPF/0439/14
<b>SITE ADDRESS:</b>	Land adj to 22 and 28 Oakwood Hill Industrial Estate Loughton Essex
<b>PARISH:</b>	Loughton
<b>WARD:</b>	Loughton Alderton
<b>APPLICANT:</b>	Mr Chris Pasterfield
<b>DESCRIPTION OF PROPOSAL:</b>	Erection of a new MOT workshop, grounds maintenance workshop with office facilities, glasshouses and associated parking, storage areas and fencing. (Revised application to EPF/0063/13)
<b>RECOMMENDED DECISION:</b>	Grant Permission (With Conditions)

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

[http://planpub.eppingforestdc.gov.uk/AniteIM.websearch/ExternalEntryPoint.aspx?SEARCH\\_TYPE=1&DOC\\_CLASS\\_CODE=PL&FOLDER1\\_REF=560434](http://planpub.eppingforestdc.gov.uk/AniteIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=560434)

**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: 13/0319/P01; 10332/P/001; 10356/P/001 rev.A; 100 rev. P3; 13/0319/P02; 13/0319/P03; 13/0319/P04; 13/0319/P05; 13/0319/P06; 13/0319/P07; 13/0319/P08; 13/0319/P09; SP9216-LD3863-01 issue C; 101 rev. P1; 700 rev. A; and 701 rev. B.
- 4 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.

- 5 No development, including works of demolition or site clearance, shall take place until a Tree Protection Plan Arboricultural Method Statement and site monitoring schedule in accordance with BS:5837:2012 (Trees in relation to design, demolition and construction - recommendations) has been submitted to the Local Planning Authority and approved in writing. The development shall be carried out only in accordance with the approved documents unless the Local Planning Authority gives its written consent to any variation.
- 6 Should Land Contamination Remediation Works be identified as necessary under the above condition, no development shall take place until a detailed remediation scheme to bring the site to a condition suitable for the intended use has been submitted to and approved by the Local Planning Authority. The development shall be carried out in accordance with the approved remediation scheme unless otherwise agreed in writing by the Local Planning Authority. The remediation scheme must include all works to be undertaken, proposed remediation objectives and remediation criteria, timetable of works and site management procedures and any necessary long term maintenance and monitoring programme. The scheme must ensure that the site will not qualify as contaminated land under Part 2A of the Environmental Protection Act 1990 or any subsequent version, in relation to the intended use of the land after remediation.  
[Note: This condition must be formally discharged by the Local Planning Authority before the submission of details pursuant to the verification report condition that follows]
- 7 Following completion of measures identified in the approved remediation scheme and prior to the first use or occupation of the development, a verification report that demonstrates the effectiveness of the remediation carried out must be produced together with any necessary monitoring and maintenance programme and copies of any waste transfer notes relating to exported and imported soils shall be submitted to the Local Planning Authority for approval. The approved monitoring and maintenance programme shall be implemented.
- 8 In the event that any evidence of potential contamination is found at any time when carrying out the approved development that was not previously identified in the approved Phase 2 report, it must be reported in writing immediately to the Local Planning Authority. An investigation and risk assessment must be undertaken in accordance with a methodology previously approved by the Local Planning Authority. Following completion of measures identified in the approved remediation scheme, a verification report must be prepared, which is subject to the approval in writing of the Local Planning Authority in accordance with the immediately above condition.
- 9 No development shall take place until details of a satisfactory ground gas investigation and risk assessment has been carried out and submitted to the Local Planning Authority for approval in order to determine what if any ground gas remediation measures may be required or shall specify appropriate ground gas mitigation measures to be installed in the building(s) in lieu of any ground gas investigation.

The investigations, risk assessment and remediation methods, including remedial mitigation measures to be installed in lieu of investigation, shall be carried out or assessed in accordance with the guidance contained in BS 9485:2007 "Code of



practice for the Characterisation and Remediation from Ground Gas in Affected Developments." Should the ground gas mitigation measures be installed, it is the responsibility of the developer to ensure that any mitigation measures are suitably maintained or to pass on this responsibility should ownership or responsibility for the buildings be transferred.

- 10 All construction/demolition works and ancillary operations, including vehicle movement on site which are audible at the boundary of noise sensitive premises, shall only take place between the hours of 07.30 to 18.30 Monday to Friday and 08.00 to 13.00 hours on Saturday, and at no time during Sundays and Public/Bank Holidays unless otherwise agreed in writing by the Local Planning Authority.
- 11 Prior to first occupation of the development the access arrangements, as shown in principle on drawing no.10332/P/001, dated Jan 2014, shall be agreed with the Highway Authority and shall include the following:
- The removal of the existing bus layby and shelter and the realignment of the footway to the edge of the carriageway across the site frontage.
  - The provision of a new bus layby.
  - The continuation of the existing footway to the new bus layby.
- Continued.  
2 of 2
- Provision of a new shelter, flag, timetable and raised kerbs at the new stop.
  - Provision of a new pedestrian refuge island sited to the west of the new access to include appropriate dropped kerb crossings on the footways and tactile paving.
  - A minimum of 8m radii kerbing for the new bellmouth access.
  - The provision of two pedestrian dropped kerb crossing points with tactile paving across the new bellmouth access.
- The approved scheme of works shall be implemented prior to first occupation of the development.
- 12 No development shall take place, including any ground works or 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:
- the provision of suitable access arrangements to the application site in connection with the demolition/construction operations
  - the parking of vehicles of site operatives and visitors
  - loading and unloading of plant and materials
  - storage of plant and materials used in constructing the development
  - wheel and underbody washing facilities
- 13 Prior to commencement of the development details showing the means to prevent the discharge of surface water from the development onto the highway shall be submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be carried out in its entirety prior to the access becoming operational and shall be retained at all times.
- 14 Any gates provided at the vehicular access shall be inward opening only and shall be set back a minimum of 6 metres from the back edge of the carriageway.
- 15 A flood risk assessment and management and maintenance plan shall be submitted to and approved by the Local Planning Authority prior to commencement of development. The assessment shall include calculations of increased run-off and

associated volume of storm detention using WinDes or other similar best practice tool. The approved measures shall be carried out prior to the substantial completion of the development and shall be adequately maintained in accordance with the management and maintenance plan.

- 16 Prior to the commencement of the development hereby approved, details showing the location and maximum height of open storage (excluding trees and shrubs) within the site shall be submitted to the local planning authority for approval in writing. Thereafter open storage shall only occur in accordance with the approved detail/

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

### **Description of Site:**

The application site comprises a triangular area of land (approximately 90m x 110m x 140m) situated next to the Oakwood Hill Industrial Estate and opposite the Roding Valley Nature Reserve and the Oakwood Hill residential development. To the North of the site lies the London Underground Central Line.

The site was previously a small woodland area. Whilst a considerable number of trees have been removed from the site prior to the submission of the application, several mature protected trees remain around its boundaries.

The site is identified within the Local Plan under policy E8 as being suitable for small business/general industrial uses.

There is a 15m high telecommunications mast and a bus shelter adjacent to the site.

### **Description of Proposal:**

This application seeks planning permission for a Council depot to include an MOT testing workshop, a grounds maintenance workshop and office facilities and glasshouses along with associated parking storage and fencing. The site would accommodate services to be displaced from Langston Road if the outline planning permission for a retail park is implemented and will also accommodate the relocation of Council services from Pyrles Lane Nursery.

The development would comprise a large (51m x 24.8m) building housing the Grounds Maintenance Workshop and Offices and the MOT workshop, a Grounds Maintenance glass house (20m x 13m) red and white diesel fuelling pumps, 40 vehicle parking spaces (including 4 x van spaces and 2 x disabled user bays) and hard surfaced areas for open storage.

The workshop would have a maximum height of 9.65m and the glasshouse a maximum height of 9.2m.

### **Relevant History:**

EPF/1540/00. Renewal of outline permission DC/EPF/7/90 for car parking and workshop units. Approved 08/11/2000.

EPF/2322/06. Erection of a 2 metre high fence to boundary adjoining footpath and with access gates.

EPF/0063/13. Erection of a new MOT workshop, grounds maintenance workshop with office facilities, glasshouses and associated parking, storage areas and fencing. Withdrawn.

### **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  
E8 – Sites for Small Business/Industry Workshops  
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 – Excessive Loss of Amenity to Neighbouring Properties  
ST1 – Location of Development  
ST2 – Accessibility of Development  
ST4 – Road Safety  
ST6 – Vehicle Parking  
LL10 – Landscaping Retention  
LL11 – Landscaping Schemes

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

### **Summary of Representations:**

Notification of this application was sent to Loughton Town Council and to 24 neighbouring properties.

The application has attracted the following responses:

LOUGHTON TOWN COUNCIL. Objection. The Committee considered the alterations made to the previous application were not sufficient to overcome its previous objections, which included the wholesale removal of trees from the site (which it considered to have been an act of vandalism) and the loss of amenity to residents on the neighbouring Oakwood Hill Estate, especially those living opposite in the flats on Longcroft Rise and Marlescroft Way from the ugly design of the proposed structures. The Committee pointed out that the last established use of the site was residential.

If, however, the District Council was minded to grant permission, the Committee asked for the following conditions:

1. The net loss of approximately 100 trees to be replaced elsewhere in Loughton.

2. The wall of the MOT workshop to be painted green and for the roof to be environmentally friendly, such as a sedum roof, to reduce its visual impact on street scene and loss of amenity to the flat occupants opposite who would look down on the development.
3. The wall should be clad with climbing plants.

Members were, however, pleased to see the preserved trees on the site would be protected from root damage and that these trees would support the blending in of the proposed buildings at the rear by the railway line.

LOUGHTON RESIDENTS ASSOCIATION (PLANS GROUP). Objection. We are concerned

- that the proposed workshops are extremely ugly and would have a detrimental visual impact and cause loss of amenity to residents on the neighbouring Oakwood Hill Estate, especially those living opposite in the flats in Longcroft Rise and Marlescroft Way.
- that, given the height of the flats opposite, the screening proposed is wholly inadequate, particularly in relation to the flats on the upper floors
- that the planting proposed along the boundary may help hide the glasshouse and the lower part of the workshops from the ground-floor flats opposite (but not from the upper floor flats), but will be *behind* the proposed 2m high chainlink fencing along pavement boundary, so this ugly chainlink fencing would have a detrimental visual impact and cause loss of amenity to residents on the neighbouring Oakwood Hill Estate, especially those living opposite in the flats in Longcroft Rise and Marlescroft Way
- that the plans show the entrance to the site to be offset across Oakwood Hill from Marlescroft Way (coming from Debden), and on a bend – the sight-line for traffic to the left for vehicles exiting the site (turning to the right) seems to us to be inadequate
- about the loss of trees
- that the proposed tree & shrub glass storage houses are right next to the pavement on Oakwood Hill, making them (despite the use of toughened safety glass) a prime target for vandals! They will use toughened safety glass.
- about the asbestos residue which we understand may exist on the site and which, if so, is better left undisturbed
- about whether there will be any effect on the new telecoms mast which has been installed on the edge of the site, near to the bus stop.

If nevertheless the District Council is minded to approve the application, we ask the council to include the usual conditions on wheel-washing and on limiting working hours during any demolition and building work, to prevent disturbance to residents on the estate, and a condition requiring a full survey of the site for asbestos contamination and, if such contamination exists, requiring its removal under safe conditions.

2 LONGCROFT RISE. Objection. Due to the noise nuisance, traffic and road safety regarding the entrance. And the possibility of the quality of life disruption with living directly opposite the proposed site.

### **Issues and Considerations:**

The main issues to be considered are:

- The principle of the proposed development;
- The impact of the proposed development on the appearance of the site and wider street scene;
- The impact on the amenities of nearby residents;
- Trees and Landscaping; and
- Highways.
- Flood Risk

### The Principle of the Development

The site is identified within the local plan as being suitable for workshop units for business and general industrial uses. It is considered that the development proposed generally complies with this designation. The use would employ 42 full time members of staff and 2 part time employees.

Much concern has been raised regarding the felling of trees within the site prior to the submission of the application. The loss of trees, particularly within an urban area, is always undesirable. However, it must be acknowledged that the site is a designated development site within the local plan and that the removal of some trees from the site was reasonably necessary to facilitate a development.

Loughton Town Council refers to the previous use of the site being residential. This relates to the use of the site following the Second World War for the erection of temporary prefabricated houses. In planning terms, it is the more recent land use designation within the 1998 Local Plan that is considered more relevant.

### Visual Appearance

The main building within the site would be a significant structure and a prominent addition to the street scene. However, it would also be industrial in its character, in keeping with both the adjacent industrial site and the designation of the site.

The glasshouse building located to the front of the site would also (despite being slightly lower in height at 9.2m to its ridge) be a prominent addition, but by reason of its materials, this structure would have a softer impact on appearance.

The buildings would be taller than those within the industrial estate and would clearly have a considerable impact on the character and appearance of the street scene, both in terms of the buildings to be erected and the hard landscaping including the chain-link fence along the site frontage. However this would be both in keeping with the character of the adjacent industrial estate and also, presumably, with the reasonably anticipated appearance of a development brought forward under the Local Plan designation.

The appearance of the development would be softened by the planting of new trees in regular intervals along the site frontage.

In addition, part of the open storage taking place within the site would be trees and shrubs associated with the Council's Grounds Maintenance service. The open storage of other materials can be restricted by imposition of a planning condition to acceptable heights and locations within the site.

### Residential Amenity

The nearest residential properties to the site are on the opposite side of Oakwood Hill within the flatted developments of 1-6 Marlescroft Way (two storey development approximately 24m from the site) and 1-15 Longcroft Rise (four storey and situated approximately 25m from the site).

It is considered that the residential properties, despite being situated at lower ground level, would retain adequate levels of outlook due to their separation from the site. The use of the site would be such that there would be some generation of noise – although this would not be considerably greater than that which could be generated by occupiers of the existing industrial estate. Having regard to the separation distance and also that the road exists between the residential and

proposed uses, it is not considered that the noise level would amount to a material loss of amenity that would justify withholding planning permission.

### Trees and Landscaping

The mature trees which remain on the site will be important in terms of the screening impact that they will provide of the buildings within the site and also retaining the green character which is distinct along Oakwood Hill, despite the scale and intensity of existing development. The Council's Arboriculturalist has therefore been consulted on the planning application to ensure that the development would not be detrimental to the health of retained trees. The main area of concern related to the large oak tree situated on London Underground Land approximately 8.5m to the rear of the main building, as the structure and the adjacent ground levelling works will take place within its root protection area. In order to investigate this matter further a trench has been dug in the proximity of the proposed building using an air spade technique. This trench has been inspected by the Council's Arboriculturalist, which has confirmed *'that the impact of the development on trees on railway land can effectively be discounted... ..the excavation revealed no significant roots from the large oak- or indeed any other of the railway trees on the land by the main building. Other trees can be protected by condition under the existing layout. There is therefore no tree related reason to object to the layout as revised, subject to tree and landscape conditions.'*

Accordingly, conditions requiring tree protection and also the planting of additional trees are necessary.

### Highways and Parking

Officer at Essex County Council have been consulted on the application and do not raise any objection subject to the imposition of a number of planning conditions including requirements for the following works:

- The removal of the existing bus layby and shelter and the realignment of the footway to the edge of the carriageway across the site frontage.
- The provision of a new bus layby.
- The continuation of the existing footway to the new bus layby.
- Provision of a new shelter, flag, timetable and raised kerbs at the new stop.
- Provision of a new pedestrian refuge island sited to the west of the new access to include appropriate dropped kerb crossings on the footways and tactile paving.
- A minimum of 8m radii kerbing for the new bellmouth access.
- The provision of two pedestrian dropped kerb crossing points with tactile paving across the new bellmouth access.

The application proposes 40 parking spaces. The proposed use does not easily fit within any of the planning use classes and accordingly consideration will need to be given to the merit of the number of parking spaces in relation to the intended use, rather than in relation to the Council's adopted standards. On the basis that the development would employ 42 full time employees, the provision of 40 spaces is considered sufficient, particularly as provision is made for cycle storage in addition. Furthermore, the use proposed involves the relocation of Council services from existing sites and the scheme has been prepared in association with the relevant senior officers who have identified the parking requirements for those services.

### Flood Risk

The site lies within an Epping Forest District Council flood risk assessment zone. Accordingly Officers within the Council's Land Drainage section have been consulted on the proposal. They advise that 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. This can be required by the imposition of a planning condition securing a Flood Risk Assessment (FRA). It is noted that the application includes glasshouses; in our experience glasshouses provide significantly high discharge rates. The FRA should include calculations of increased run-off and associated volume of storm retention as it is necessary to avoid generating any additional flood risk

### Other Matters

Loughton Town Council and Loughton Residents Association have recommended conditions for inclusion, if planning permission is granted.

It is proposed that the building should be finished in green material, with a green (possible sedum) roof and climbing plants on the walls. The building is proposed to be built of brick with a composite profile panel above. It is possible that this could be coloured green, but it is recommended that a condition is proposed to require details of materials and consideration may be given to the appropriate colouring at that time. With regard to the roof, a sedum roof is an integral part of the building and as such is required to be designed into the fabric building. It is not appropriate to require this as condition where it is not proposed as part of the building design. Furthermore, given the tree screen proposed along the frontage of the site, the sedum roof and indeed climbing plants, are not considered necessary for the purposes of softening the appearance of the building. It is also noted that the Council's Grounds Maintenance Service will be an occupier of the site and much of the open storage will be plants and trees.

It is also proposed that conditions are imposed requiring wheel-washing facilities, limiting working hours during any demolition and building work, a full survey of the site for asbestos contamination and, if such contamination exists, requiring its removal under safe conditions.

These conditions are considered necessary. Wheel washing will ensure the cleanliness and safety of the adjacent highway and limitations on hours of construction will safeguard residential amenity. A survey submitted with the application has identified the presence of contaminants including asbestos within the site following the removal of the pre-fabricated buildings and subsequent incidences of fly-tipping occurring on the land.

### Conclusion:

In light of the above appraisal, it is considered that the proposed development would constitute an appropriate use of the land and would not give rise to serious impacts in terms of residential amenity, the appearance of the locality, tree protection or highway safety. Accordingly, subject to the imposition of planning conditions discussed, it is recommended that 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:***

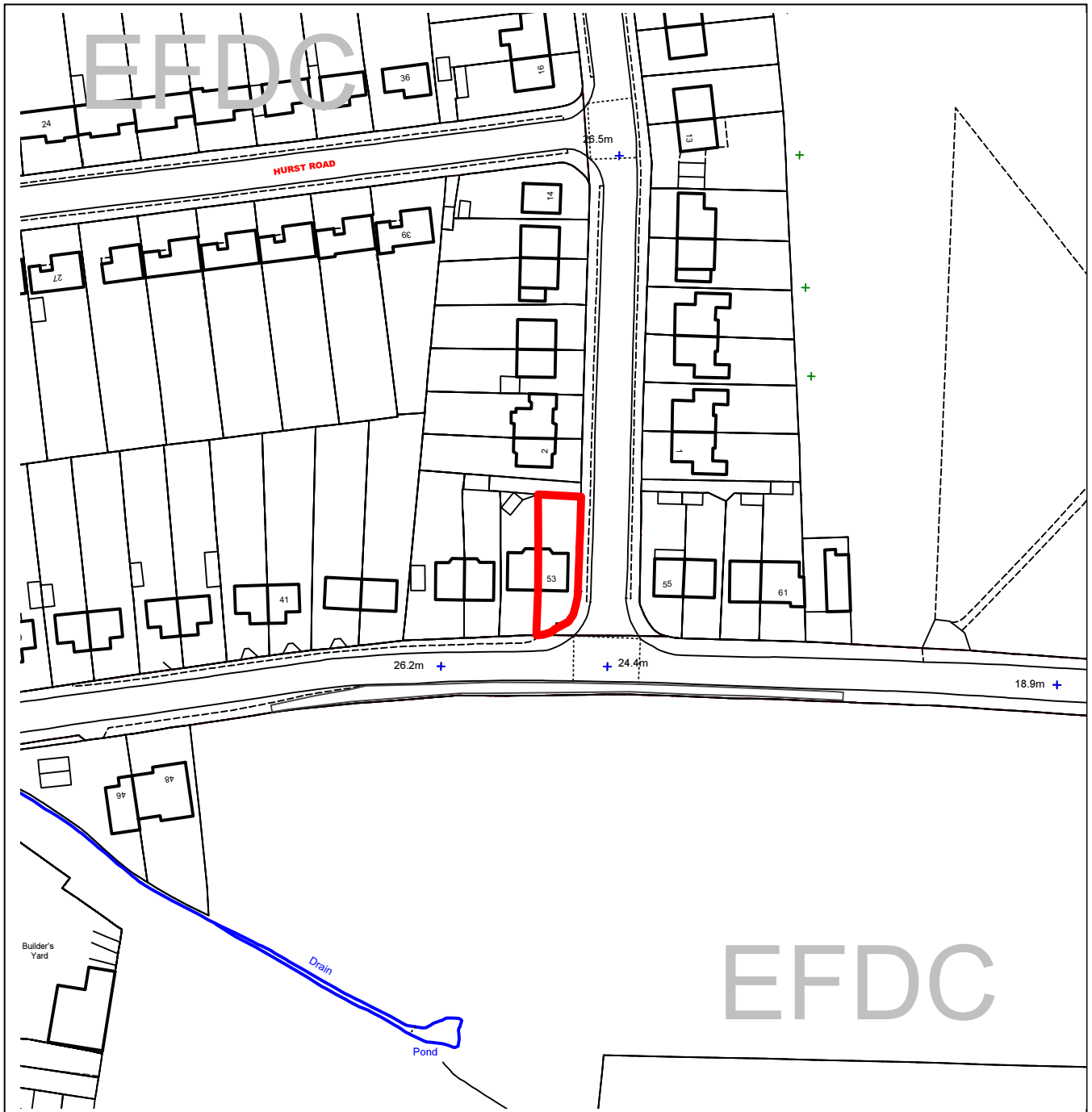
***Planning Application Case Officer: Mrs Katie Smith  
Direct Line Telephone Number: (01992) 564103***

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



# Epping Forest District Council

## AGENDA ITEM NUMBER 3



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Application Number:	EPF/0846/14
Site Name:	53 Roding Lane, Buckhurst Hill IG9 6BJ
Scale of Plot:	1/1250



**Report Item No: 3**

<b>APPLICATION No:</b>	EPF/0846/14
<b>SITE ADDRESS:</b>	53 Roding Lane Buckhurst Hill Essex IG9 6BJ
<b>PARISH:</b>	Buckhurst Hill
<b>WARD:</b>	Buckhurst Hill East
<b>APPLICANT:</b>	Mr Christopher Blyth
<b>DESCRIPTION OF PROPOSAL:</b>	Erection of part one and part two storey side extension, ground floor rear extension, rear dormer window and provision of second floor side roof terrace with balustrade.
<b>RECOMMENDED DECISION:</b>	Grant Permission (With Conditions)

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

[http://planpub.eppingforestdc.gov.uk/AniteIM.websearch/ExternalEntryPoint.aspx?SEARCH\\_TYPE=1&DOC\\_CLASS\\_CODE=PL&FOLDER1\\_REF=562211](http://planpub.eppingforestdc.gov.uk/AniteIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=562211)

**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 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.

*This application is before this Committee because 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:**

A two storey semi detached house on the corner of Roding Lane and Rous Road. The property is not listed nor does it lie in a conservation area.

**Description of Proposal:**

Erection of part one and part two storey side extension, ground floor rear extension, rear dormer and provision of second floor side roof terrace with balustrade.

### **Relevant History:**

EPF/641/92 – Permission granted for ground floor side addition –and this addition has been constructed.

### **Policies Applied:**

DBE9 - Loss of amenity.  
DBE10 – Residential extensions.

These two policies are compliant with the NPPF.

### **Summary of Representations:**

BUCKHURST HILL PARISH COUNCIL – Objection – on grounds that the proposal is out of keeping with the street scene, it would unbalance the natural symmetry of the existing building (paired properties), and would be an overdevelopment of the site.

NEIGHBOURS – 4 properties consulted and no replies received.

### **Issues and Considerations:**

The proposed rear extension is modest in size and only projects rearwards by 1.1m beyond the rear wall of the adjoining number 51 Roding Lane. It will therefore have a very limited impact on the amenity of this neighbour.

The main issues raised by this application are the form and design of the two storey side extension, the rear dormer window, and the side roof terrace at roof level. The first floor element of the side extension will have curved wall features, with windows, as it joins the existing front and rear walls, and this first floor will be rendered white to contrast with the brick on the remainder of the house. Similarly, one side of the rear dormer will be curved and rendered white. This design of these additions is of an 'art deco' form. The proposed design will add visual interest to this corner property, in particular when viewed from the rear along Rous Road, and the flat roofed extension built following the approval of EPF/641/92 would also be removed. It is acknowledged that the first floor of the side extension will be located adjoining the side boundary and pavement to Rous Road. However, this first floor component will only be 5m in depth before the wall curves inwards, and hence the mass of the extension will be acceptable in the street scene.

The proposal also includes the provision of a roof terrace cut into the side roof slope facing Rous Road at second floor level. Trees in the rear garden of the house on the opposite corner (number 55) will prevent any overlooking of the garden of number 55, and this roof terrace will give occupants of the house views over Roding Valley. The balustrade will be glazed and it will not be an overly prominent or conspicuous feature.

### **Comments on representations received:-**

No replies have been received from 5 neighbours which tends to indicate that the proposal has limited impact on light and amenity of surrounding properties. With regard to the Parish Council comments it is acknowledged that the art décor design perhaps is unusual for a semi detached house. However it is a corner house with a somewhat utilitarian appearance, and the proposed changes would result in a visual uplift to the appearance of the street scene in both Rous Road and Roding Lane. In terms of the concern that the proposal is an overdevelopment, the proposed rear extension is small, and the mass and general bulk of the two storey side extension is similar to many others built locally, for example in Rous Road. In this context it would be unreasonable to argue that the proposal is an overdevelopment of the site.

**Conclusions:**

For the reasons given above, the proposal complies with policies DBE9 and DBE10, and 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:***

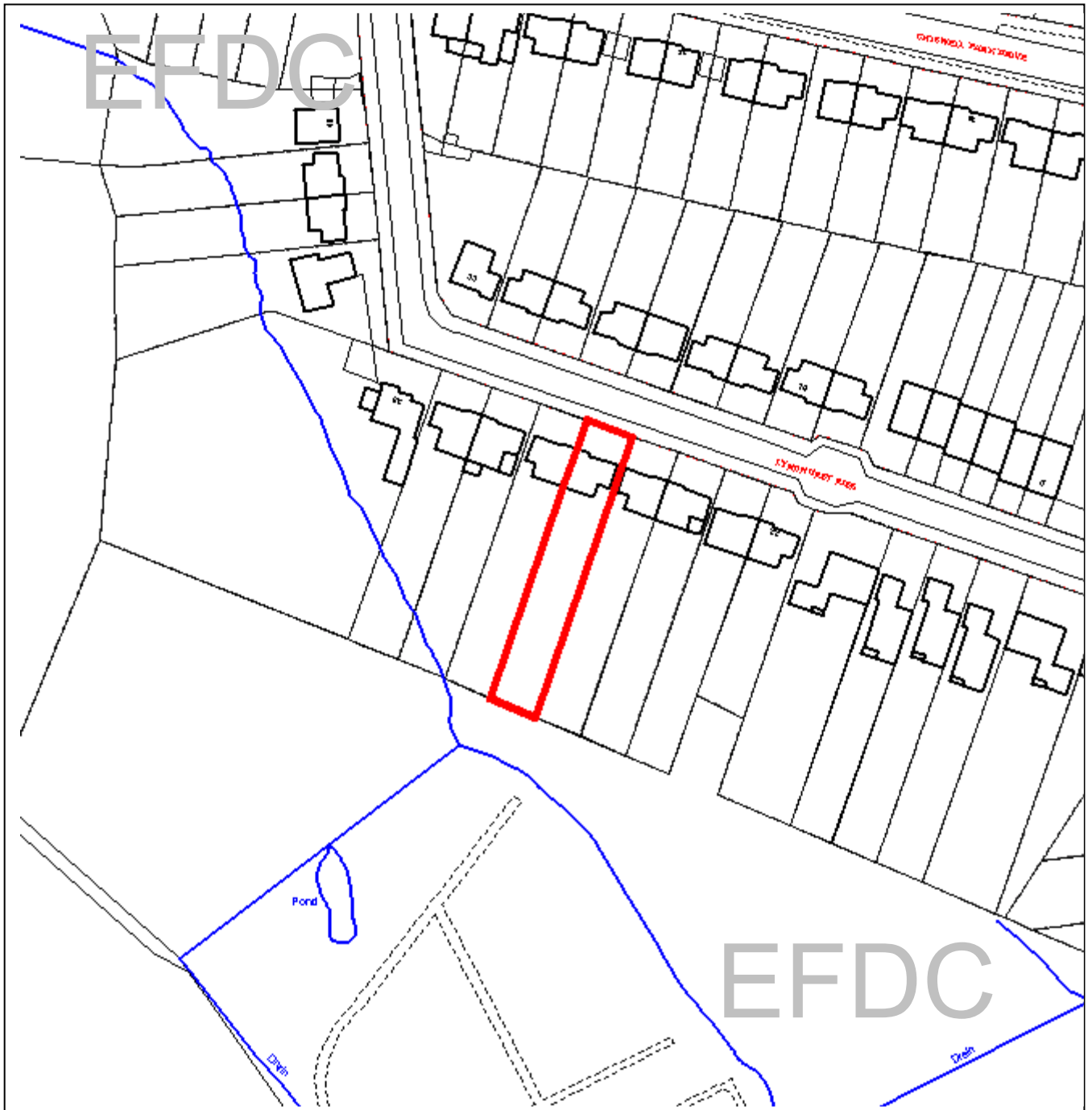
***Planning Application Case Officer: David Baker  
Direct Line Telephone Number: 01992 564514***

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



# Epping Forest District Council

## AGENDA ITEM NUMBER 4



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Application Number:	EPF/0871/14
Site Name:	30 Lyndhurst Rise, Chigwell IG7 5BA
Scale of Plot:	1/1250

**Report Item No: 4**

<b>APPLICATION No:</b>	EPF/0871/14
<b>SITE ADDRESS:</b>	30 Lyndhurst Rise Chigwell Essex IG7 5BA
<b>PARISH:</b>	Chigwell
<b>WARD:</b>	Chigwell Village
<b>APPLICANT:</b>	TAJ Uddin Ahmed, Azima Khatun, Joygun Nessa
<b>DESCRIPTION OF PROPOSAL:</b>	Demolition of existing garage and erection of proposed two storey side extension and single storey rear extension. New paved patio to rear. (Revised application to EPF/2723/13)
<b>RECOMMENDED DECISION:</b>	Grant Permission (With Conditions)

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

[http://planpub.eppingforestdc.gov.uk/AniteIM.websearch/ExternalEntryPoint.aspx?SEARCH\\_TYPE=1&DOC\\_CLASS\\_CODE=PL&FOLDER1\\_REF=562310](http://planpub.eppingforestdc.gov.uk/AniteIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=562310)

**CONDITIONS**

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

*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**

Lyndhurst Rise is located within the built up area of Chigwell. The existing building is a two storey semi detached property located within a relatively long, narrow plot. The site slopes sharply from east to west and then levels out. The surrounding buildings are two storey semi detached dwellings, some of which have been extended to the side and rear. 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 first floor element to be built over an existing single-storey garage on the side elevation. The extension will be 2.5m wide and have an eaves height of 5.2m. This extension joins with the existing roof and lessens the existing pitch. The application also includes a single storey rear extension 4m deep, 9m wide and a height of 3.2m.

## **Relevant History**

EPF/2723/13 - Demolition of existing garage and erection of proposed two storey side extension and single storey rear extension – refused by committee

## **Policies Applied:**

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

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**

5 Neighbours consulted –

32 LYNDHURST RISE – OBJECTION – The extension has not been lowered sufficiently to overcome the harm to our property. The height of the extension will cause excessive harm to the living conditions of our property.

CHIGWELL PARISH COUNCIL – OBJECTION – The proposed height of the pitched roof would result in a significant loss in natural light to the neighbouring property. However the council and the neighbour would remove their objection if the height of the extension was dropped to 3m. The applicant has not met the previous conditions which were specified in the refusal.

## **Issues and considerations**

This is a revised application to a previous refusal (EPF/2723/13) which was refused for the following reason:

*By reason of its height and depth adjacent to the site boundary with 32 Lyndhurst Rise, which is at slightly lower level, the proposed single storey rear extension would appear excessively overbearing when seen from that property and consequently would be harmful to living conditions. Accordingly, the proposal is contrary to policy DBE9 of the adopted Local Plan and Alterations which is consistent with the policies of the National Planning Policy Framework.*

The first floor extension remains unchanged from the previous refusal and was considered acceptable; as such it is not reassessed in this application. Therefore the main issue to consider is whether this revised application has overcome the previous reason for refusal relating to the single storey rear extension.

### Neighbour Amenity

The applicant has reduced the height of the extension from 3.8m to 3.2m, with a flat roof design. The depth has been reduced by 0.1m and the width remains unchanged.

The Parish Council and the adjacent neighbour are objecting on the basis that the extension is too high, causing a loss of natural light to the neighbouring properties. It is acknowledged that the rear extension will be visible from neighbouring residential outlook. However it is of a single storey design that leaves a reasonable gap of 0.8m from the boundary with 28 Lyndhurst Rise. Furthermore, a high and well established hedge is situated on this boundary which acts as a screen. Were this screen removed, the boundary treatment will still obscure the majority of the development.

The site slopes from east to west and therefore the extension will be situated on slightly higher ground than no.32. However the slope is not so severe to significantly increase the height of the extension to this neighbour. Furthermore only a 3m projection of the extension is situated on the shared boundary, with the rest recessed 1m. As such the extension is a reasonable size in the context of the site and will not significantly harm the living conditions of neighbours. Therefore it is contended that the applicant has overcome the previous reason for refusal.

Following the revisions to the rear extension it will not be overbearing or cause a significant loss of light to either neighbour. Therefore it is concluded that this proposal complies with the policy DBE9 of the Adopted Local Plan and Alterations.

### Design

The design of the flat roof extension is conventional and will not be visible from public areas of Lyndhurst Rise. Therefore the proposal complies with DBE10 and CP2(iv) of the Adopted Local Plan and Alterations.

### Conclusion

The applicant has overcome the previous reasons for refusal and therefore it is recommended that planning permission is 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:**

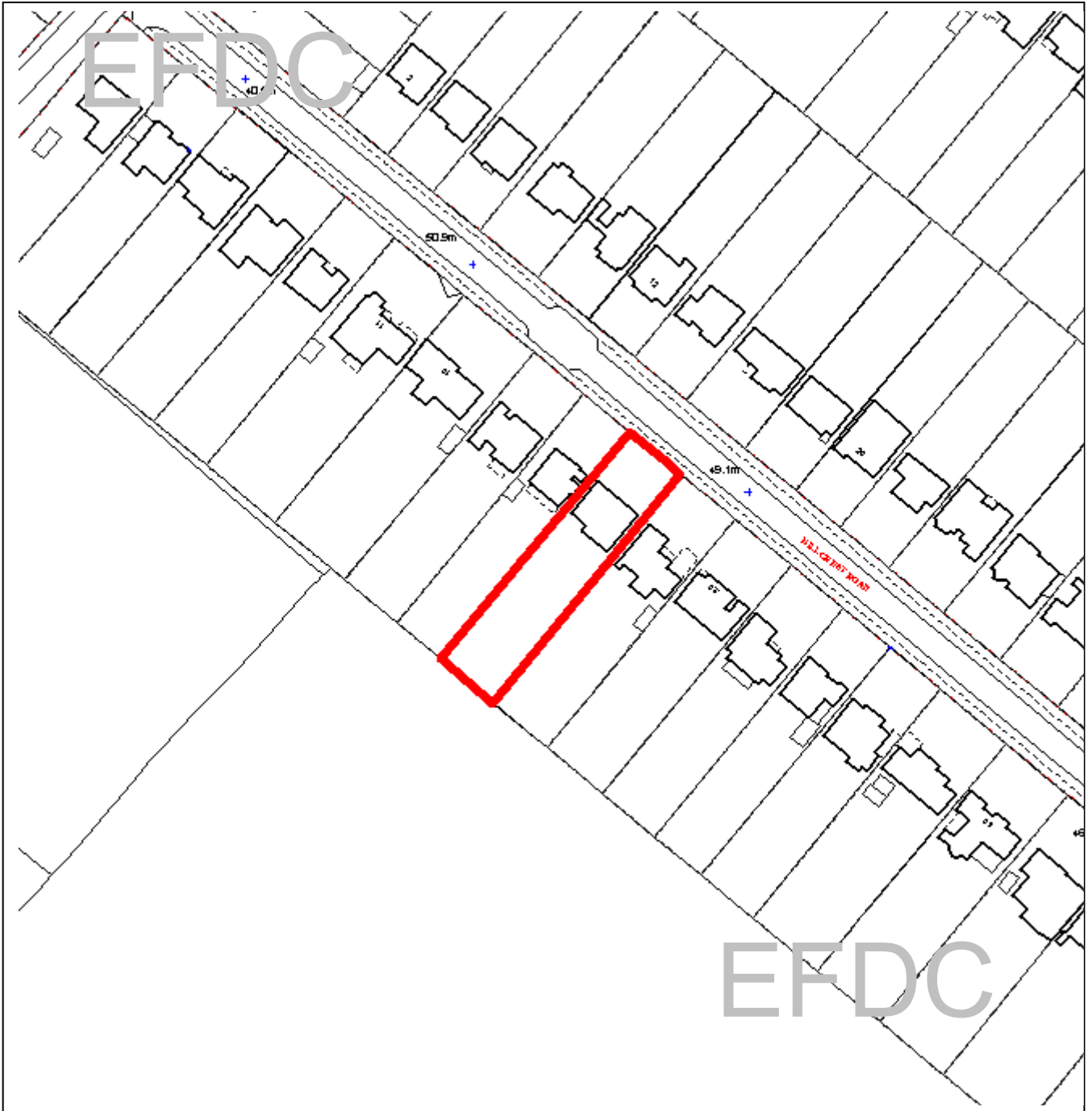
**Planning Application Case Officer: James Rogers  
Direct Line Telephone Number: 01992 564 371**

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



# Epping Forest District Council

## AGENDA ITEM NUMBER 5



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Application Number:	EPF/0907/14
Site Name:	21 Hillcrest Road, Loughton IG10 4QH
Scale of Plot:	1/1250



**Report Item No: 5**

<b>APPLICATION No:</b>	EPF/0907/14
<b>SITE ADDRESS:</b>	21 Hillcrest Road Loughton Essex IG10 4QH
<b>PARISH:</b>	Loughton
<b>WARD:</b>	Loughton Forest
<b>APPLICANT:</b>	Mr Matthew Mead
<b>DESCRIPTION OF PROPOSAL:</b>	Proposed front wall and gate.
<b>RECOMMENDED DECISION:</b>	Grant Permission (With Conditions)

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

[http://planpub.eppingforestdc.gov.uk/AniTelM.websearch/ExternalEntryPoint.aspx?SEARCH\\_TYPE=1&DOC\\_CLASS\\_CODE=PL&FOLDER1\\_REF=562412](http://planpub.eppingforestdc.gov.uk/AniTelM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=562412)

**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 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.

*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**

Hillcrest Road is located within the built up area of Loughton. The existing building is a detached property which has a long garden area to the rear. The surrounding neighbours are similar detached properties. 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 wall and gates. The wall will be 1.6m high.

**Relevant History**

No relevant history

## **Policies Applied**

CP2 – Protecting the Quality of the Rural and Built Environment

DBE1 – Design

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**

4 Neighbours consulted – No comments received

LOUGHTON TOWN COUNCIL – OBJECTION – the proposed boundary treatment is harmful to the street scene and would adversely impact the beautiful open access of the road.

## **Issues and Considerations**

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

### Neighbour Amenity

The wall and gates are set well away from any neighbours and therefore will not harm any living conditions.

### Design

There are a number of low walls and gates in the locality of Hillcrest Road. However there are also numerous examples of similar sized walls and gates as this application is proposing in the locality. In any event the boundary treatment is low and will not appear overly prominent in the street scene. As such the proposal complies with policy DBE1 of the Adopted Local Plan.

### Vehicle access

There is no objection to the building of the gates from the Essex Highway Authority as it is an unclassified road.

## **Conclusion**

The development will not harm the living conditions of neighbours and will not appear overly prominent in the street scene. It is therefore recommended that planning permission is 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: James Rogers**  
**Direct Line Telephone Number: 01992 564 103**

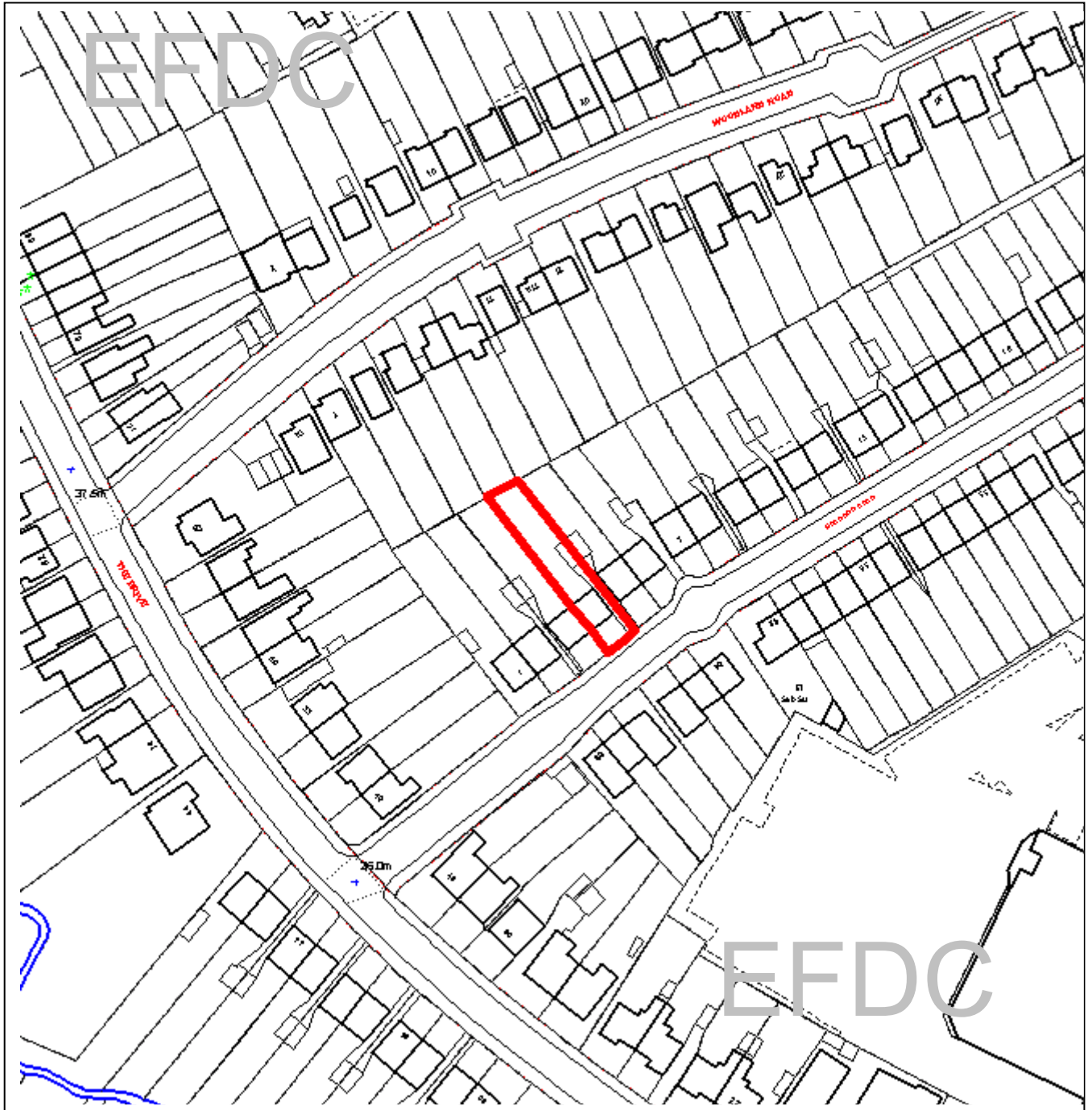
or if no direct contact can be made please email: [contactplanning@eppingforestdc.gov.uk](mailto:contactplanning@eppingforestdc.gov.uk)

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# Epping Forest District Council

## AGENDA ITEM NUMBER 6



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Application Number:	EPF/0935/14
Site Name:	4 Habgood Road, Loughton IG10 1HF
Scale of Plot:	1/1250

**Report Item No: 6**

<b>APPLICATION No:</b>	EPF/0935/14
<b>SITE ADDRESS:</b>	4 Habgood Road Loughton Essex IG10 1HF
<b>PARISH:</b>	Loughton
<b>WARD:</b>	Loughton St Marys
<b>APPLICANT:</b>	Mr & Mrs J Mcallen
<b>DESCRIPTION OF PROPOSAL:</b>	First floor rear extension.
<b>RECOMMENDED DECISION:</b>	Grant Permission (With Conditions)

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

[http://planpub.eppingforestdc.gov.uk/AniTelM.websearch/ExternalEntryPoint.aspx?SEARCH\\_TYPE=1&DOC\\_CLASS\\_CODE=PL&FOLDER1\\_REF=562477](http://planpub.eppingforestdc.gov.uk/AniTelM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=562477)

**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 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

*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**

Habgood Road is located within the built up area of Loughton. The existing dwelling is in the form of a semi detached property located within a relatively long plot. The surrounding area is characterised by semi detached and detached properties. The neighbouring property of 3 Habgood Road already benefits from a two storey rear extension as do other properties in the locality. 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 first floor rear extension which will be 4.3m deep, 3.9m wide and have a maximum height of 7m.

## **Relevant History**

EPF/0931/13 - Part one and part two storey rear extension. – Refused – Allowed on appeal  
EPF/2091/13 - Part single, part two storey rear extension. (Revised application to EPF/0931/13) – approved

## **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**

5 Neighbours consulted – No comments received

LOUGHTON TOWN COUNCIL – OBJECTION – The committee objected to the height, bulk and design of the first floor rear extension, concerned it would have a deleterious effect on the amenities of the neighbours through loss of light to principle rooms. The proposal was considered to be an overdevelopment of the plot that would create a tunnel effect.

## **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 first floor rear extension will project 4.3m from the existing elevation. The applicants currently benefit from a planning consent allowing a 4m deep first floor rear extension. Therefore this application seeks consent for a further 0.3m than currently has permission.

The Inspector's appeal decision referenced the fact that the proposed extension would very slightly intercept an imaginary 45 degree line taken from the centre of the nearest first floor window. However it was also contended by the Inspector that the harm caused by this minor encroachment would not harm the living conditions of the neighbouring property. Similarly, the net addition of 0.3m to the depth of the extension is a very small addition over the previous approval. As such there will be no excessive harm caused to the living conditions of the neighbours.

### **Design**

The extension is of a conventional design which respects the existing building. Furthermore it will not be visible from public areas of the street scene.

## **Conclusion**

The extension respects the existing building and will not harm the living conditions of the neighbours. Therefore it is recommended that planning permission is 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:**

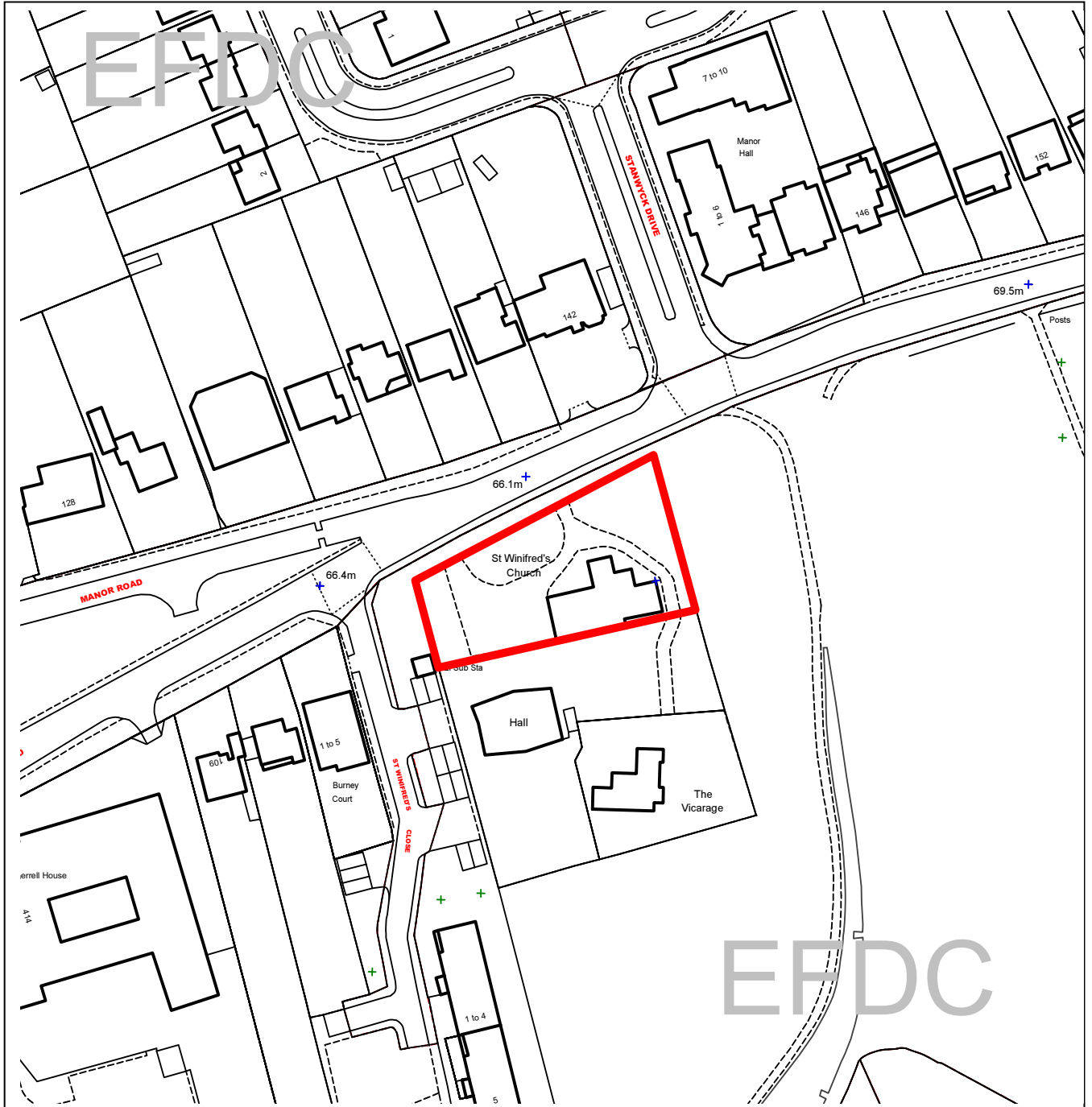
**Planning Application Case Officer: James Rogers**  
**Direct Line Telephone Number: 01992 564 103**

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



# Epping Forest District Council

## AGENDA ITEM NUMBER 7



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Application Number:	EPF/1036/14
Site Name:	St. Winifreds Church, Manor Road Chigwell, IG7 5PS
Scale of Plot:	1/1250



**Report Item No: 7**

<b>APPLICATION No:</b>	EPF/1036/14
<b>SITE ADDRESS:</b>	St. Winifreds Church Manor Road Chigwell Essex IG7 5PS
<b>PARISH:</b>	Chigwell
<b>WARD:</b>	Grange Hill
<b>APPLICANT:</b>	NET on behalf of CTIL
<b>DESCRIPTION OF PROPOSAL:</b>	Telecommunications installation comprising of the raising of the existing Church Tower by 2.2m so as to house 6 additional antennas and other equipment as part of an upgrade of the existing telecommunications equipment at this church. The existing mock flagpole to be removed.
<b>RECOMMENDED DECISION:</b>	Grant Permission (With Conditions)

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

[http://planpub.eppingforestdc.gov.uk/AniTelM.websearch/ExternalEntryPoint.aspx?SEARCH\\_TYPE=1&DOC\\_CLASS\\_CODE=PL&FOLDER1\\_REF=562910](http://planpub.eppingforestdc.gov.uk/AniTelM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=562910)

**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 church tower, unless otherwise agreed in writing by the Local Planning Authority.
- 3 The development hereby permitted will be completed strictly in accordance with the approved drawings nos: 301-A; 100-A; 201-A; 202-A; 302-A; 401-A; 402-A; 403-A; 501-A; 502-A.
- 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

*This application is before this Committee since a decision on this prior approval application needs to be arrived at in 55 days - and until the consultation period has elapsed the recommendation to grant prior approval approve may a) differ from the views of the local council, and b) be contrary to more than two objections received (pursuant to the constitution part three: planning directorate – delegation of council function, schedule 1 appendix A (f) and (g)..*

### **Description of Proposal:**

Prior approval determination for a telecommunications installation comprising the raising of the existing church tower by 2.2m so as to house 6 additional antennas and other equipment - as part of an upgrade of the existing telecommunications equipment at the church. The existing flagpole to be removed.

### **Description of Site:**

St Winifreds Church is located on the south side of Manor Road about 100m to the east of the junction with the crossroads with Hainault Road. The church has a square tower from which projects a 4.5m mock flagpole which acts as a telecommunications installation. The church is not a listed building and nor does it lie in a conservation area.

### **Relevant History:**

A telecommunications installation, including a mock flagpole, was first approved at this church in 2001 following the approval of EPF/1170/01.

EPF/1183/04 proposed the extension of the church tower by 5m in height to house telecommunications equipment. This was refused permission on grounds that the extended height of the tower would be out of scale with the height and scale of the church, and would be unduly dominant in the street scene. However, on appeal a Planning Inspector granted approval to this 5m tower extension, stating that it was not out of scale, and that it was not unusual to find a church tower rising above the general roofline of the area.

### **Policies Applied:**

U5 - masts and aerials under 15m.  
NPPF – paras 42 to 46

### **Background and Summary of Representations:**

Telecommunication installations under 15m, such as this one, can be erected under permitted development – however before this right can be exercised a prior approval application has first to be lodged with a Council. A Council can refuse prior approval on planning grounds of siting and appearance, and they must do so in 55 days. If a decision is not issued within 55 days the proposal can be erected as permitted development.

In the light of the above time constraint this report is being presented to the 11/6/14 Committee since the next Committee on 10/7/14 lies outside the 55 day period. Notification to the parish council and 55 neighbours have been carried out with the 21 days consultation period ending on the 6<sup>th</sup> June. On the date of drafting this report, i.e. 30/5, no replies have been received, and any responses that are subsequently received will be reported verbally at the Committee.

### **Issues and Considerations:**

It is proposed to extend the height of the square church tower by 2.2m using Glass Reinforced Plastic (GRP), and the total height of the tower and installation would be 14.95m above ground level. The existing tower is relatively short being just 2m higher than the ridge of the church roof. The raising of this tower by 2.2m would not look out of scale or proportion to the church, and the GRP would be painted to match the existing tower. In addition the existing mock flagpole, which is wider than a typical flagpole, would be removed. Taking these factors into account the raised tower will have an acceptable and appropriate appearance, and arguably the appearance of the tower would be improved as a result of this development.

As stated above in the relevant history section a previous proposal to raise the height of the church tower by 5m was granted approval on appeal. However, due in part to changes in technology, the applicants state that an upgrade to this installation can now be obtained by raising the tower by just 2.2m.

**Conclusions:**

The installation of telecommunications equipment on churches and church towers is generally successful in that the installation can be well hidden from view, and they are easily positioned above the required height. They also can provide some useful income for the maintenance and upkeep of churches and their towers and spires. This current proposal, for a modest increase to the height of the church tower, is appropriate in terms of its form and appearance, and it also results in the removal of the existing mock flagpole which currently projects 4.5m above the height of the tower. For these reasons, and those set out in the report, it is recommended that a decision letter be sent to the applicants which grants prior approval for this telecommunications installation.

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

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

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



# Epping Forest District Council

## AGENDA ITEM NUMBER 8



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Application Number:	EPF/1070/14
Site Name:	20 Hurst Road, Buckhurst Hill IG9 6AB
Scale of Plot:	1/1250

**Report Item No: 8**

<b>APPLICATION No:</b>	EPF/1070/14
<b>SITE ADDRESS:</b>	20 Hurst Road Buckhurst Hill Essex IG9 6AB
<b>PARISH:</b>	Buckhurst Hill
<b>WARD:</b>	Buckhurst Hill East
<b>APPLICANT:</b>	Ms Marta Bizzotto
<b>DESCRIPTION OF PROPOSAL:</b>	Two storey side and rear extensions
<b>RECOMMENDED DECISION:</b>	Grant Permission (With Conditions)

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

[http://planpub.eppingforestdc.gov.uk/AniTelM.websearch/ExternalEntryPoint.aspx?SEARCH\\_TYPE=1&DOC\\_CLASS\\_CODE=PL&FOLDER1\\_REF=563131](http://planpub.eppingforestdc.gov.uk/AniTelM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=563131)

**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 Other than the ground floor flank elevations, which shall be finished in either facing brick or render, the 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 roof over the extension hereby approved shall be for maintenance or emergency purposes only and the flat roof shall not be used as a seating area, roof garden, terrace, patio or similar amenity area.
- 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.

*This application is before this Committee since it is for a type of development that cannot be determined by Officers if more than four 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)). It is also before this Committee since the recommendation is for approval contrary to an objection from a local council which is material to the planning merits of the proposal (Pursuant to The Constitution, Part Three: Planning Directorate – Delegation of Council function, Schedule 1, Appendix A.(g))*

### **Description of Site:**

The application site comprises a two-storey semi-detached house situated on the north side of Hurst Road. The house has a single-storey side projection that is covered by the main roof of the house. To the rear it has a conservatory that projects 2.7m on the boundary with the attached neighbour, 18 Hurst Road, and 4.7m adjacent to the boundary with the detached neighbour, 22 Hurst Road. It is not listed or within a conservation area.

A two-storey side and rear extension approved under planning permission EPF/2586/13 is presently being constructed at 18 Hurst Road. The ground floor component would project 4m on the boundary with the application site and extend across the full width of the site. The first floor would project 3m and be set in 3.5m from the boundary with the application site.

The detached neighbour, 22 Hurst Road, is set on land approximately 400mm lower than the application site. It has a single-storey rear extension that projects 3m from the rear elevation and is set 1m from the site boundary with the application site.

### **Description of Proposal:**

It is proposed to erect two-storey side and rear extensions. The side addition would replace the existing single-storey side projection. The first floor would be set 1m from the site boundary and 700mm rear of the front wall of the house. Its roof would be hipped.

The ground floor of the rear extension would adjoin the boundary with 18 Hurst Road and be set 500mm from the site boundary with 22 Hurst Road. It would project 5.3m. The first floor would be set 3.8m from the boundary with 18 Hurst Road and 2.7m from the site boundary with 22 Hurst Road. It would project 4.3m and have a hipped roof.

### **Relevant History:**

EPF/1618/99 Rear conservatory. Approved

### **Policies Applied:**

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

NPPF

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

Number of neighbours consulted. 7  
Site notice posted: No, not required  
Responses received:-

Letters of objection were received from BUCKHURST HILL RESIDENTS SOCIETY and the occupants of 20, 21, 22, 33, 35 AND 39 HURST ROAD. The grounds of objection are summarised as follows:

The proposed extension is overbearing, extremely bulky and out of scale with neighbouring properties, being a double storey extension side and rear. It is not consistent with the scale of extensions to other properties in the locality and would result in doubling the size of the existing house. It would appear to be an overdevelopment of the site and not in keeping with other

properties nearby. The replacement of the existing lower level side projection with a full two-storey structure results in the extension appearing over-dominant when it should appear subservient.

The proposed extension will also create loss of privacy to neighbouring properties by facilitating overlooking. It would also result in a severe loss of light to neighbours, particularly flank windows of 22 Hurst Road that serve a shower room.

Although not a planning matter, the proposal would not work with existing drains rear of the houses on Hurst Road and is unlikely to comply with the Building regulations in this respect.

The proposal would result in the loss of an integral garage therefore the small front garden will be lost to parking. Consideration should be given to the consequences for on-street parking in the locality.

The applicants are not the owners of the property but the intended purchasers. They did not consult with neighbours before making the planning applications, which is inappropriate given the harm the proposal is likely to cause.

The plans are not entirely accurate in the way neighbouring properties are represented since they do not show all their flank windows.

BUCKHURST HILL PARISH COUNCIL: Objection (by vote) Overdevelopment of the site. Loss of amenity to neighbouring properties.

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

The main issues raised by the proposal are design and consequence for the living conditions of neighbours. The proposal would not have any harmful consequence for on-street parking and the possible provision of any additional hard surface in the front garden to provide for off-street parking is not a material consideration since it is not part of the proposal and, subject to compliance with conditions, is permitted development. Matters to do with the Building Regulations are not also material considerations.

#### Design:

The design and appearance of the proposal is very similar to the extensions approved at the attached neighbour, 18 Hurst Road, under planning permission ref EPF/2586/13. In terms of the appearance of the front elevation and impact on the street scene the proposal is identical to that approved under planning permission ref EPF/2586/13. No terracing impact would arise since there would be good separation between the upper floor of the side addition and the site boundary. The rear and side elevations of the proposal would also appear similar to that approved at 18 Hurst Road, the only differences being the width of the ground floor and the depth of the extension. Those differences do not have any significant consequence for the appearance of the house.

#### Living Conditions

The extension proposed to 20 Hurst Road would be narrower at ground floor than that at 18 Hurst Road. It has been modified by the applicant at the request of Officers in order to achieve a 0.5m set in from the boundary with the detached neighbour, 22 Hurst Road. The purpose of the set in is to mitigate the visual impact of the ground floor element of the rear extension, which is emphasised by the 400mm difference in levels between 20 and 22 Hurst Road. The set in achieved adequately mitigates the potential for harm that would arise if the extension were sited on the site boundary as originally proposed.

The depth of the ground floor would not result in any harm to the living conditions of either 18 or 22 Hurst Road, both of which are also extended to the rear. The proposal would project 1.3m beyond the extension to 18 Hurst Road and 2.3m beyond the rear of the extension to 22 Hurst Road. The additional rear projection is too little to cause any harm to 18 Hurst Road. The rear projection in relation to 22 Hurst Road is significant but the set in from the boundary is sufficient to ensure large bushes on the boundary in the garden of 22 would be retained. Even if they were not retained by a future owner of 22, the visual impact of the additional projection would not be harmful in this particular case since the combined impact of the set in from the boundary, significant width and depth of the rear garden of 22 Hurst Road and the internal arrangement of the extension to 22 Hurst Road would mitigate the potential for any harm to be caused. The internal arrangement of the extension to 22 places a shower room and utility room adjacent to the boundary with the application site, therefore the nearest window to a habitable room in its rear elevation is approximately 4m from the site boundary.

The first floor component of the extension would be set a sufficient distance from the nearest rear facing first floor windows of 18 and 22 Hurst Road to ensure its full depth would be set outside of a 45 degree line taken from the nearest edges of those windows. Consequently it would not cause any harm to outlook from the neighbouring houses or have any impact on light received by those windows. The extensions to the neighbours will ensure the proposed first floor element would also not have any impact on the ground floor of the neighbours.

The proposed side addition would not cause any harm to the living conditions of neighbours.

**Conclusion:**

The proposed extension would appear acceptable in the street scene and relate well to the existing house and its neighbours in design terms. Its appearance would be very similar to extensions to the attached neighbour, 18 Hurst Road, which were recently approved and presently under construction. The implementation of the proposal would therefore give the pair of semi-detached houses a renewed appearance of symmetry, which would enhance the appearance of the street. Furthermore, as a result of careful design the extensions would not cause any excessive harm to the living conditions of neighbours. The proposal therefore complies with relevant planning policy and it is recommended that planning permission be granted.

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

***Planning Application Case Officer: Stephan Solon  
Direct Line Telephone Number: 01992 564018***

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