

Report Item No: 1

APPLICATION No:	EPF/1401/07
SITE ADDRESS:	39 Palmerston Road Buckhurst Hill Essex IG9 5PA
PARISH:	Buckhurst Hill
WARD:	Buckhurst Hill West
APPLICANT:	Mr Farid
DESCRIPTION OF PROPOSAL:	TPO 8/96; 2 Ash: Fell.
RECOMMENDED DECISION:	Grant Permission (With Conditions)

CONDITIONS

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

Description of Proposal:

- T1. Ash. Fell and replace.
- T2. Ash. Fell and replace.

Description of Site:

These two young trees are located in the rear garden, approximately 6m to the north of a recently constructed residential development. They form part of a varied sylvan landscape group extending across most of the rear of the original site, which has since been divided into eight individual garden spaces serving the semi-detached three-storey houses. The site is characterized by large trees at the road frontage, which screen direct views of these houses and prevent any views into the rear gardens.

Relevant History:

TPO/EPF/8/96 was served to protect the whole site as an area as a result of a planning proposal to redevelop the site.

No records of tree works at this address exist.

Relevant Policies:

LL9: The Council will not give consent to fell a tree protected by a Tree Preservation Order unless it is satisfied that this is necessary and justified.any such consent will be conditional upon appropriate replacement of the tree.

Issues and Considerations:

Introduction

The application is made on the basis that the trees cause the garden to feel over-planted.

The issue is whether or not the trees' removal is justified and necessary due to the crowded feel from which the garden suffers.

Considerations

It is suggested that the following questions need to be addressed:

1. What is the condition of the trees?
2. How great would be the loss to amenity in the felling of the trees?
3. What other factors must be considered.

1. What is the condition of the trees?

The trees are observed to be in fair physiological condition but of underdeveloped and weak elongated structural form. The crowns of both trees are typical of immature trees and tend to be open framed on long stems. Signs of minor branch loss are evident but there has been no obvious tree pruning management, which accords with the file record.

Generally, the crown shows normal levels of vigour with adequate foliage coverage. The trees are clearly struggling to overcome suppression both from larger neighbouring trees and due to the bulk of the dwellings to the south of them, which deprive them of much needed direct sunlight.

Basal distortion and damage to the stems was observed and will affect the long term development of the trees.

2. How great would be the loss to amenity in the felling of the tree?

The fact that these self sown woodland trees are entirely hidden from public view by the houses would render their removal insignificant to public amenity. As young trees the secondary amenity they may possess in the form of wildlife habitats will also be minimal.

3. What other factors should be considered?

The requirement to replace preserved trees will offer a good opportunity to replant with better placed and more suitable species for this modestly sized garden.

It should be noted that normally more information than the 'garden feels over planted' would be required to justify felling preserved trees. However, despite the weakly argued point it can be said that there are at least six other closely planted woodland trees in this narrow plot and therefore some weight can be given to this rather bland statement.

Conclusion

The fact that the trees are hidden from public view and can be easily and more effectively replaced supports a recommendation to allow the felling .

Both trees have compromised forms and are likely to become increasingly problematic at such close range to the house as they develop their asymmetrical crowns. They do not contribute greatly to the character of this residential development and may be better replaced by more suitable specimens.

It is recommended to grant permission to this application on the grounds that the problems caused by the trees do justify the need to remove them. The proposal therefore accords with Local Plan Landscape Policy LL9.

A condition requiring a suitable replacement should be attached to a decision to allow the felling of the tree.

SUMMARY OF REPRESENTATIONS

BUCKHURST HILL PARISH COUNCIL have not commented on the application at the time of writing but a verbal report may be given at the appointed meeting



Epping Forest District Council

Area Planning Sub-Committee South



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Agenda Item Number:	1
Application Number:	EPF/1401/07
Site Name:	39 Palmerston Road, Buckhurst Hill, IG9 5PA
Scale of Plot:	1/1250

Report Item No: 2

APPLICATION No:	EPF/1321/07
SITE ADDRESS:	99 Lower Park Road Loughton Essex IG10 4NE
PARISH:	Loughton
WARD:	Loughton Forest
APPLICANT:	Mr Oliver Dinsley
DESCRIPTION OF PROPOSAL:	TPO 4/89: Oak: Fell.
RECOMMENDED DECISION:	Refuse Permission

REASON FOR REFUSAL

- 1 Insufficient information has been provided to allow a proper examination of the justification to fell the tree, which is contrary to policy LL9 of the Council's Adopted Local Plan and Alterations..

Description of Proposal:

T1. Oak. Fell and replace.

Description of Site:

This 18m tall tree is located in a small frontage planting bed, approximately 8m to the east of a newly constructed terraced residential development adjacent to The Avenue Tennis Club. It forms the focal visual landscape feature at this point in this residential cul de sac, mainly due to the loss of other trees of similar size at the front of the site. It has an uneven form from growing near to other trees and has suffered extensive root damage from the construction activities, resulting in profuse new growth throughout the crown.

Relevant History:

TPO/EPF/07/03 was served to protect the best and most prominent trees on the site as a result of a planning proposal to develop the rear gardens of 8-14 The Avenue.

EPF/2349/03 was granted permission to erect 7 residential dwellings with associated off street parking and adopted footpath to the front of the site.

In the course of the site clearance, in preparation for construction, several trees shown as retained on plans were found to have major structural weaknesses. Two large poplars were felled on this basis. One sycamore growing closely to T7 oak, was cut down on the basis that it had become structurally unstable following the loss of large trees nearby, which had provided physical support to it. Interviews produced enough defensible material to avert prosecution proceedings.

A Breach of Condition Notice was issued in response to repeated infringements into tree protection zones, which resulted in damage to several retained trees on the site.

Relevant Policies:

LL9: The Council will not give consent to fell a tree protected by a Tree Preservation Order unless it is satisfied that this is necessary and justified.any such consent will be conditional upon appropriate replacement of the tree.

Issues and Considerations:

Introduction

The application is made on the basis that the tree has suffered from poor past management in the form of excessive crown lifting. It is considered that the tree has a short life expectancy.

The issue is whether or not the tree's removal is justified and necessary due to its poor form and short life expectancy.

Considerations

It is suggested that the following questions need to be addressed:

4. What is the condition and pruning history of the tree?
5. How great would be the loss to amenity in the felling of the tree?
6. What other factors must be considered.

4. *What is the condition and pruning history of the tree?*

The tree is observed to be in fair physiological condition but less than ideal structural condition. Structurally, the crown is lopsided and unevenly spreading, where the growth has been dictated by the presence of other dominant trees, which have been subsequently removed. Remedial pruning works have been carried out to lower spreading limbs and selected crossing boughs have been removed to prevent further structural weakening.

Generally, the crown shows normal levels of vigour with good foliage coverage. The presence of epicormic shoots on the main branches is indicative of trauma experienced by the tree in the form of root damage, which has produced a stress response in the profuse leaf development.

5. *How great would be the loss to amenity in the felling of the tree?*

The prominence of this vigorous tree within the street scene is such that its removal will be a great loss in terms of public landscape amenity, should permission be granted to fell it.

From the outset, the proposal to develop this densely wooded area generated several letters of objection, placing high amenity value on the trees bordering the plot. With this in mind, the council

landscape team undertook an obligation to local residents to maintain amenity greening and screening at the front of this site. With the unavoidable loss of other large trees, the value of this individual has subsequently risen, as it features as the only mature specimen within this otherwise newly landscaped frontage zone.

6. *What other factors should be considered?*

It must be noted that this site has a history of tree related problems, where tree protection measures were disregarded with letters and notices issued to the developer in an attempt to remedy the damage inflicted on many of the trees. Considerable efforts were made to restrict the harmful activities and remedy losses with suitable landscaping to include good young specimen trees. Therefore, a proposal to fell one of the few remaining feature trees does not accord with the intention of the landscape plan.

Oak trees tolerate pruning and such an alternative would be preferable to the tree's removal and maintain a compatibility with the houses.

Conclusion

The fact that the tree is very much alive and has survived the trauma of major construction activities within its rooting zone supports its retention at this time. A reassessment of the tree's condition on an annual basis will provide useful information for future proposals.

This case is clear cut. On the one hand the tree has a compromised form and has suffered root damage but these problems are not serious enough to warrant the removal of this significant landscape asset, which contributes greatly to the character on this residential development.

It is recommended to refuse permission to this application on the grounds that the problems suffered do not justify the need to remove the tree. The proposal therefore runs contrary to Local Plan Landscape Policy LL9.

A condition requiring a suitable replacement will not compensate for the scale of the lost amenity at this location into the future but should be attached to a decision to allow the felling of the tree.

SUMMARY OF REPRESENTATIONS:

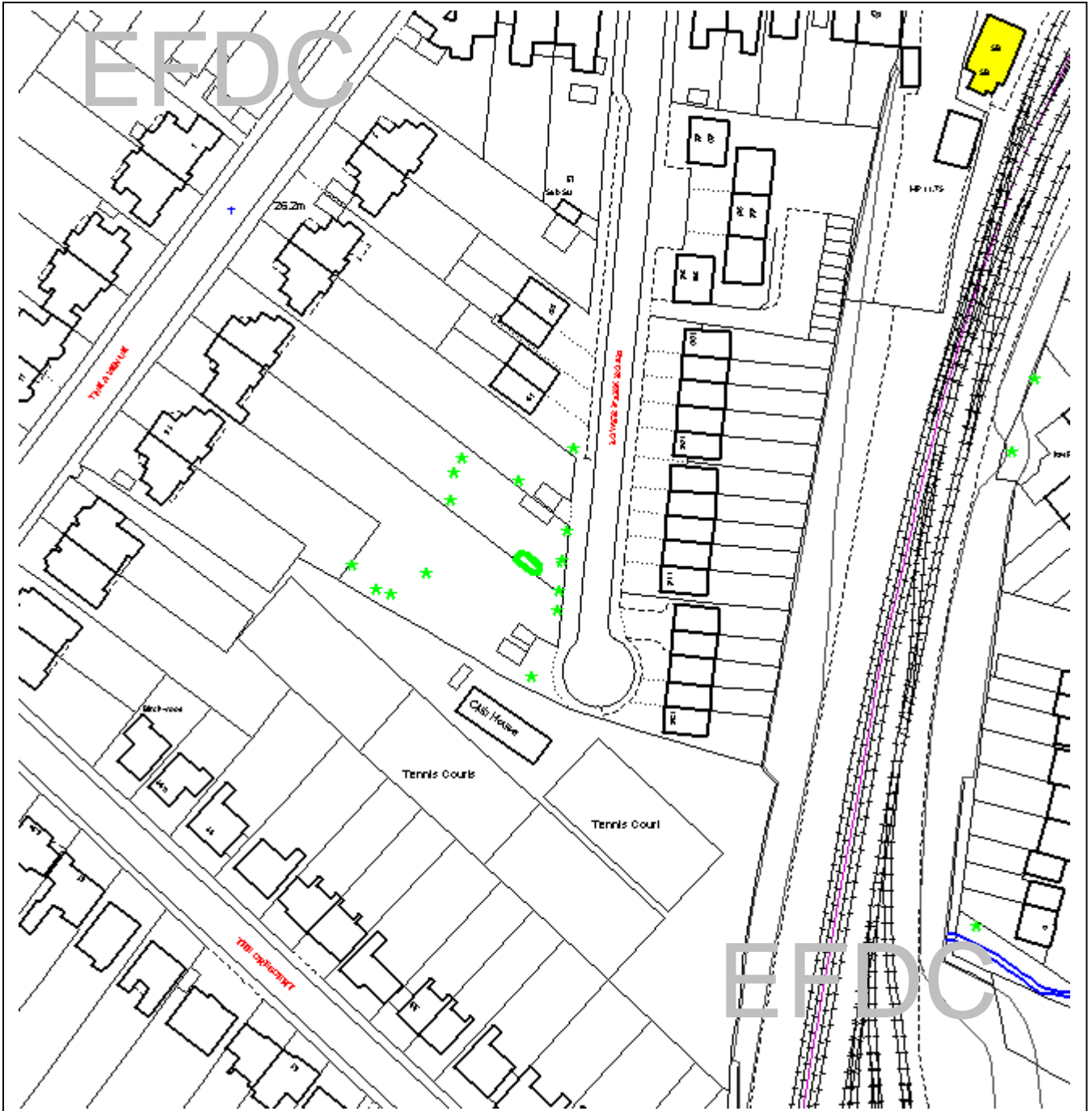
LOUGHTON TOWN COUNCIL objected to the application.

LOUGHTON RESIDENTS ASSOCIATION objected to the application.



Epping Forest District Council

Area Planning Sub-Committee South



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Agenda Item Number:	2
Application Number:	EPF/1321/07
Site Name:	99 Lower Park Road, Loughton, IG10 4NE
Scale of Plot:	1/1250

Report Item No: 3

APPLICATION No:	EPF/1300/07
SITE ADDRESS:	34 Scotland Road Buckhurst Hill Essex IG9 5NR
PARISH:	Buckhurst Hill
WARD:	Buckhurst Hill West
APPLICANT:	Mr & Mrs Robbins
DESCRIPTION OF PROPOSAL:	Two storey rear extension.
RECOMMENDED DECISION:	Grant Permission (With Conditions)

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 extension, shall match those of the existing building.
- 3 Notwithstanding the provision of the Town and Country Planning General Permitted Development Order 1995 (or of any equivalent provisions of any Statutory Instrument revoking or re-enacting the Order) no windows other than any shown on the approved plan shall be formed at any time in the flank walls of the building hereby permitted without the prior written approval of the Local Planning Authority.

Description of Proposal:

This application is a revised scheme, following a previous refusal, for a two-storey rear extension.

Description of Site:

The property is a detached two storey dwelling located on the south side of Scotland Road within the built up area of Buckhurst Hill. The area is characterised with a variety of styles of two storey semi-detached, detached and bungalow dwellings set within large rectangular plots. Property has previously been extended with a single storey rear extension and part of this proposal is to demolish this and rebuild using the existing footprint.

Adjoining properties have single storey flat roof extensions - No.36 is a bungalow.

Relevant History:

EPF/1835/00 - Front porch, two-storey rear extension, rear dormer and rear conservatory. Grant permission - Committee - 07/03/2001

EPF/1411/06 - Two-storey rear extension. Refused - 15/09/2006

Reason: The proposed extension, by reason of its size and appearance would be an overbearing and obtrusive addition, harmful to the amenities of the residents living at the bungalow at No. 36 Scotland Road, contrary to policy DBE9 of the adopted Local Plan.

- Subsequent Appeal lodged and dismissed.

Policies Applied:

Local Plan:

DBE9 – Amenity considerations.

DBE10 – Extension design criteria.

Issues and Considerations:

The main issues and considerations in relation to this application are the design and appearance, amenity of neighbouring properties.

- This is a revised proposal following a previous refusal by this Committee. The previous application was subsequently appealed and dismissed. The Planning Inspector's decision to dismiss the appeal was based on:
 - The prominence of the proposal on the street scene when viewed from the west as the bulk will dominate the bungalow and make it appear out of scale with neighbouring dwellings - this will be detrimental to the character of the area.
 - Possible loss of outlook to no. 36 and the first floor windows at the side of rear bay will cause overlooking and loss of privacy to adjacent neighbours.
- This revised scheme is for a two-storey rear extension to the existing dwelling. The property has an existing rear extension, depth 3.0m and width 4.1m, close to the boundary with no.36. The proposal will extend the ground floor to span the width of the existing dwelling with an additional full width first floor extension above. The maximum overall depth of the two-storey rear extension will be 3.0m.
- The new revised scheme with a proposed depth at 3.0m greatly reduces the previous refusal, which had a proposed depth at 5.0m with an additional 1.0m for the bay windows.
- This revised scheme limits the impact and prominence of the proposal on the street scene.
- As noted from the Inspector's report, the previous refusal had no impact on loss of light to no. 36, as there are alternative windows that provide adequate levels of light to this dwelling. This reduction in width only seeks to overcome the reason for this objection further and subsequently there will be no loss of light to adjacent dwellings with the revised scheme.
- As noted during the site inspection and as stated by the Inspector, no 36 exists on higher ground to the proposal site by approximately 2.0m on the boundary. The added advantage in ground level that no. 36 has to proposal site, combined with a 2.0m boundary fence and shrubs, is that it will greatly limit the impact of the first floor rear extension to the bungalow at no. 36 in terms of bulk and outlook.
- Two storey dwelling at adjacent neighbour no. 32 projects beyond the site by approximately 3.0m with no existing windows on the first floor flank wall. The proposed depth of 3.0m will bring both properties in line. There are no windows proposed on the side flank walls, therefore there will be no overlooking to adjacent neighbours from the proposal.
- This revised scheme has removed the bay windows on the original scheme that caused overlooking and loss of privacy. The only new proposed openings on the first floor are on the rear elevation where there are two Juliette balconies proposed. As the occupiers of no 34 will not be able to step out onto the balconies, should the Juliette windows be replaced by

standard windows there will be little difference from the first floor in terms of overlooking and privacy concerns to neighbours. Therefore the addition of Juliette windows in place of standard windows is acceptable on the first floor.

- The design of the proposed two-storey extension remains sympathetic and symmetrical to the existing dwelling. There will be no negative impact in terms of the character of the area.
- The Planning Officer carried out site visits from the two neighbours that would be most affected by the proposal, nos. 32 and 36 Scotland Road. After careful consideration and two site visits it is felt that the extension would have a level of impact that is considered acceptable.
- 5 objection letters received from adjacent and surrounding neighbours on the grounds of overlooking, loss of privacy, loss of light, visual impact, bulky, overbearing and obtrusive nature of the development, loss of outlook, excessive height, canyon effect to front door of no 36 and loss of amenity are noted. However, this application overcomes these objections which are generally a repeat of the previous refused proposal.
- Neighbour requests a condition restricting access to lane at the rear, this is not a planning consideration and neither are concerns relating to possible damage of foundations to adjacent dwellings and disruption from building works.
- Parish council object also to design, but this revised application is acceptable and as the street scene is varied, there is no predominant character of the area.

Conclusion

The proposed two-storey rear extension will not cause detrimental harm to the amenities of neighbouring occupiers and will not be out of character with the existing dwelling and surrounding area. The revised scheme complies with Local Plan Policies DBE9 and is much smaller than the previous appeal decision subject. The objections have been carefully considered but the merits of the case justify a recommended for approval with relevant planning conditions.

SUMMARY OF REPRESENTATIONS:

PARISH COUNCIL – Object: The proposed double gable rear elevation changes the character of the house and is not in keeping with the existing houses; The scale of the rear extension causes significant loss of light to the single storey building at no.36; because of the pronounced slope of the gardens the proposed long windows to the first floor overlook the neighbouring gardens resulting in loss of privacy.

36 SCOTLAND ROAD - Objects: Loss of light to living room. Overlooking and loss of privacy into rear garden. Bulky building, overbearing and obtrusive. Elevated height gives extra impact on the street scene contrary to DBE9.

43 SCOTLAND ROAD - Objects: Visual impact, overlooking and loss of light. Extension will be overbearing and obtrusive. Loss of light to front door of no. 36 and will create a canyon effect outside front door.

79A PALMERSTON ROAD - Objects: Proposal will be bulky and out of character. Loss of light to front door of no. 36 and will create a canyon effect outside front door. If proposal is granted a condition should be imposed preventing the rear lane to be used for access to application site.

32 SCOTLAND ROAD - Objects: Loss of light and overlooking to no. 36. Potential damage to foundations of their home and no. 36. Potential disruption building works would create.

9 WESTBURY ROAD - Objects: Proposal will be bulky and height of first floor will obstruct light to both adjacent neighbours. Effects on amenity, light and privacy.



Epping Forest District Council

Area Planning Sub-Committee South



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Agenda Item Number:	3
Application Number:	EPF/1300/07
Site Name:	34 Scotland Road, Buckhurst Hill, IG9 5NR
Scale of Plot:	1/1250

Report Item No: 4

APPLICATION No:	EPF/1429/07
SITE ADDRESS:	34 Oak Lodge Avenue Chigwell Essex IG7 5HZ
PARISH:	Chigwell
WARD:	Grange Hill
APPLICANT:	Mr Liaqat Ali
DESCRIPTION OF PROPOSAL:	Part two, part single storey rear and side extension, loft conversion with rear dormer window and alterations to roof including addition of pitch to existing side extension. (Revised application)
RECOMMENDED DECISION:	Grant Permission (With Conditions)

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 extension, shall match those of the existing building.
- 3 Notwithstanding the provision of the Town and Country Planning General Permitted Development Order 1995 (or of any equivalent provisions of any Statutory Instrument revoking or re-enacting the Order) no windows other than any shown on the approved plan shall be formed at any time in the flank walls of the building hereby permitted without the prior written approval of the Local Planning Authority.

Description of Proposal:

This application seeks planning permission for a first floor side extension and a part single part two storey rear extension and a loft conversion comprising the addition of a dormer window in the rear roof slope and three roof lights in the front roof slope. A pitched roof would also be added to the existing flat roofed side extension.

The proposed first floor side extension would infill the area to the rear of the existing side extension. The proposed rear extension would be approximately 2.9 metres in depth, with the single storey element spanning the full width of the dwelling and the two story section being less wide and set off the side of the dwelling by approximately 2.2 metres. The proposed dormer would have a flat roof finish.

Description of Site:

The application site is a semi detached dwelling located on the western side of Oak Lodge Avenue. The dwelling has a large flat roofed part two-, part single-storey extension to the side, which abuts the site boundary.

The neighbouring dwelling, 32 Oak Lodge Avenue, has a two storey flat roofed extension to the rear and as a result, a window has been added in the side elevation of the main dwelling, very close to the rear of the original house. This window presently serves a study area, which is a narrow room that is open to the hall which provides access to the main extension. On the basis of the existing layout of this area, it is not considered that this area would constitute a habitable room.

Relevant History:

CHI/0272/70. Extension. Approved 01/09/70.

Policies Applied:

Adopted Local Plan and Alterations:

DBE9 – Neighbouring Amenity
DBE10 – Residential Extensions

Issues and Considerations:

The main issues in this case are:

1. The impact of the proposed development on the amenities of the occupiers of neighbouring dwellings; and
2. The impact of the proposed development on the character and appearance of the area.

1. Impact on Neighbours

The greatest impact on the amenity of the occupiers of neighbouring dwellings would be to the occupiers of 32 Oak Lodge Avenue. With regard to their ground floor accommodation (an open plan kitchen/dining room) it is considered that sufficient light and outlook would be retained from the windows in the rear of the extension to avoid any detrimental loss of amenity. At first floor level, there is a window in the side elevation that would sit approximately level with the rear of the proposed two storey side extension. Although light to this window would be restricted, it is considered that the window would continue to receive light from the south west and would have a view past the rear of the extension. It is also considered that, due to the location of the window in close proximity to the site boundary, it would be unreasonable to expect uninterrupted light and outlook to this part of the dwelling. Furthermore, notwithstanding that the neighbour representation refers to this space as a bedroom, this room at present houses a study and the access to the bedroom in the rear extension. Without significant internal reorganisation, it is not considered to be a habitable room.

The proposed rear extension, by virtue of its depth and the existing extension at 32 Oak Lodge Avenue and the existing conservatory at ground floor level at 36 Oak Lodge Avenue, it is not considered that there would be a material loss of amenity to justify a refusal in this case.

2. Impact on Appearance of Area

The front elevation would be greatly improved by the proposed development, which would result in the addition of a pitched roof above the existing non-conforming flat roof side extension. The rear extensions are considered to have an acceptable appearance and the proposed dormer is considered to be well proportioned in relation to the rear roof slope. The side extension would abut the side boundary of the site. However as the bulk of the extension is existing at present, it is considered that an exception to the Council's normal standard, which requires that side extensions be set off the side boundary of the site by one metre, is justified in this case, as there will be no resultant terracing effect caused by the proposal (because the terracing already exists.). This will not set a precedent. The site, like its neighbours, has a large rear garden area and the additions will not result in an overdevelopment of this property in an area where similar developments exist.

Conclusion

The impact of the proposed development on the occupants of the neighbouring property at no.32 has been carefully considered, but in light of the above appraisal, it is considered that the proposed development would have an acceptable appearance and would not be detrimental to the character and appearance of the area. Accordingly, it is recommended that planning permission be granted.

SUMMARY OF REPRESENTATIONS:

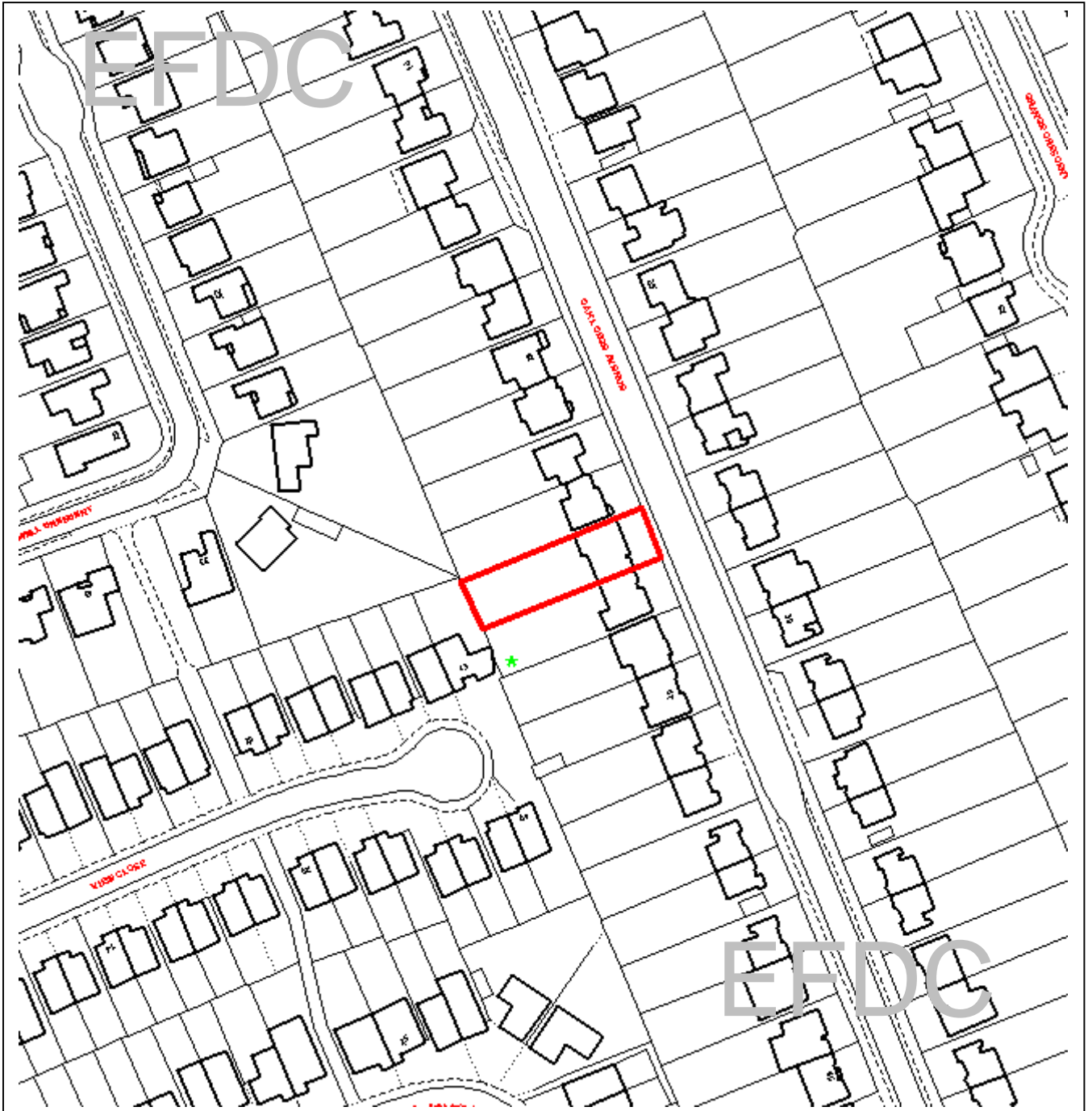
PARISH COUNCIL. Objection. The Council objects due to the adverse impact it will have on the adjacent property.

32 OAK LODGE AVENUE. If the double storey extension is to be extended as per the plans, and the single storey added to, with a pitched roof, we will suffer a complete loss of light to our middle bedroom which is currently used as an office and has no other window apart from the one facing the side elevation. Our kitchen/dining room will also be severely affected. The proposed double storey will make the boundary wall very intrusive as there is only the width of our sideway between it and the side of our house. This site will be overdeveloped and out of keeping with the other houses in Oak Lodge Avenue. It will also create a precedent for extending to the property line, thus creating a terrace rather than semi's.



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Area Planning Sub-Committee South



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Agenda Item Number:	4
Application Number:	EPF/1429/07
Site Name:	34 Oak Lodge Avenue, Chigwell, IG7 5HZ
Scale of Plot:	1/1250

Report Item No: 5

APPLICATION No:	EPF/0010/07
SITE ADDRESS:	2 Forest Way Loughton Essex IG10 1JG
PARISH:	Loughton
WARD:	Loughton St Johns
APPLICANT:	Mr P Pomfrett
DESCRIPTION OF PROPOSAL:	Loft conversion with a rear dormer window.
RECOMMENDED DECISION:	Grant Permission

This item was deferred at the last meeting of this Committee to update consultation carried out on this planning application.

Description of Proposal:

This application seeks retrospective planning permission for a loft conversion comprising a rear facing dormer window and the insertion of a roof light in the front elevation. The rear dormer is approximately 1.9 metres in width with a maximum height of 2.3 metres.

Description of Site:

The application property is an end terraced dwelling located in Forest Way, within the York Hill Conservation Area. The neighbouring dwelling (no.4) has a large flat roofed box dormer to the rear roof slope which was constructed as permitted development, prior to the designation of the conservation area. To the side of the site lie the rear gardens of residential properties in York Hill. Due to a change in levels, these dwellings are set approximately 2 metres lower than that application property. To the rear of the site is the side of the rear garden of 9 Ashley Grove. The rear garden of the application site is approximately 8.3 metres in length and is further separated from the garden of 9 Ashley Grove by an access path of approximately 1.3 metres in width.

Relevant History:

EPF/1726/06. Loft conversion with a rear dormer window. Refused 23/10/2006. This was for a flat-roofed box covering the entire rear roof slope.

Policies Applied:

Local Plan and Alterations
DBE9 – Residential Amenity
DBE10 – Extensions to Dwellings

Issues and Considerations:

The main issues in this case are the impact of the development on:

1. the impact of the proposed extensions on the amenities of the occupiers of neighbouring dwellings; and
2. the character and appearance of the York Hill Conservation Area.

3. *Impact on neighbours*

With regard to the impact of the proposed extensions on the amenities of the occupiers of neighbouring dwellings, the proposed dormer window would be located approximately 10.5 metres from the garden of 9 Ashley Grove. This garden is already overlooked by the first floor window of the application dwelling, which is closer to the rear boundary of the site by approximately one metre. Having regard to this, it is not considered that the proposed dormer window would result in a material increase in overlooking of this property, despite its increased height.

4. *Design and Appearance*

Turning to the impact of the proposed extension on the appearance of the area, the proposed dormer would be of a modest size, being set off both sides of the roof slope by one metre and being set approximately 1.3 metres above the eaves. It would have a pitched roof that would sit below the ridge of the main dwelling. Having regard to the size, position and design of the dormer, it is considered that it would have an appropriate appearance that would be in keeping with the character and appearance of the existing dwelling and the wider conservation area.

Conclusion

In light of the above appraisal, it is considered that the proposed dormer would not result in any material loss of amenity to the occupiers of neighbouring dwellings and would be in keeping with the character and appearance of the dwelling and the wider conservation area. Accordingly, it is recommended that planning permission be granted.

SUMMARY OF REPRESENTATIONS:

TOWN COUNCIL. Objection. The application is contrary to policies DBE9 (i) and (ii) of Epping Forest District Council's adopted Local Plan due to the visual impact in a conservation area and the proximity to nearby houses. The site plan has significant details missing i.e. no houses shown in Ashley Grove.

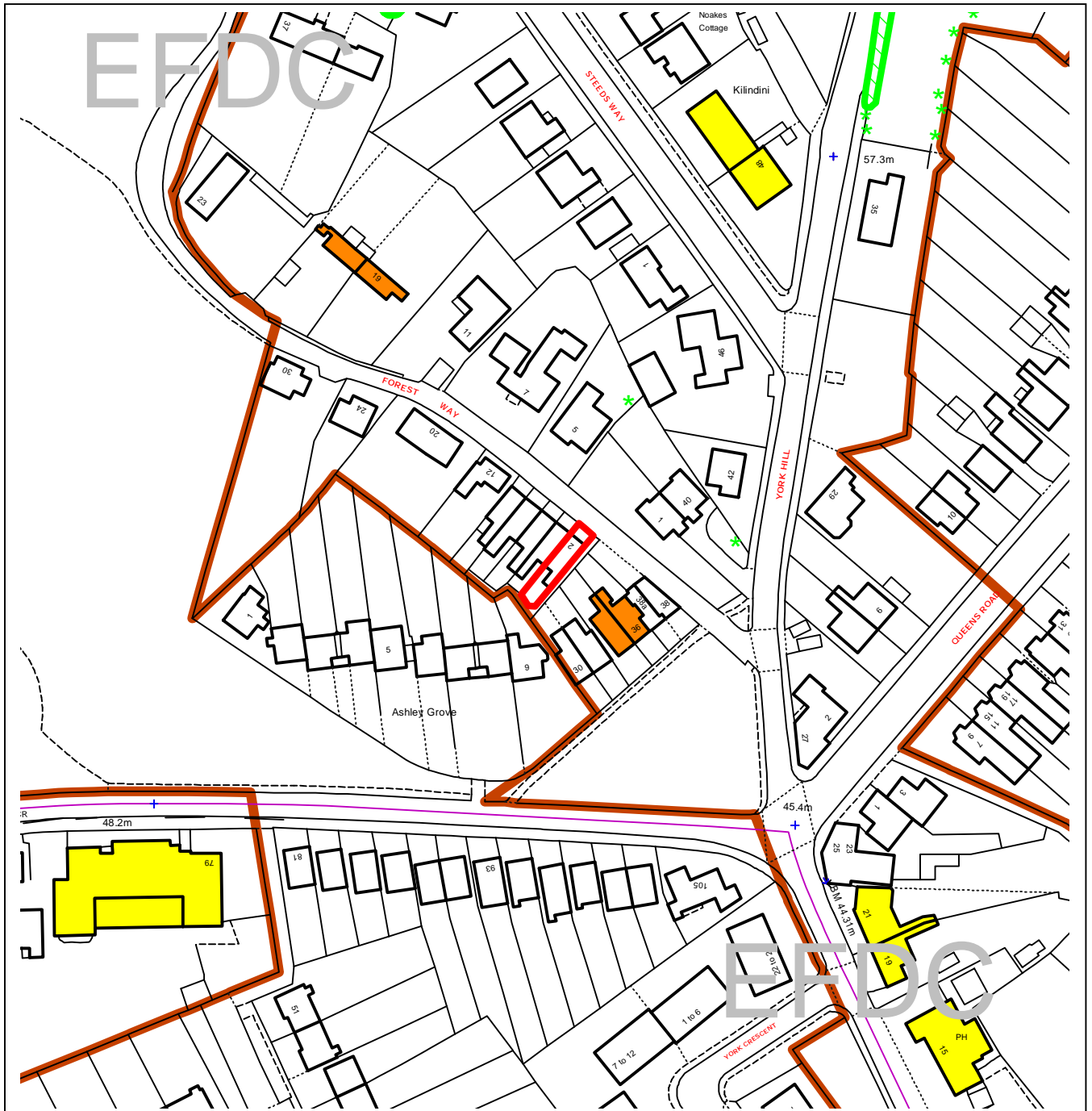
9 ASHLEY GROVE, STAPLES ROAD. Objection. I wish to object to planning permission being granted as it is detrimental to the amenities of myself and my neighbours. It is visually intrusive and with extensive overlooking.

32 YORK HILL. Objection. Reduction of natural light to the rear of my property, visual blight and increased lack of privacy. Also objects that application has been submitted retrospectively.



Epping Forest District Council

Area Planning Sub-Committee South



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Agenda Item Number:	5
Application Number:	EPF/0010/07
Site Name:	2 Forest Way, Loughton, IG10 1JG
Scale of Plot:	1/1250

Report Item No: 6

APPLICATION No:	EPF/0911/07
SITE ADDRESS:	Land to rear of 33 and 35 Spring Grove Loughton Essex IG10 4QD
PARISH:	Loughton
WARD:	Loughton Forest
APPLICANT:	M P Properties Ltd
DESCRIPTION OF PROPOSAL:	Erection of a detached four bedroom house fronting Summerfield Road.
RECOMMENDED DECISION:	Grant Permission (With Conditions)

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 shall be carried out in accordance with the amended plans received on 09/07/07 unless otherwise agreed in writing with the Local Planning Authority.
- 3 Details of the types and colours of the external finishes shall be submitted for approval by the Local Planning Authority in writing prior to the commencement of the development, and the development shall be implemented in accordance with such approved details.
- 4 Prior to the commencement of development details of screen walls, fences or such similar structures shall be agreed in writing by the Local Planning Authority, and shall be erected before the occupation of any of the dwellings hereby approved and maintained in the agreed positions.
- 5 Notwithstanding the provision of the Town and Country Planning General Permitted Development Order 1995 (or of any equivalent provisions of any Statutory Instrument revoking or re-enacting the Order) no windows other than any shown on the approved plan shall be formed at any time in the flank walls of the building hereby permitted without the prior written approval of the Local Planning Authority.
- 6 Prior to the commencement of the development details of the proposed surface materials for the hardstanding at the front of the dwelling shall be submitted to and approved in writing by the Local Planning Authority. The agreed surface treatment shall be completed prior to the first occupation of the development.
- 7 Gates shall not be erected on the vehicular access to the site without the prior written approval of the Local Planning Authority.

- 8 All construction/demolition works and ancillary operations (which includes deliveries and other commercial vehicles to and from the 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.
- 9 Notwithstanding the provisions of the Town and Country Planning General Permitted Development Order 1995 as amended (or any other order revoking, further amending or re-enacting that order) no development generally permitted by virtue of Part 1, Classes A and B shall be undertaken without the prior written permission of the Local Planning Authority.
- 10 Prior to commencement of development, details of levels shall be submitted to and approved by the Local Planning Authority showing 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.

Description of Proposal:

This application seeks planning permission for the detailed design of a four bedroom detached dwelling, pursuant to outline planning permission (reference EPF/1720/05) granted in November 2005. The proposed dwelling would be two storey in height, with additional the roof space. A single garage is proposed, with additional parking for up to 2 vehicles on a hard standing at the front of the property. A rear garden of approximately 116m² is proposed and would be located on split levels due to the change in levels across the site.

Description of Site:

The application site is located on the eastern side of Summerfield Road at the rear of the gardens of 35 and 37 Spring Grove in Loughton. A disused garage stands on the site at present. Within Summerfield Road and Spring Grove, dwellings are predominately large and either detached or semi-detached. Mock Tudor detailing is a common design feature.

At the southern end of Summerfield Road the land lies within the Metropolitan Green Belt. However, the application site is not located within the green belt.

Relevant History:

EPF/1720/05. Outline applications for erection of a four bedroomed detached house. Approved 30/11/05.

EPF/1567/06. Erection of a detached four-bedroom house fronting Summerfield Road (amended application). Refused 03/10/06. – small plot size, design and scale, overlooking from dormers.

EPF/2263/06. Reserved matters application for the erection of a detached four bedroom house fronting Summerfield Road. Refused 12/01/07 – Scale of house harmful to character of area..

Policies Applied:

DBE1 – Design of New Buildings
DBE2/9 – Impact of New Development
DBE6 – Residential Car Parking
DBE8 – Private Amenity Space

Local Plan Alterations

ST1 – Location of Development
ST2 – Accessibility of Development
ST4 – Road Safety
ST6 – Vehicle Parking

Issues and Considerations:

The main issues in this case are:

1. Impact of the proposed development on the amenities of the occupiers of neighbouring dwellings;
2. Impact on the character and appearance of the area;
3. Level of amenity for the occupiers for the proposed dwelling; and
4. The acceptability of the proposed off-street parking provision.

1. Amenities of occupiers of neighbouring dwellings

With regard to the impact of the proposed development on the occupiers of neighbouring dwellings, the main properties that would be affected are 33, 35, 37 Spring Grove and 2 Summerfield Road. 33 and 35 Spring Grove would be located to the side of the proposed dwelling, separated by the length of their remaining gardens (approximately 24 metres). Due to this distance, it is not considered that the occupiers of these properties would suffer any material loss of outlook or natural light. Furthermore, the windows proposed in the side elevation of the dwelling facing this property would be high level and may be controlled by the imposition of a planning condition. Accordingly, it is not considered that there would be any material loss of privacy.

Turning to the impact of the new dwelling on 37 Spring Grove, the windows in the rear elevation of the dwelling would overlook the rear section of the garden belonging to number 37. The first floor windows would be located approximately 11 metres from the site boundary and having regard to the level change (which results in the property being higher than the application site) and the distance of this part of the garden from 37 Spring Grove, it is not considered that there would be a material loss of privacy.

2 Summerfield Road would be set back from the proposed dwelling and accordingly, there would be no loss of amenity to the rear of this dwelling or the garden area. The new dwelling would be set forward of 2 Summerfield Road by approximately 4.5 metres. However, having regard to the change in levels between the sites and the location of the garage of 2 Summerfield Road at ground floor level, it is not considered that there would be any material loss of light or outlook. No openings are proposed in the elevation facing towards 2 Summerfield Road, other than a door in the side of the utility room and a roof light. It is not considered that the proposed roof light would result in a material loss of privacy to the occupiers of this property. Accordingly, it is not considered that there would be any material loss of privacy to the occupiers of this dwelling.

2. Impact on the character and appearance of the area

The design of the dwelling has altered from the previous application refused in January and the bulk of the dwelling has been reduced by the proposed hipped roof and the loss of the front dormers. Internally, this has resulted in the loss of the proposed study.

The area around the site is characterised by large detached and semi-detached houses, with reasonably large sized gardens. The proposed dwelling would have a garden area of approximately 9.7 x 12 metres (116m²). It is considered that the proposed area of amenity space, although significantly less than on existing properties due to the size of the plot, would provide adequate space and would not result in the proposed development being harmful to the character and appearance of the area.

It is considered that the reduction in the bulk of the roof of the proposed dwelling would result in it having an acceptable appearance within the street.

3. Level of amenity for occupiers of the proposed dwelling

The occupiers of the proposed dwelling would have an acceptable level of natural light, outlook and privacy. Furthermore, it is considered that the proposed dwelling would have an acceptable amount of private amenity space.

4. Parking provision

One garage space and a hard standing for up to 2 vehicles are proposed. Parking provision is considered to be acceptable in accordance with the Council's parking standards.

5. Other matters

An objection has been received from a local resident relating to possible breaches of covenants arising from the grant of planning permission. However, such matters are civil issues and not material considerations in the determination of a planning application.

Conclusion

In light of the above appraisal, it is considered that, following the revisions to the scheme, the proposed dwelling would have an acceptable appearance within the street scene. It is further considered that it would not have a material impact on the amenities of the occupiers of neighbouring dwellings and would have an adequate level of amenity for its future occupants. The proposed parking and access arrangements are considered to be acceptable and it is, therefore, recommended that planning permission be granted.

SUMMARY OF REPRESENTATIONS:

LOUGHTON TOWN COUNCIL. No objection.

2 SUMMERFIELD ROAD. Objection. Landscaping fails to declare holly hedge and privet hedge. Also mature trees under preservation order on neighbouring plot. Outline was for house with a footprint of 80m², this house has a footprint of 100m². Not in harmony with the surrounding houses. The proposed house has a larger roof and top floor to accommodate extra space which is out of character with other houses – it looks top heavy.

4 SUMMERFIELD ROAD. Objection. The proposal appears to show a large house 'shoe-horned' into a relatively small plot, totally out of keeping with the scale of the existing road. The house footprint has increased from 80m² to 100m². House is out of character. Accommodation on the

upper two floors is excessive. In a clumsy attempt to hide the fact that it is a 5-bedroom house, the developers have simply re-named one of the bedrooms as a study. Vehicular access and parking provision are inadequate.

35 SPRING GROVE. Objection. The proposal is in breach of several covenants placed on the sale of the land.

37 SPRING GROVE. Objection. The building will be three storey. We believe this will impinge on our privacy. The pitch of the roof is too high. The 'study' is the same size as one of the other bedrooms. The garden will be small in respect of the size of the house and not in keeping with the rest of the properties in the area. The property will be in danger of flooding as water flows down the gardens of the houses in Spring Grove. The house is too big for the size of the plot and will not have adequate parking off street for a four/five bedroomed house. Will look cramped and out of place.

Following the submission of amended plans on 09/07/07, the following representations have been received:

LOUGHTON TOWN COUNCIL. No objection.

2 SUMMERFIELD ROAD. Objection. Concerned that the velux window in room 4 is looking straight into our house and request that a demand is made for it to be fitted with opaque glass or film.

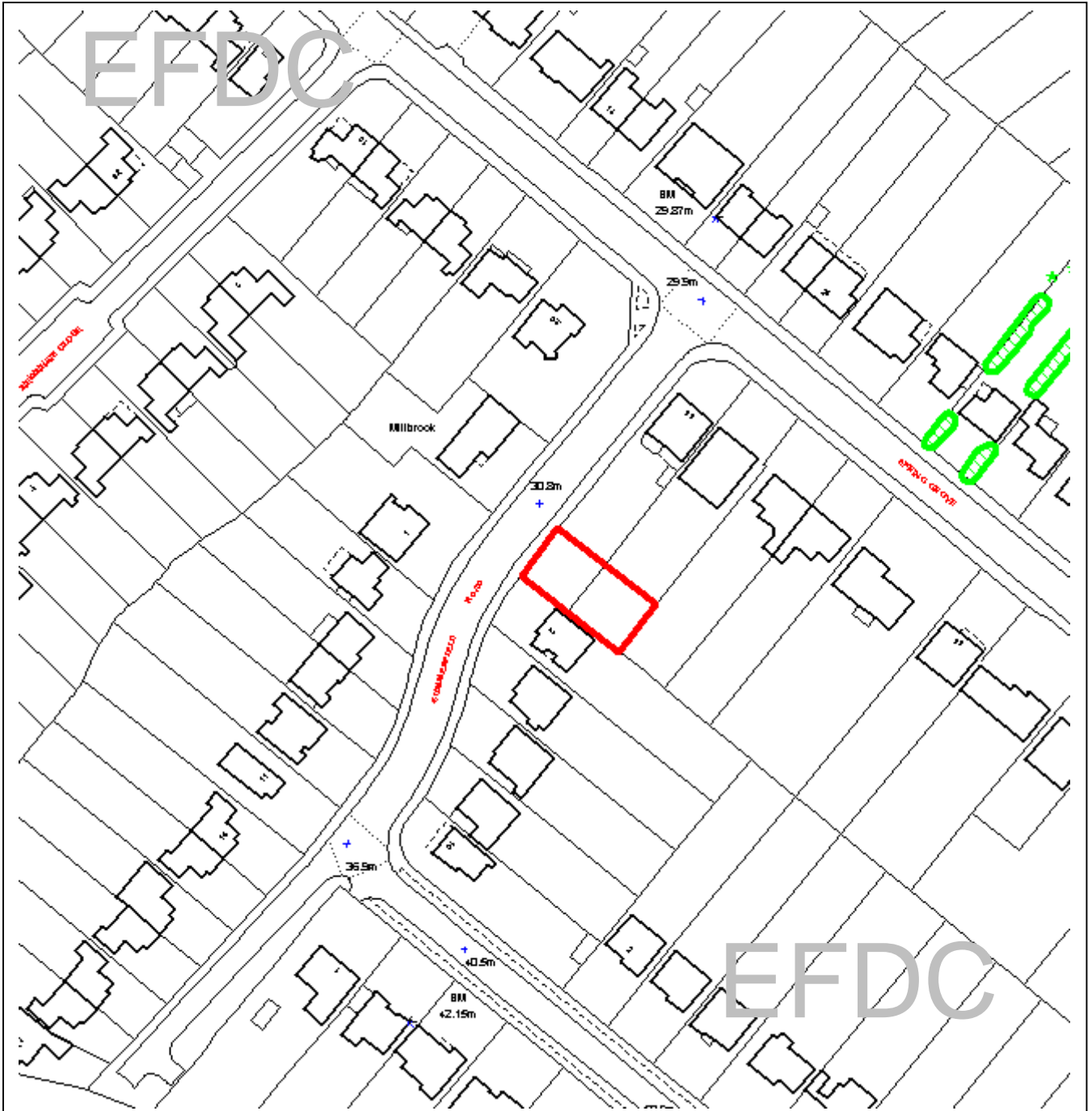
35 SPRING GROVE. Objection. Previous objections apply.

37 SPRING GROVE. Objection. Although the roof has been altered in the amended plan we still feel that the pitch of the proposed roof is too high. The roof space could still be turned into a fifth bedroom. The property will be in danger of flooding.



Epping Forest District Council

Area Planning Sub-Committee South



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Agenda Item Number:	6
Application Number:	EPF/0911/07
Site Name:	Land to rear of 33 & 35 Spring Grove, Loughton, IG10 3QS
Scale of Plot:	1/1250

Report Item No: 7

APPLICATION No:	EPF/1090/07
SITE ADDRESS:	40 The Avenue Loughton Essex IG10 4PX
PARISH:	Loughton
WARD:	Loughton Forest
APPLICANT:	Mr & Mrs Simon De Wilde
DESCRIPTION OF PROPOSAL:	Loft conversion with front, rear and side dormer windows.
RECOMMENDED DECISION:	Grant Permission (With Conditions)

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 extension, shall match those of the existing building.
- 3 Prior to first occupation of the building hereby approved the proposed window openings in the proposed north facing dormer on the side of the main roof facing 38 The Avenue shall be fitted with obscured glass and have fixed frames with top opening vents only, and shall be permanently retained in that condition.

Description of proposal:

Loft conversion with single front, side and rear dormers. All dormers are pitched roof of varying sizes, with the smallest at the front and the largest at the back.

Description of Site:

Detached house on a rectangular plot. The ground falls steeply to the north east and houses in this road are stepped in height..

Relevant History:

Various including:

EPF/1462/88	single and two storey rear extension	approved
EPF/2088/04	single storey rear extension & conversion of garage	approved

Polices Applied:

DBE 9 & 10 Amenity

Issues and Considerations:

The main issues are the impact of this proposal on:

1. The street scene
2. Amenities of the neighbouring properties.

6. Impact on the Street Scene

- The current property has a pyramid type roof and the scheme would see a small pitched roof dormer installed on the front elevation, two slightly large dormers, one of each side pitch, and a large dormer on the rear pitch.
- The front dormer is small scale and has no adverse effect on the character and appearance of the street scene; the rear dormer cannot be seen from the street and is not in any event large.
- The two side dormers are of a moderate size and occupy a small proportion of the side roof slopes. They are set back from the front of the roof slope.
- It is also the case that this is not a prominent house within the street scene and the house is on a hill, so the overall ridgeline is stepped.
- There are a variety of house styles in this part of the street, although all are detached, and this property is different in style from both of its immediate neighbours.
- There are a number of far less attractive side dormers in the vicinity, at No 38, 36, 35 and 31, so the roof scape of this part of the street has already been compromised. The proposed dormers are much better and more appropriate examples of this type of development than those which already exist.
- Therefore this scheme does not cause any harm to the appearance and character of the street scene.

7. Design

- The dormers have been designed to be small scale and as unobtrusive as possible. They are centrally located in the roof slopes so that there is existing roof slope retained around it.
- They integrate well into the existing property and cause no harm which would justify a refusal.
- Materials will match.

8. Impact on Neighbours

- There would be no impact in terms of loss of sunlight/daylight on the immediate neighbours.
- There is no further overlooking of 40A to the south. It is accepted that the dormer on the northern roof slope will have the potential for overlooking the existing dormer at No 38.

However, this can be overcome by a condition requiring obscure glazing and top opening vents rather than casement windows.

Conclusions

For the above reasons this application is therefore recommended for approval. The dormers will sit symmetrically on the roof slopes and have an acceptable appearance within the street scene. Any potential loss of privacy can be overcome by condition.

REPRESENTATIONS

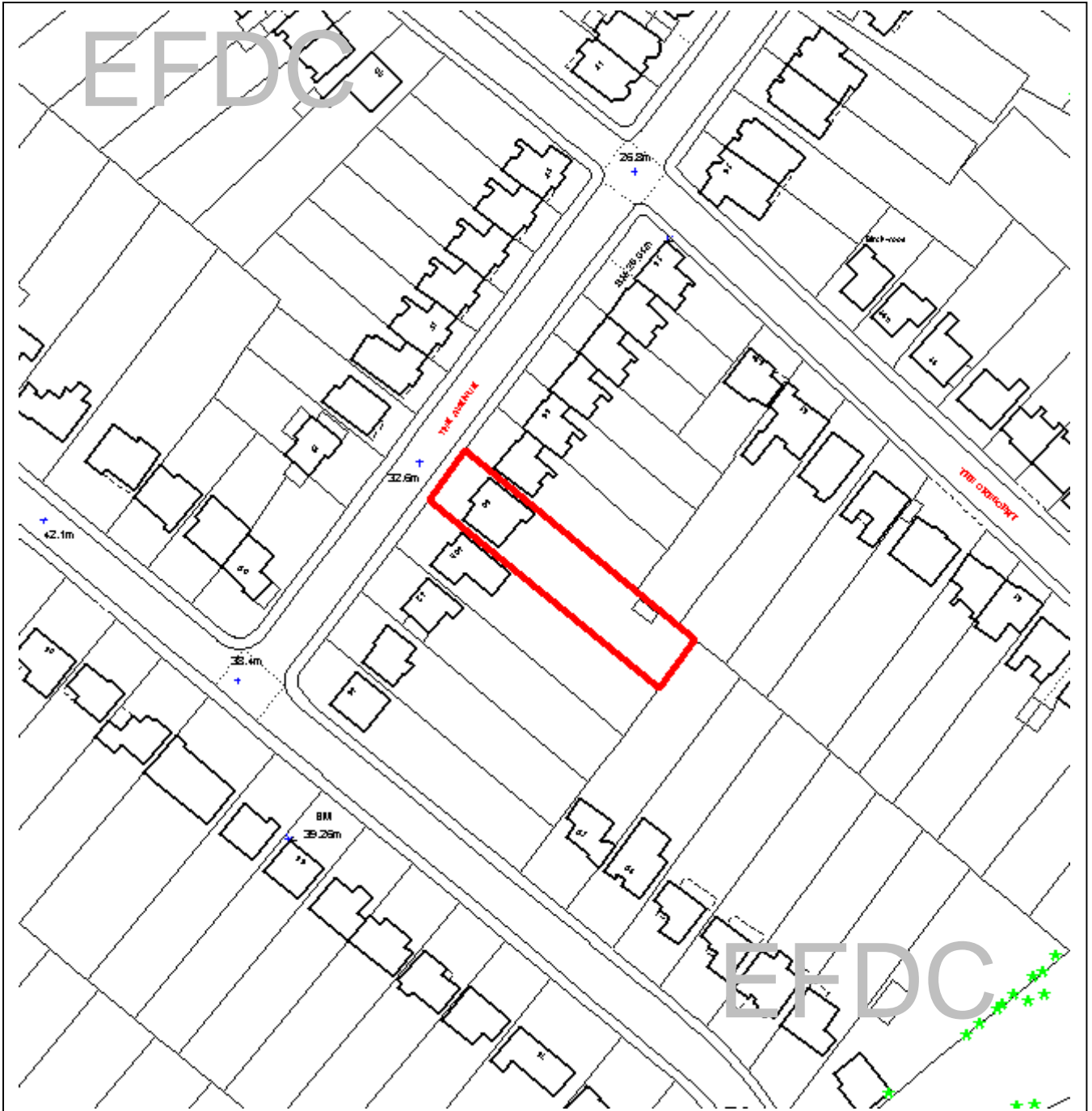
TOWN COUNCIL – OBJECTED, contrary to policies DBE9 (i) & (ii) and DBE 10 (i) of the Local Plan as the property looked bulky, the visual impact would be detrimental to the street scene and would cause overlooking of neighbouring properties.

38 THE AVENUE – NO OBJECTION in principle, concerns dormer adjacent to our property directly overlooks an existing dormer at this address and represents an obvious invasion of our privacy.



Epping Forest District Council

Area Planning Sub-Committee South



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Agenda Item Number:	7
Application Number:	EPF/1090/07
Site Name:	40 The Avenue, Loughton, IG10 4PX
Scale of Plot:	1/1250

Report Item No: 8

APPLICATION No:	EPF/1138/07
SITE ADDRESS:	Burton Road Depot Burton Road Loughton Essex IG10 3QS
PARISH:	Loughton
WARD:	Loughton Broadway
APPLICANT:	Vinci Park UK Ltd
DESCRIPTION OF PROPOSAL:	Renewal of planning permission EPF/1518/03 to retain two portakabins without compliance with condition 1 until 31 August 2014.
RECOMMENDED DECISION:	Grant Permission

Description of Proposal:

This application is for the renewal of planning permission EPF/1518/03 for the retention of two portakabins without compliance with condition 1 until 31 August 2014. Condition 1 of the previous application limited the permission for the two portakabins until 31 August 2007, and this variation seeks to extend this until 31 August 2014.

Description of Site:

A former Council depot on the south-eastern side of Burton Road, Loughton, occupied by two prefabricated buildings, a row of single storey garages and parking spaces. To the south of the site are two storey houses and maisonettes and on the opposite side of Burton Road is a public car park.

Relevant History:

DC/EPF/0002/93 – Temporary use of site of lockup garages for Housing D.L.O. Depot including the provision of a mobile office unit, erection of security fences and formation of parking area – approved/conditions 07/06/93
EPF/2419/02 – Retention of two portakabins – approved/conditions 21/05/03
EPF/1518/03 – Retention of two portakabins without compliance with conditions 1 & 4 attached to planning permission EPF/2419/02 – approved/conditions 14/01/04

Policies Applied:

E12 – Employment Sites
DBE9 – Amenity Considerations
RP5A – Adverse Environmental Impacts

Issues and Considerations:

The main issues and considerations in relation to this application are the potential impact on the neighbouring properties and the appropriateness of retaining these temporary structures.

In 2002 the committee recommended a time limit of 2 years for the portakabins on this site, and in 2004 this was extended for another 3 years. This new application proposes to extend this time limit for an additional 7 years, which would coincide with the new lease starting in August 2007.

The buildings in question are well appointed yet single storey and cannot be seen from Burton Road. They are also well screened from the residential properties to the rear of the site and their use does not give rise to undue noise or disturbance. The continued occupation as a depot would also not result in any loss of amenity.

Although the variation of condition 1 for an additional seven years so that the permission coincides with the length of the contract seems reasonable, it is proposed that no time limit should be put on these portakabins. The site is owned by the Council and leased out for limited periods of time. The retention of these portakabins would not conflict with any long term intentions for this site as they are in the control of the Council and therefore can have them removed at any time. They are also currently kept in a reasonable and tidy state.

Planning Officers therefore consider that no further planning restrictions need be placed on these buildings.

Conclusion

Due to the above the retention of the portakabins until August 2014 is acceptable and is therefore recommended for approval, and furthermore it is suggested that no further time limit conditions are tied to these buildings.

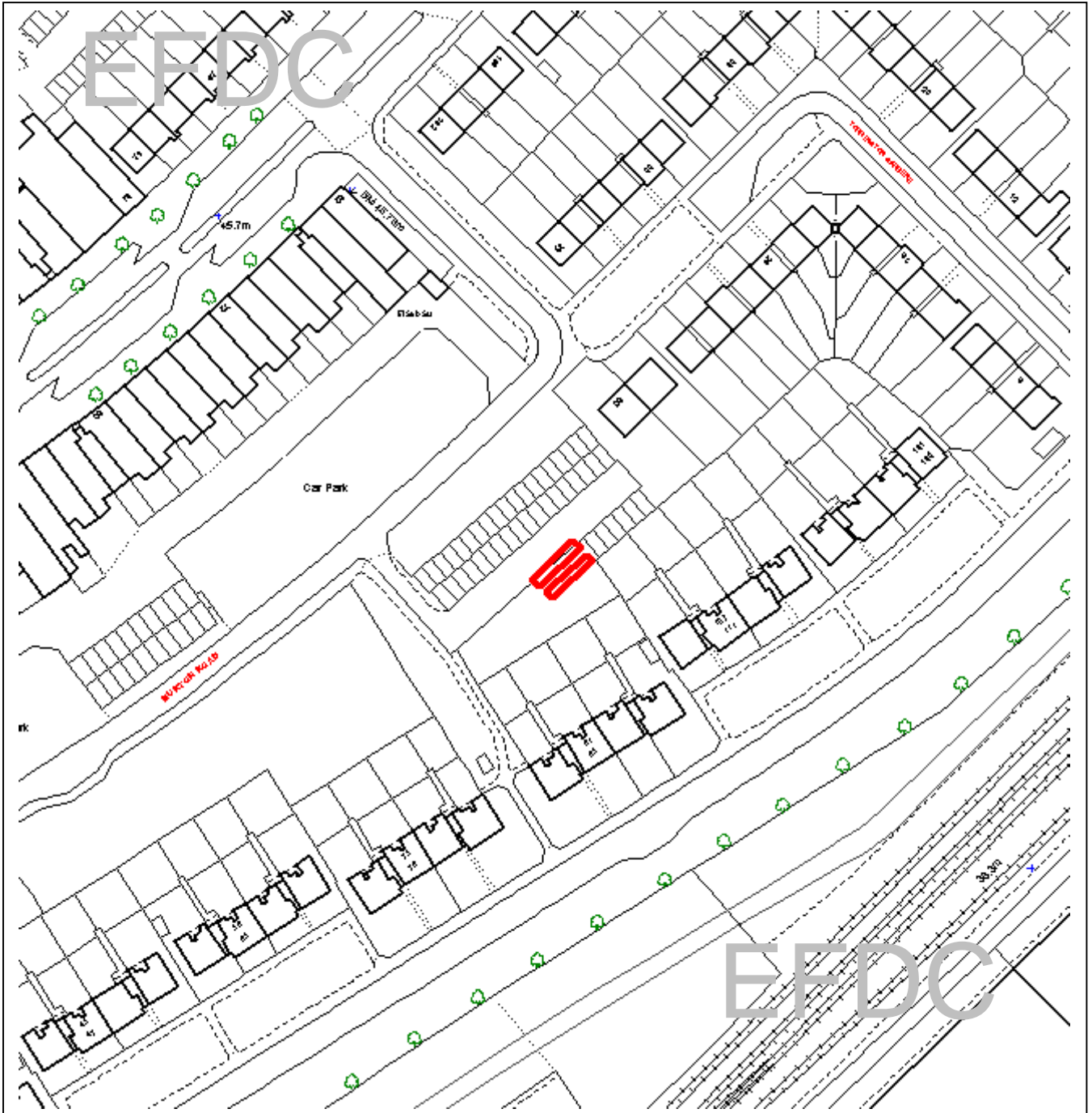
SUMMARY OF REPRESENTATIONS:

PARISH COUNCIL – Object as these temporary buildings have already been up for a number of years and consider that extending the permission for another 7 years to be unacceptable.



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Area Planning Sub-Committee South



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Agenda Item Number:	8
Application Number:	EPF/1138/07
Site Name:	Burton Road Depot, Burton Road, Loughton, IG10 3QS
Scale of Plot:	1/1250

Report Item No: 9

APPLICATION No:	EPF/1301/07
SITE ADDRESS:	28 Kenilworth Gardens Loughton Essex IG10 3AF
PARISH:	Loughton
WARD:	Loughton Roding
APPLICANT:	Mr D Murray
DESCRIPTION OF PROPOSAL:	Retention of rear outbuilding.
RECOMMENDED DECISION:	Grant Permission

Description of Proposal:

Permission is being sought for the retention of a rear outbuilding. This is 7.5m deep and 4.55m wide with a ridged roof to a maximum height of 4.3m and is located in the southern corner end of the rear garden. The applicant has informed the Council that this outbuilding is to be used as a gym and storage space.

Description of Site:

Two storey terraced house located on the south western side of Kenilworth Gardens. The property has an approximately 24m deep rear garden with rear access into a semi-private access way to the rear of the properties in Kenilworth Gardens and Highland Avenue.

Relevant History:

None

Policies Applied:

DBE1 – Design of New Buildings
DBE2 – Effect of New Buildings on surroundings
DBE9 – Amenity Considerations

Issues and Considerations:

The main issues here relate to the potential impact on the neighbouring properties and with regards to the design.

The outbuilding is located 1m from the shared boundary with No. 26 and close to the shared boundary with No. 30 at the end of these rear gardens. No. 30 has a large detached garage, which is of a similar size to that proposed, which sits directly adjacent to the proposal, and No. 26 has a similar, albeit smaller rear outbuilding, which is approximately 3.5m from the shared

boundary. The outbuildings are located at the rear of gardens some 24m in depth and the building does not cause undue loss of amenity to these neighbours. Given the adjacent outbuilding to the rear of No. 30 and the set back from the shared boundary with No. 26, this outbuilding has no unduly detrimental impact on loss of light or visual amenities to these neighbours.

The outbuilding is to have storage space in the roof served by two side velux windows and one gable window. Although these could give some views into the neighbours gardens, these are at the end of gardens where amenity loss would be small. Given the depth of the gardens there would be no detrimental loss of privacy to the rear windows of neighbouring dwellings. Also as there is restricted headroom in the roof because of the shape of the roof, it is unlikely that this would regularly cause neighbour nuisance.

As such the proposal complies with Local Plan policy DBE9.

The outbuilding is a standard designed building with a pitched roof that reaches a total height of 4.3m. There are several examples of similar, and in some cases larger footprint rear outbuildings and garages served by this rear access area. A mix of designs and styles can be seen in the locality, however the predominance appears to be for ridged roofed buildings, such as this proposal. Due to this, and despite this proposal being slightly higher with a limited first floor, the outbuilding is not considered to be detrimental to the character or appearance of the area.

Complies with Local Plan policy DBE10.

It should be noted that if this application were to be refused the roof could be lowered by 300mm and the building could then be retained as permitted development under Part 1 Class E of the Town and Country Planning (General Permitted Development) Order. Also should this outbuilding be used as anything unrelated to the main dwelling then planning permission would be required for a change of use.

Conclusion:

Due to the above, retention of the detached rear outbuilding is recommended for approval.

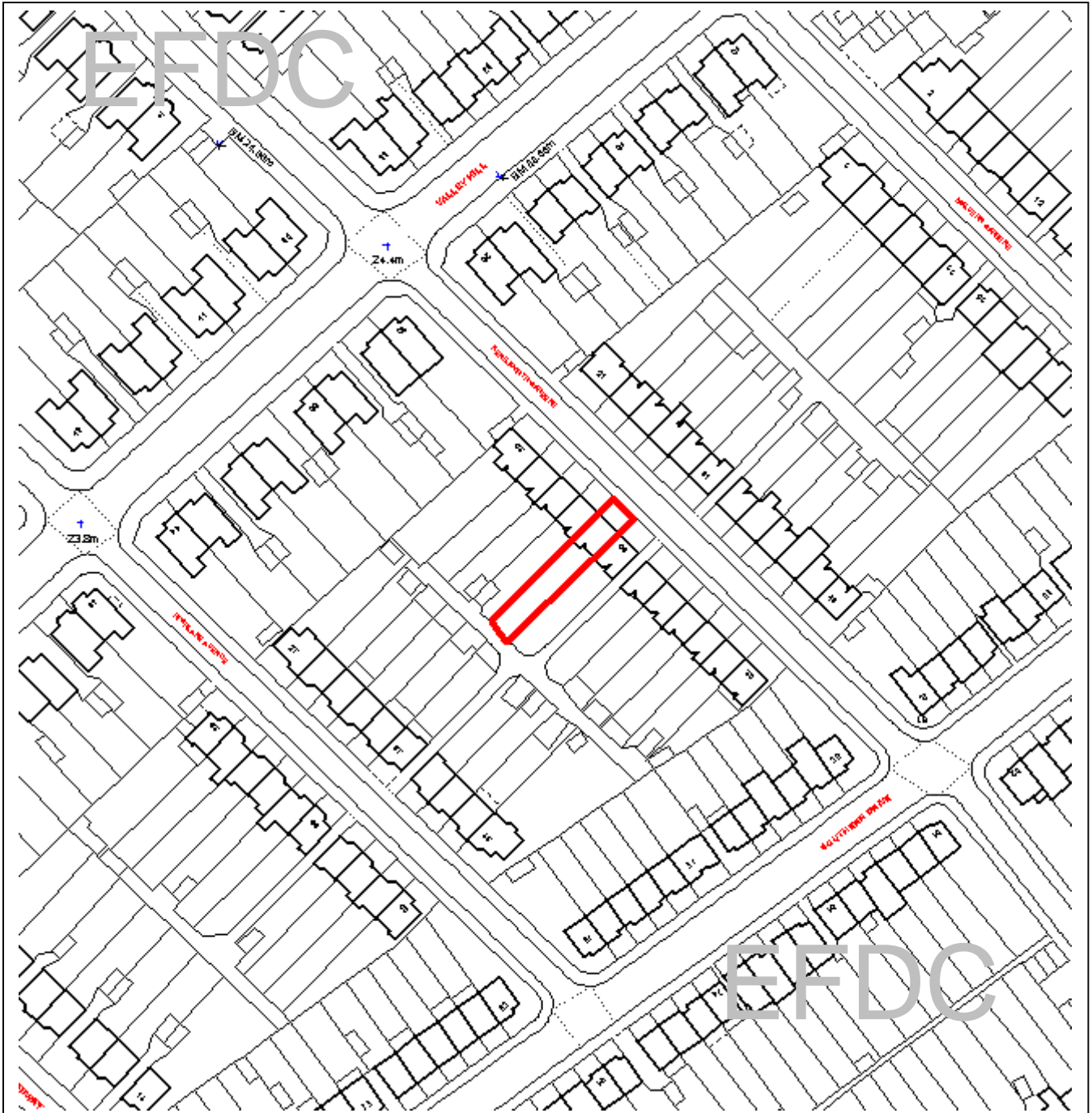
SUMMARY OF REPRESENTATIONS:

TOWN COUNCIL – Objects as this is contrary to Policy DBE1 (i) & (ii), DBE2 and DBE9 (i) & (ii) as it looks like a two storey residential building which would cause overlooking to neighbouring properties.



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Area Planning Sub-Committee South



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Agenda Item Number:	9
Application Number:	EPF/1301/07
Site Name:	28 Kenilworth Gardens, Loughton, IG10 3AF
Scale of Plot:	1/1250

Report Item No: 10

APPLICATION No:	EPF/1326/07
SITE ADDRESS:	197 The Broadway Loughton Essex IG10 3TE
PARISH:	Loughton
WARD:	Loughton Broadway
APPLICANT:	Mr R Allen
DESCRIPTION OF PROPOSAL:	Alteration and extension to existing dwelling to provide 4 no. 2 bed flats. (Revised application)
RECOMMENDED DECISION:	Refuse Permission

REASONS FOR REFUSAL

- 1 The extension and subdivision of the existing dwelling into 4 no. residential flats would detract from the character of the surrounding area and would set an undesirable precedent for similar conversions, contrary to policy DBE11 of the adopted Local Plan and Alterations.
- 2 The proposed rear dormer windows, due to their size and design, would dominate the roof slope and be an incongruous addition detrimental to the character and appearance of the original property, contrary to policy DBE10 of the adopted Local Plan and Alterations.

This application is on the Committee agenda at the request of Cllr. Mrs Richardson.

Description of Proposal:

Revised application for alterations and extension to the existing dwelling to provide 4 no. two bed flats. This would involve a 7m wide and 7.6m deep two storey side extension continuing the existing roof line, a 3m deep single storey rear extension and a 1.5m deep single storey front extension to a maximum height of 3.8m to create a double entrance to the building. The proposal would also involve the insertion of four 2.4m wide and 2m high, flat roofed rear dormers and a new front garden layout creating four parking spaces in the front garden.

Description of Site:

Two-storey semi detached dwelling located on the western side of The Broadway, Loughton. This property is one of two double wide plots, the other of which (No. 195) has had permission granted

for the erection of a new dwelling. There is an existing two storey side extension and single storey detached garage on this site.

Relevant History:

EPF/195/07 – Alterations and extension to existing dwelling to provide 4 no. 2 bed flats – refused 05/04/07

Policies Applied:

DBE9 – Amenity Considerations
DBE10 – Residential Extensions
DBE11 – Subdivision of Properties
ST4 – Road Safety
ST6 – Vehicle Parking

Issues and Considerations:

An almost identical scheme was previously refused on this site for the following reasons:

1. The extension and subdivision of the existing dwelling into 4 no. residential flats would detract from the character of the surrounding area and would set an undesirable precedent for similar conversions.
2. The proposed rear dormer windows, due to their size and design would dominate the roof slope and be an incongruous addition detrimental to the character and appearance of the original property.

Therefore these previous reasons for refusal need to be overcome.

1. Appropriateness

The character of this section of The Broadway consists predominantly of terraced and semi-detached houses. The closest flats to this area are those located within The Broadway town centre above shops in a town centre location.

The conversion of this property into four flats would be out of character with the surrounding area. Although it is appreciated that the development has been designed to appear as two single dwellings, the intensification of use and introduction of flats to this area would in Officers opinion harm the character of this area and would set an unwanted precedent for further conversions, particularly as the neighbouring site at No. 195 obtained planning permission for an additional attached dwelling in 2005 and a similar conversion would therefore be difficult to resist. Planning Officers consider that the previous reason for refusal is still relevant in this case. Also it would be contrary to Local Plan policy DBE11.

2. Design

The proposed side extension would be designed with the appearance of an additional house and would give the impression of three terraced dwellings. As stated above, the neighbouring site no. 195, was granted planning permission for an attached house forming three terraced properties, and there are several other examples of terrace houses in the surrounding area. Due to this there would be no unduly detrimental impact on the street scene.

The single storey rear extension would be of a standard design similar to several others in the surrounding area and would not be out of keeping with the original property.

The proposed front extension would provide two entrances to the building, further enhancing the appearance of two separate houses, and would not be detrimental to the street scene.

Although reduced from two large dormer windows to four smaller dormers, the proposed rear dormer windows are still considered too large and dominant, creating clutter on the roof slope, not characteristic of the surrounding area. It would be detrimental to the appearance of the original dwelling. Although larger rear dormer windows can be seen in the surrounding area these do not benefit from planning permission and therefore should not set a precedent.

3. Amenity Considerations

It was concluded as part of the previous application that there would be no detrimental impact on neighbouring properties. As there is no difference in terms of the size of the proposed extensions this would still be acceptable in terms of effect on neighbours.

4. Highways Issues

This application proposes four parking spaces in the front garden accessed from the existing crossover, which would meet the vehicle parking standards of one space per flat. This scheme would result in increased use of the existing access, however no gates are proposed and adequate sightlines can be achieved. County Council Highway Officers have concluded that there would be no detrimental impact on highway safety.

Conclusion:

The alteration and conversion of the existing dwelling into 4 flats would be out of character with the surrounding area contrary to policy DBE11, and the proposed rear dormer windows would be incongruous additions detrimental to the appearance of the original property and contrary to policy DBE10.

SUMMARY OF REPRESENTATIONS:

TOWN COUNCIL – Object to the application which is contrary to Policies DBE1 (i) & (ii), DBE2, DBE9 (i), DBE10 (i), (ii) & (a) and DBE11 (i) & (ii) as they consider this to be an overdevelopment in an area of semi-detached houses and would be detrimental to the streetscene.

193 THE BROADWAY – Object due to the increase in traffic generated, it would be out of keeping with the locality, there would be increased noise and pollution from intensified use, and it would be overdevelopment of the site.

198 THE BROADWAY – Object as the proposal would worsen the parking and highways issues within the area.

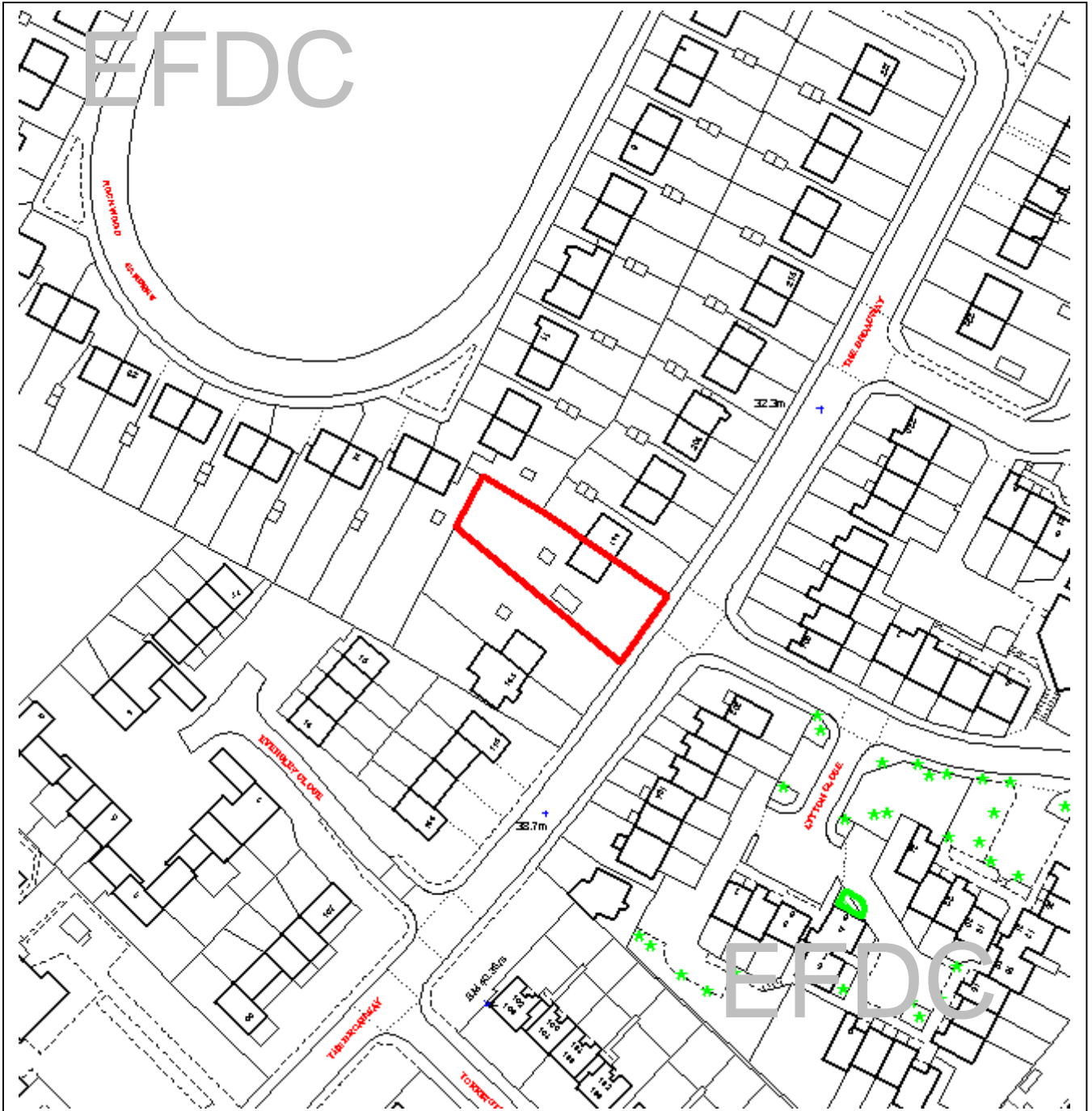
200 THE BROADWAY – Object as flats would be out of keeping with the area and would set a precedent for similar applications. This would also worsen existing parking and traffic problems.

LOUGHTON RESIDENTS ASSOCIATION – Object due to the potential impact of an upstairs flat on the bedrooms of the neighbouring properties.



Epping Forest District Council

Area Planning Sub-Committee South



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Agenda Item Number:	10
Application Number:	EPF/1326/07
Site Name:	197 The Broadway, Loughton, IG10 3TE
Scale of Plot:	1/1250

Report Item No: 11

APPLICATION No:	EPF/1380/07
SITE ADDRESS:	2A The Uplands Loughton Essex IG10 1NH
PARISH:	Loughton
WARD:	Loughton St Marys
APPLICANT:	Michael Douglas & Jabhill Properties
DESCRIPTION OF PROPOSAL:	Demolition of existing bungalow and erection of a replacement building containing three apartments. (Revision to planning approval EPF/636/07)
RECOMMENDED DECISION:	Grant Permission (With Conditions)

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 Prior to the commencement of development details of screen walls, fences or such similar structures shall be agreed in writing by the Local Planning Authority, and shall be erected before the occupation of any of the dwellings hereby approved and maintained in the agreed positions.
- 3 Materials to be used for the external finishes of the proposed extension, shall match those of the existing building.
- 4 Notwithstanding the provision of the Town and Country Planning General Permitted Development Order 1995 (or of any equivalent provisions of any Statutory Instrument revoking or re-enacting the Order) no windows other than any shown on the approved plan shall be formed at any time in the flank walls of the building hereby permitted without the prior written approval of the Local Planning Authority.
- 5 Wheel washing or other cleaning facilities for vehicles leaving the site during construction works shall be installed in accordance with details which shall be submitted to and agreed in writing by the Local Planning Authority and these facilities installed prior to the commencement of any building works on site, and shall be used to clean vehicles leaving the site.
- 6 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) have been submitted to and approved in writing by the Local Planning Authority, and these works shall be carried out as approved. These 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 vehicle artefacts and

structures, including signs and lighting and functional services above and below ground. 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.

- 7 No development shall take place, including site clearance or other preparatory work, until all details relevant to the implementation of hard and soft landscape works and tree planting, hereafter called the Landscape Method Statement, have been submitted to the LPA, and the development shall not commence until the Landscape Method Statement has been approved by the LPA in writing. All landscape works shall be undertaken in accordance with the approved details, unless the LPA has given its prior written consent to any variation.

The Landscape Method Statement shall include as appropriate, protection of the planting areas, where appropriate by fencing, during construction; preparation of the whole planting environment, particularly to provide adequate drainage; and the provision which is to be made for weed control, plant handling and protection, watering, mulching, and the staking, tying and protection of trees. The Landscape Method Statement shall also normally include provision for maintenance for the period of establishment, including weeding, watering and formative pruning, and the removal of stakes and ties. Provision shall be made for replacement of any plant, including replacements, that are removed, are uprooted, or which die or fail to thrive, for a period of five years from their planting, in the first available season and at the same place, with an equivalent plant, unless the LPA has given its prior written consent to any variation.

- 8 All hard and soft landscape works shall be completed prior to the occupation or use of any part of the development, unless the LPA has given its prior written consent to a programme of implementation. The hard and soft landscape works, including tree planting, shall be carried out strictly in accordance with any approved timetable.

The Landscape Method Statement shall state the provision which is to be made for supervision of the full programme of works, including site preparation, planting, subsequent management and replacement of failed plants.

- 9 Before the occupation or use of any phase or part of the development, whichever is the soonest, a Landscape Management Plan (LMP) shall be submitted to and approved by the LPA.

The LMP shall contain a statement of the long-term aims and objectives covering all elements of the implementation of the agreed landscape scheme and full details of all management and establishment operations over a five-year period, unless otherwise agreed in writing by the LPA. It shall also include details of the relevant management, and supervisory responsibilities.

The LMP shall also include provision for a review to be undertaken before the end of the five year period. A revised LMP shall be submitted for the agreement of the LPA before five years has expired. The revised details shall make similar provisions for

the long term maintenance and management of the landscape scheme. The revised scheme shall also make provision for revision and updating.

The provisions of the LMP, and subsequent revisions shall be adhered to and any variation shall have been agreed beforehand in writing by the LPA. No trees, shrubs, hedges or other plants shall be removed for the duration of the Landscape Management Scheme or its revisions, without the prior written approval of the LPA. Any trees, shrubs, hedges or other plants being so removed shall be replaced in the first available planting season by an equivalent replacement or replacements to the satisfaction of the LPA. Management of the landscape scheme in accordance with the LMP or their agreed revisions shall not cease before the duration of the use of the development unless agreed in writing by the LPA.

- 10 Prior to the commencement of the development details of the proposed surface materials for the driveway shall be submitted to and approved in writing by the Local Planning Authority. The agreed surface treatment shall be completed prior to the first occupation of the development.

Description of proposal:

Demolition of existing bungalow and erection of a replacement building containing three apartments (revision to planning permission EPF/0636/07). All apartments will be two bed roomed and two of the units will be on the ground floor and one in the roof space.

The scheme differs from the original application in that the existing building will be demolished and rebuilt as opposed to being converted. There are three small external changes to the design as previously approved - a porch gable roof, infill of a rear roof slope cut out, and three ground floor windows on the flank elevations.

The building will be 16.2m x 14m and a maximum of 6.5m high, compared with the current dimensions of 16.2m x 10.5m, by 4.8m high (raising the roof by 1.7m), and will have two pitched roof dormers installed on the front roof slope and one on the rear roof slope and have a rear extension with a pitched roof on the rear elevation.

There will be 5 parking spaces provided at the front of the site. Hard and soft landscaping will be provided.

Description of Site:

The area is residential and consists largely of detached and semi detached two storey houses, with Church Hill and the Uplands backing onto each other, and this property has been erected in the rear gardens of 3 & 5 Church Hill. The site gently slopes down to the south. A Montessori school is situated opposite with development onto Upland Road and Church Hill, looking over the cricket ground directly to the south.

Relevant History:

EPF/0595/06	Erection of 5 apartments	withdrawn
EPF/1638/06	Erection of 5 apartment (revised application)	refused
EPF/0636/07	Conversion of bungalow to three apartments	approved

Policies Applied:

Structure Plan:

CS1 Sustainable Urban Regeneration
BE1 Urban Intensification

Local Plan:

CP1, 3, 6 & 7 Core Policies re sustainable development
H1A, H2A, H3A, H4A Housing Provision
ST4 & 6 Highways & Parking
DBE 6 Parking
DBE 8 Amenity Space
DBE 9 Amenity for neighbours
DBE 10 Residential Extensions
LL11 Landscaping

Issues and Considerations:

The main issue in this application is whether the proposed changes to the approved scheme are acceptable.

The previous scheme was approved by Committee with an Officer's recommendation to grant in May 2007. Therefore the principle of the reuse of this site for a building with 3 apartments on this site has been accepted by the Council.

1. Changes to the approved scheme

The applicant now wishes to demolish the existing building due to problems with the foundations which will require far more extensive work than previously envisaged and require the demolition of the building to allow the development to go ahead.

With the principle of the development already granted for 3 apartments, the rebuild to virtually the same as approved may result in disturbance to local residents but there are suitable conditions to control this. Many similar cases occur in built-up urban areas and in principle there is clearly no objection.

The building itself will be almost identical to that which has been previously approved and there is no change to the height, width, depth or sitting of the design. There are some internal changes and the front elevation has a small gable over a slightly extended porch and the rear roof cut out to accommodate external stairs to the 1st floor apartment has been removed. The stairs to this apartment will now be contained internally.

Two windows will be installed on the west ground floor flank and one further in the east flank wall. As these are at the ground floor, and will be screened by boundary fencing, there is no harm to be caused by overlooking. This is reinforced by the topography of the site which is at the bottom of a hill.

All of these minor external changes improve the appearance of the property and cause no harm to the street scene or the amenities of neighbouring properties.

Conclusion

This revised scheme will be acceptable in the street scene and will not harm the amenities of neighbours where suitable conditions can control building work. The recommendation is for approval.

SUMMARY OF REPRESENTATIONS

LOUGHTON TOWN COUNCIL – No Objection.

HILLS AMENITY SOCIETY – OBJECT planning approval EPF/0636/07 should stand. We feel this is a somewhat dishonest way of applying for approval and demolition will cause even more disruption to neighbouring properties.

3 CHURCH HILL – OBJECT, 5
5 CHURCH HILL – OBJECT, 1, 2, 3, 4, 5 (2 letters)
11 CHURCH HILL – OBJECT, 1, 2, 6
2 THE UPLANDS – OBJECT, 1, 2, 6
4 THE UPLANDS – OBJECT, 1
6 THE UPLANDS – OBJECT, 1, 2, 6
15 THE UPLANDS – OBJECT, 1, 2, 6
38 THE UPLANDS – OBJECT, 1, 2, 6

1. Over development & out of character
2. Insufficient Parking
3. Noise and Disturbance caused by works
4. Block out light
5. Overlooking
6. Extra Traffic

The original report is reproduced below:

Previous Application Report: EPF/0636/07

Description of Proposal:

Extension to existing bungalow and sub division of building to provide three apartments. All apartments will be two bed roomed and two of the units will be on the ground floor and one in the roof space.

The building will have its roof raised by 1.7m, have two pitched roof dormers installed on the front roof slope and one on the rear roof slope and have a rear extension with a pitched roof on the rear elevation. A cut out in the rear roof slope will allow an enclosed stairway to be installed.

The building will be 16.2m x 14m and a maximum of 6.5m high, compared with the current dimensions of 16.2m x 10.5m, by 4.8m high. There will be 5 parking spaces provided at the front of the site. Hard and soft landscaping will be provided.

Description of Site:

The area is residential and consists largely of detached and semi detached two storey houses, with Church Hill and the Uplands backing onto each other, and this property has been erected in

the rear gardens of 3 & 5 Church Hill. The site gently slopes down to the south. A Montessori school is situated opposite with development onto Upland Road and Church Hill, looking over the cricket ground directly to the south.

Relevant History:

EPF/0595/06 Erection of 5 apartments - withdrawn

EPF/1638/06 Erection of 5 apartment (revised application) - refused and Dismissed on Appeal.

Policies Applied:

Structure Plan

CS1 Sustainable Urban Regeneration

BE1 Urban Intensification

Local Plan

CP1, 3, 6 & 7 Core Policies re sustainable development

H1A, H2A, H3A, H4A Housing Provision

ST4 & 6 Highways & Parking

DBE 6 Parking

DBE 8 Amenity Space

DBE 9 Amenity for neighbours

DBE 10 Residential Extensions

DBE 11 Sub division

LL11 Landscaping

Issues and Considerations:

The main issues in this application are:

1. Design and Context
2. Sustainability
3. Neighbours Amenity
4. Parking & traffic
5. Landscaping

A previous application for a 16m x 11.5m by 9.8m block of 5 flats on this site has recently been refused on appeal due to the resultant building having an adverse impact on the amenities of the occupants of No 3, 5 and 7 Church Hill due to its adverse visual impact, overlooking and loss of sunlight. The Inspector, however, concluded that the scheme did not harm the character and appearance of the area.

1. Building in Context & Design

The proposal will extend the current rear of the bungalow by a depth of 3.5m, and the raising of the roof ridgeline by 1.7m. The plot is 35m long and a maximum of 18m wide. However, the proposal will also be 3.3m lower than the previous refused scheme, a substantial reduction.

This scheme now follows the general shape of the existing building and the extensions proposed are now relatively modest and appropriate on this building. The overall height of the building will mean that the building will “read” as a chalet style bungalow, which would not be out of place on this plot, and therefore continue to maintain the general style of buildings in this part of The Uplands.

There are also five parking spaces provided at the front of the property. Whilst this is similar to the previous scheme, the Inspector was of the opinion that this *“may not be ideal, but the plans indicate that there would be reasonable scope for landscaping around the parking areas including to the front... In the circumstance I consider that reasonable landscaping could soften the visual impact of the proposed impact to the extent that it would not be materially detrimental to the existing street scene.”*

Therefore it is considered that this scheme will cause no adverse harm to the character and appearance of the street scene in this location.

2. Sustainability & Urban Development

The proposal will result in a more intensive use of the site, but the addition of two extra residential apartments is only a modest increase and furthermore, is now proposed as an extension in an area close to the town centre and public transport. Overall, this represents a far more sustainable scheme than the previous scheme. In both Policy CP6, 7 and Government guidance in PPS3, priority is given to the reuse of previously developed land in urban areas, so long as it is not at the expense of the quality of the local environment and not be an unsympathetic change. In this scheme it is considered that this previous reason for refusal has been overcome with a good quality and sympathetic scheme.

3. Amenity & Impact on Neighbours

The height of the proposed extension will be greater, but not significant to justify a refusal of planning permission. The dormer proposed at the rear is of modest scale and away from Nos 3 and 5 Church Hill to the west of the site. The rear extension is single storey with a pitched roof and will not cause any overlooking to any neighbour.

The impact of the increase in height of the roof is reduced when viewed from the rear gardens of No 3 and No 5 by the design of the roof with the modest gable end roof being end on to these properties. This also reduces any loss of light or sunlight to acceptable levels, and which would now not justify a refusal.

The rear garden will be 200m² in area and the provision of 3 flats is acceptable, complying with policy DBE6 of the Local plan. The impact of the development upon the amenities of the adjoining residents will not result in loss of amenity or living conditions and therefore complies with policy DBE2 and DBE9.

4. Landscaping

The scheme will see new trees planted, but the landscape officer has commented that there is less room for these trees to grow to any significant size. However, it is clear that the Inspector considers that some screening can be provided and that this would overcome the concerns of the Landscape Section. A detailed landscaping is proposed by condition.

5. Highways & Parking

The proposal provides five off road parking spaces and more than meets the current parking standards. It should be noted that the site is within easy walking distance of local facilities including good public transport links. A number of objectors have referred to the strain this proposal would put on parking in the area. However the area is an uncontrolled zone and the scheme meets the Government guidelines on parking standards.

Conclusion

This revised scheme has overcome the previous reasons for refusal. The addition to the existing building is acceptable in design terms and the resultant building will be in keeping with the street scene. There will be minimal harm to local residents and parking will be suitable in this location. The previous planning application was quite rightly dismissed on appeal, but this proposal is a more sensible proposal that complies with relevant policies of the Local Plan. Whilst it is appreciated that the local residents appear to object to most development proposal in the area, particularly where it involves rebuild and greater number of residential units, the Council must assess each case on its own merits and this is considered acceptable. The proposal is recommended for approval.

SUMMARY OF REPRESENTATIONS

TOWN COUNCIL – OBJECT, contrary to Policy DBE2 of the Local Plan due to the intensification of use of the property.

HILLS AMENITY SOCIETY – OBJECT 1, 2, 3, 4, 5

5 CHURCH HILL – OBJECT, 1, 5, 9

11 CHURCH HILL – OBJECT, 1, 5, 9

41 CHURCH HILL – OBJECT, 1, 9

4 THE UPLANDS – OBJECT, 1, 7

6 THE UPLANDS – OBJECT, 1, 5, 9

8 THE UPLANDS – OBJECT, 1

10 THE UPLANDS – OBJECT, 1, 3, 5, 7, 9

15 THE UPLANDS – OBJECT, 1, 5, 9

22 THE UPLANDS – OBJECT, 1, 5, 6, 9

23 THE UPLANDS – OBJECT, 1, 2, 5, 7, 8

24 THE UPLANDS – OBJECT, 1, 6

27 THE UPLANDS – OBJECT 1, 5, 9

34 THE UPLANDS – OBJECT, 1, 9

37 THE UPLANDS – OBJECT, 1, 5, 7, 9

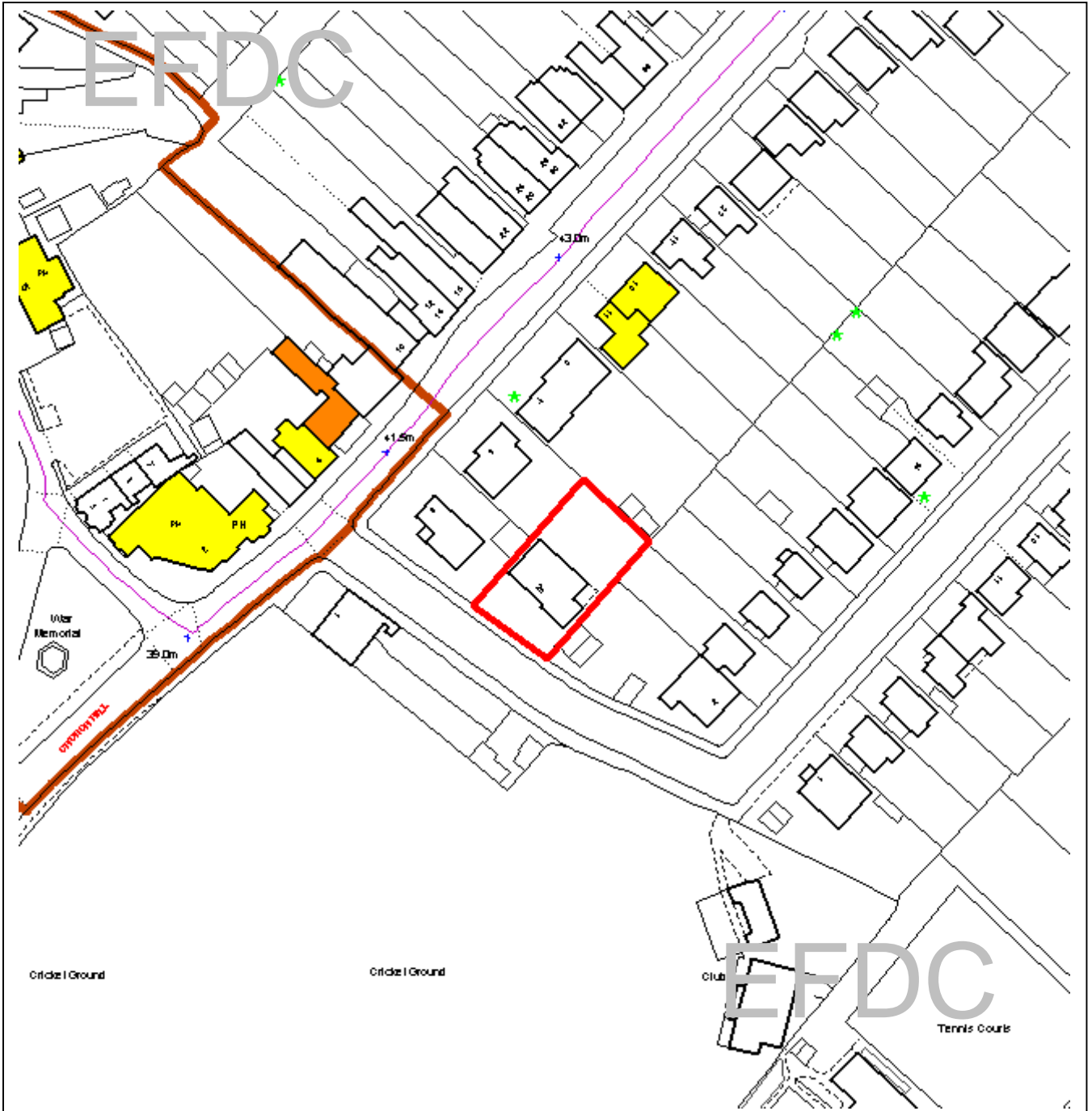
42 THE UPLANDS – OBJECT, 1

1. Over development & out of character
2. Raising roof will be imposing on neighbours
3. Loss of family accommodation
4. Will affect Trees
5. Will cause parking problems
6. Flats is an intensification of use
7. Overlooking
8. Plan are inaccurate
9. Cause Traffic Hazards



Epping Forest District Council

Area Planning Sub-Committee South



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Agenda Item Number:	11
Application Number:	EPF/1380/07
Site Name:	2A The Uplands, Loughton, IG10 1NH
Scale of Plot:	1/1250

Report Item No: 12

APPLICATION No:	EPF/1453/07
SITE ADDRESS:	34 Mornington Road Loughton Essex IG10 2AW
PARISH:	Loughton
WARD:	Loughton Broadway
APPLICANT:	Mr & Mrs R Deamer
DESCRIPTION OF PROPOSAL:	Two storey side and rear extension, rear single storey extension, front garage projection. (Revised application)
RECOMMENDED DECISION:	Grant Permission (With Conditions)

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 extension, shall match those of the existing building.
- 3 Notwithstanding the provision of the Town and Country Planning General Permitted Development Order 1995 (or of any equivalent provisions of any Statutory Instrument revoking or re-enacting the Order) no windows other than any shown on the approved plan shall be formed at any time in the flank walls of the building hereby permitted without the prior written approval of the Local Planning Authority.
- 4 Prior to first occupation of the building hereby approved the proposed window openings in the first floor flank wall shall be fitted with obscured glass and have fixed frames, and shall be permanently retained in that condition.

Description of proposal:

Two storey side extension, on the south flank, measuring a maximum of 3.7m wide at the ground floor and 2.5 at the first floor and continuing the gable roof shape of the current main roof. A single storey extension of varying depth (2m and 3m) is proposed at the rear with a monopitch roof. The 3m depth will be adjacent the boundary of the site with no.32.

Description of Site:

A two-storey semi detached house on a roughly rectangular plot. The road has a mix of terraced and semi detached two storey houses, although the terraced houses predominate.

Relevant History:

EPF/1442/01	Front floor ground extension	approved
EPF/0251/07	two storey side and single storey rear extension	refused
EPF/0885/07	two storey side and single storey rear extension	refused

Policies Applied:

DBE 9 Excessive Loss of amenities for neighbours
DBE 10 Design of residential extensions

Issues and Considerations:

The main issues in this application are the effects on the:

1. Street Scene
2. Design
3. Amenities of neighbouring properties

This is a revised scheme which seeks to overcome the previous reasons for refusal, refused because the proposed two storey element came right on the site boundary and the size and bulk of the rear two storey extension element was excessive.

1. Impact on Street Scene

- No 32 (an end of terrace) to the immediate south, is at an angle to the pair of semis, due to the topography of the site, and the side boundary runs at an angle from the street to the rear garden area which this scheme would follow, resulting in a tapered shape of the extension
- This scheme has been modified with the introduction of a 1m gap at the first floor at the southern boundary with No 32, which narrows toward the rear of the property as it follows the angle of the boundary.
- The set-in of the first floor element has removed the harmful terracing effect of the previous scheme, and in any event, in a road of predominantly long terraced houses, the visual separation between houses is less evident and the visual impact on the character of the street scene will not be unduly harmed by this scheme.
- The topography of the site has the effect that the single storey rear extension will not be readily visible from the street scene.

2. Design

- The extension integrates well into the existing property.
- Design is acceptable.
- Materials will match.

3. Residential Amenity

- The rear two storey extension has been reduced to a single storey extension which is in line with design policy.
- The works would not have any adverse impact on overlooking to any neighbouring properties.

- There will be some minor further loss of light to the rear elevation of No 36 in the afternoons, but this would not be significant to justify a refusal

Conclusion

For the reasons above, this application is now an acceptable scheme. It is therefore recommended for approval.

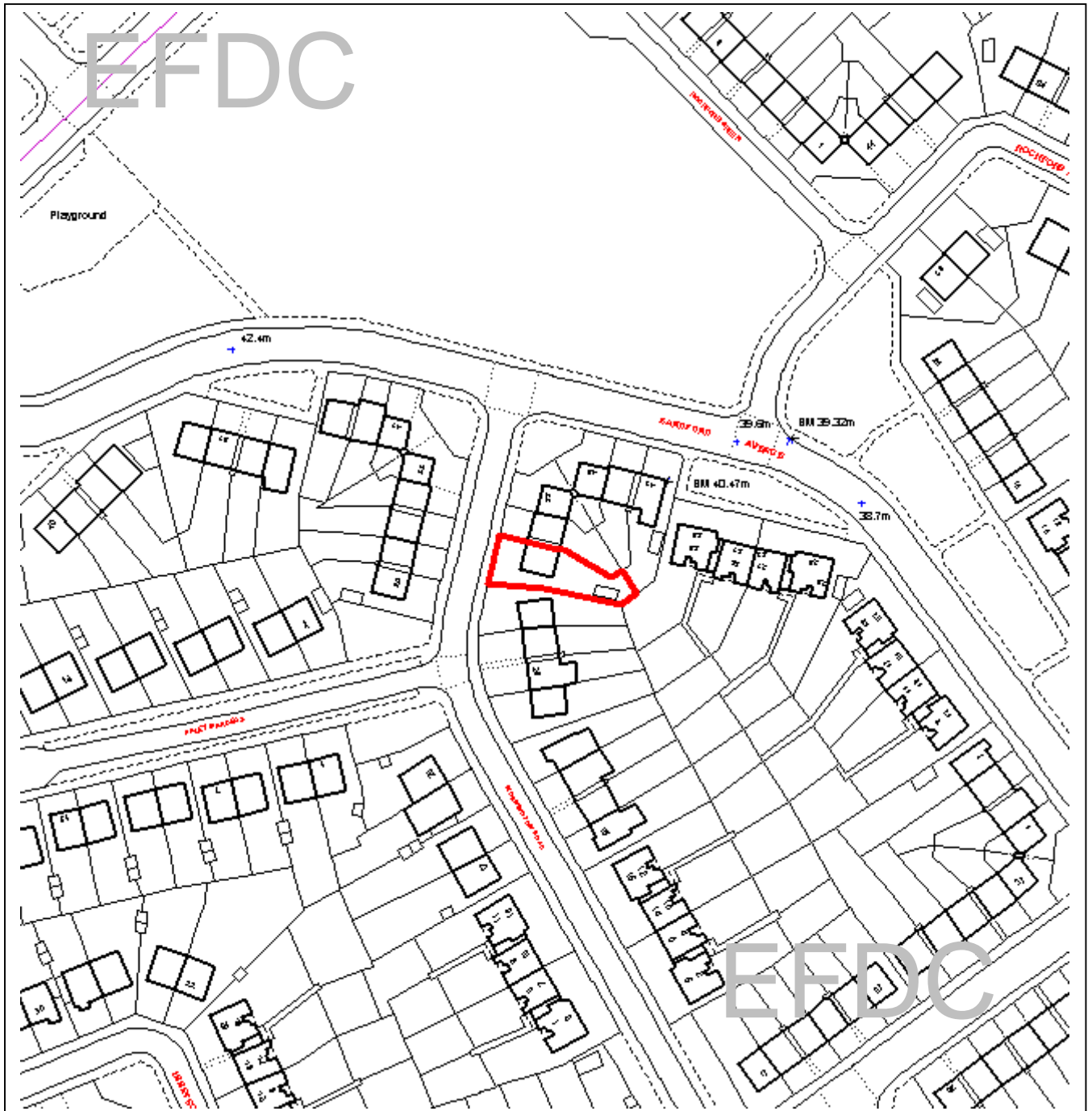
SUMMARY OF REPRESENTATIONS RECEIVED

LOUGHTON TOWN COUNCIL – OBJECT, Committee reiterated its previous comment which was: 'The Committee objected to this application unless the second floor of the extension has a 1m gap to the boundary to prevent a terracing effect'



Epping Forest District Council

Area Planning Sub-Committee South



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Agenda Item Number:	12
Application Number:	EPF/1453/07
Site Name:	34 Mornington Road, Loughton, IG10 2AW
Scale of Plot:	1/1250