

Report Item No: 1

APPLICATION No:	EPF/1558/07
SITE ADDRESS:	6 Murtwell Drive Chigwell Essex IG7 5ED
PARISH:	Chigwell
WARD:	Grange Hill
APPLICANT:	Mr Dhallwal
DESCRIPTION OF PROPOSAL:	Variation to EPF/1920/06 for a two storey side and rear extensions, including a loft conversion to include a side dormer window. (Revised application)
RECOMMENDED DECISION:	Grant Permission (With Conditions)

CONDITIONS

- 1 This permission, in respect of the side dormer window, shall be implemented within 3 months of the date of this notice and the unauthorised dormer removed.
- 2 Prior to first occupation of the building hereby approved the proposed window openings in the flank wall shall be fitted with obscured glass with night vents only and the proposed window opening in the side dormer shall be fitted with obscured glass and have fixed frames, and shall be permanently retained in that condition.
- 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 The development hereby permitted shall not be constructed in isolation, and shall be implemented contemporaneously with the development permitted under application EPF/1991/06 at the attached dwelling No. 7 Murtwell Drive, Chigwell, Essex

Description of Proposal:

Revised application for a variation to EPF/1920/06 for a two storey side and rear extension, loft conversion to include a side dormer window. The proposed dormer would be 1.6m wide and 2m deep with a pitched roof. The construction of a larger side dormer window has been partially undertaken without the benefit of planning permission, however work has stopped.

Description of Site:

Two storey semi-detached dwelling located on the northern side of Murtwell Drive, Chigwell.

Relevant History:

EPF/1360/06 – Two storey side extension, loft extension with a rear dormer window, part single, part two storey rear extension, and demolition of garage – withdrawn 14/8/06

EPF/1920/06 – Two storey side and rear extensions, including a loft conversion. (Revised application) – approved/conditions 21/12/06

EPF/998/07 – Variation to EPF/1920/06 for a two storey side and rear extensions, including a loft conversion to include a side dormer window – withdrawn 29/06/07

Policies Applied:

DBE9 and DBE10 – Residential Development Policies

Issues and Considerations:

The two storey side and rear extension and principle of a loft conversion have been approved under EPF/1920/06, and therefore the only aspect under consideration on this application is the side dormer. The main issues here relate to the potential impact on the neighbouring properties and with regards to the design.

The proposed side dormer would be located in the newly created hip end to the two storey side extension. It would have a double pane window and would face the neighbouring property, No. 5 Murtwell Drive. Although objections have been raised by the neighbour with regards to the loss of privacy that would result from this dormer the proposed dormer serves a staircase (which is a through space rather than a habitable room and therefore less likely to result in overlooking) and can be conditioned to have obscure glazed, fixed frame windows to completely eliminate any loss of privacy.

Therefore, subject to this condition, the dormer would comply with Local Plan Policy DBE9.

The design of the proposed dormer window on the submitted plans, rather than the window which has been started on site, is an identical size and design to that approved on No.7 Murtwell Drive in December 2006. Although there have been objections with regards to the dormer being out of character with the street scene, the approval on the adjoining property has agreed a principle of side dormers of this size and set a precedent for similar developments. Once both dormer windows are constructed, which is ensured as both the extension approved in 2006 and that approved on No.7 are conditioned to be implemented contemporaneously, these dormers would create a symmetry to the two semi-detached properties.

Further objection has been received to state that the side dormer window is not required to achieve access to the loft space (which is primarily the reason for adding side dormers) as the previously approved plans show adequate access without the need for this. The submitted plan shows the staircase being located within the side dormer, which could be a result of inadequate head height to the previously proposed staircase, however given that permission was granted on the adjoining house for an identical side dormer, and planning primarily deals with external appearance, the proposal would be acceptable regardless of its resultant use.

Due to this the proposal complies with Policy DBE10 of the Local Plan.

Comments have been received stating that the plans do not match what is currently being built on site (granted permission December 2006). This has been investigated by Planning Enforcement and as none of the otherwise minor deviations would require planning permission when the approved works are completed (except the side dormer under consideration here), it is not expedient to take enforcement action over these differences. Due to this, the fact that these alterations are not depicted on the submitted plans is not an issue.

Conclusion:

In light of the above the variation to EPF/1920/06 to include a side dormer window is deemed acceptable and is therefore recommended for approval.

SUMMARY OF REPRESENTATIONS:

PARISH COUNCIL – Object on the grounds that the proposal is detrimental to the street scene and that there is no justification for varying the original conditions. The proposal is also detrimental to the amenities of adjacent residents by way of overlooking.

1A MURTWELL DRIVE – Object as the dormer sets a new precedent with regard to roof lines and does not coincide with the appearance of the other properties.

4 MURTWELL DRIVE – Object as the application is retrospective (not a valid planning reason).

5 MURTWELL DRIVE – Object as the dormer is overbearing, unnecessary and out of keeping with the street. Also concerned that any conditions applied would be ignored and the plans are not a true representation of what is in place.

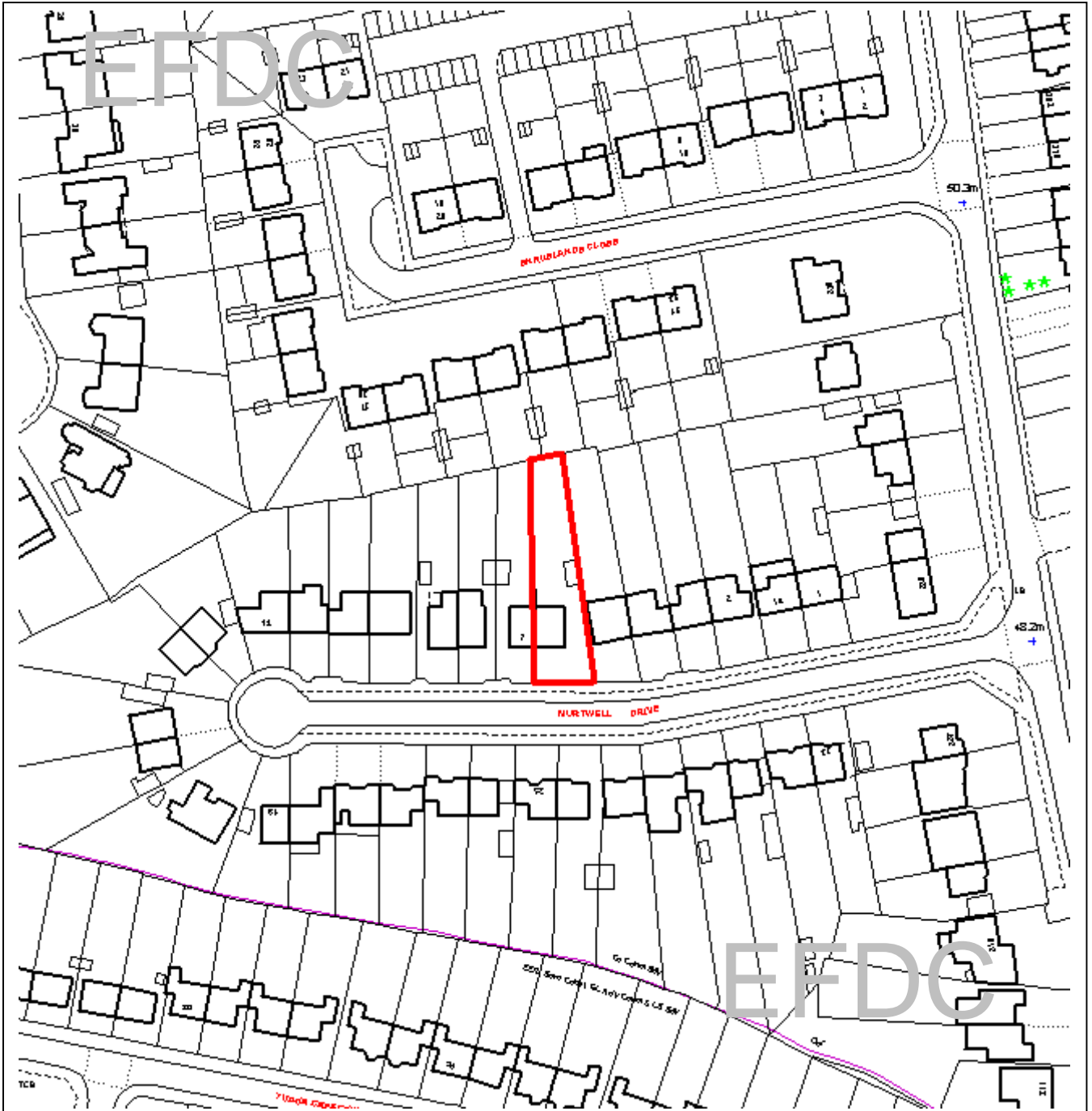
27 MURTWELL DRIVE – Suggest a velux window is installed instead of the unsightly dormer.

28 MURTWELL DRIVE – Object as the building will be out of scale with the remainder of the property. Also the dormer is unnecessary and the plans do not match what has been built (in terms of the rear velux windows).



Epping Forest District Council

Area Planning Sub-Committee South



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Agenda Item Number:	1
Application Number:	EPF/1558/07
Site Name:	6 Murtwell Drive, Chigwell, IG7 5ED
Scale of Plot:	1/1250

Report Item No: 2

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

This application was deferred from the last meeting of this committee and the report has been amended to provide clarification to the issues raised.

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.

1. *Background*

This site is currently used by Vinci Park UK Ltd. to administer the district's parking regime for the Council. The original permission for these portakabins was for office use, and they are still in use as such currently. 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. The contract offered by the Council to Vinci Park UK Ltd. includes office space, so offices will need to be provided.

2. *Proposal*

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 any noise or disturbance. The continued occupation as the parking centre would not result in any loss of amenity. Due to the above there is no reason for the offices not to be located here, as they have been for a number of years.

The variation of condition 1 proposes to extend this time limit for an additional seven years to coincide with the new lease starting in August 2007. Although this seems reasonable, it is proposed here 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 the Council, as owners, can have them removed at any time, and they are kept in a reasonable and tidy state. Should they be removed it would be down to the Council to erect more permanent accommodation.

It is bad practice to continue to grant temporary permissions for a development. If these offices have been acceptable for over 5 years and no planning issue is identified to warrant refusal, planning authorities are recommended to grant permanent permissions, and particularly since the Council has control over their ultimate retention through being the landowner, a permanent permission is recommended here.

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.

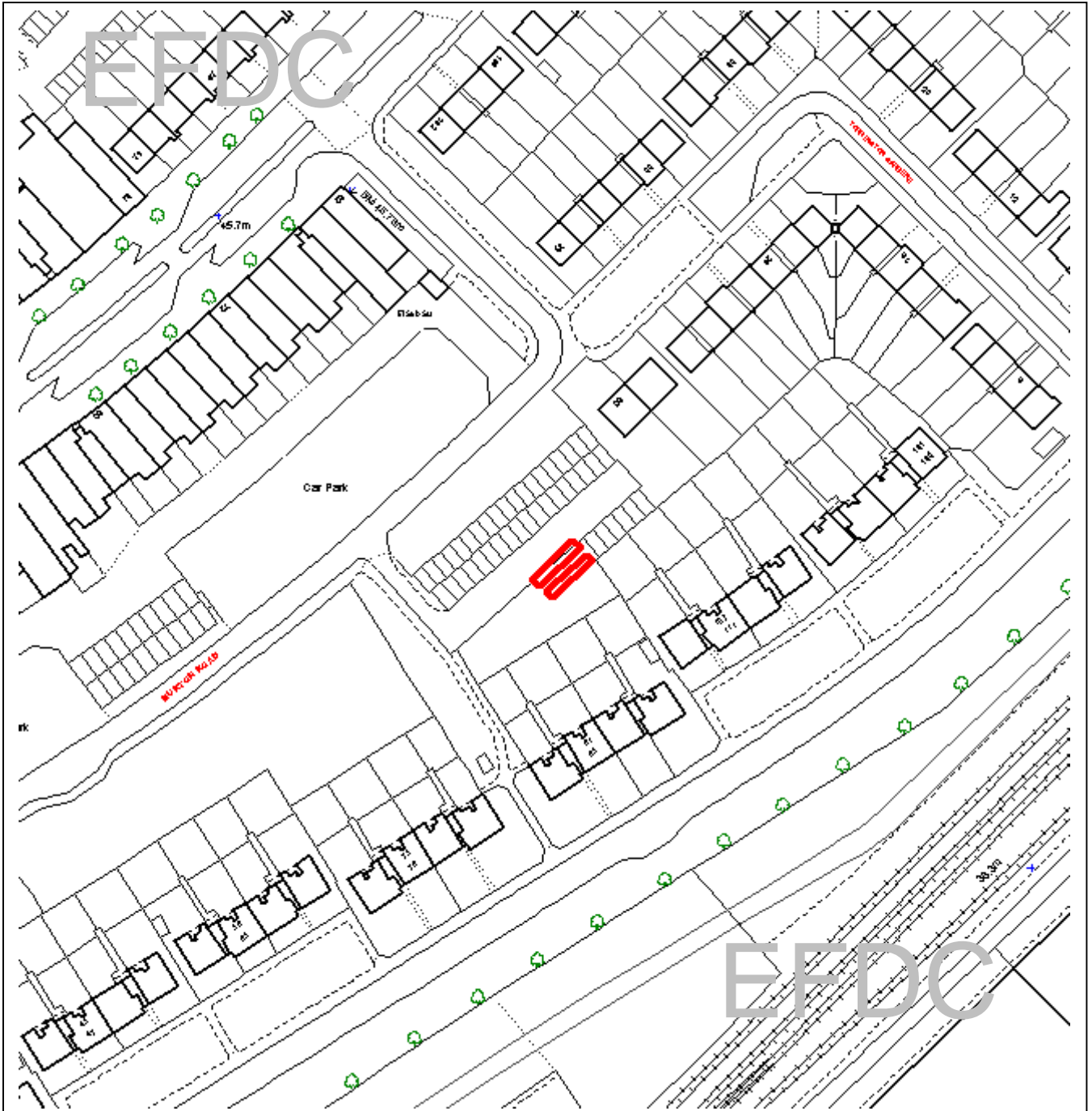
SUMMARY OF REPRESENTATIONS:

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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Agenda Item Number:	2
Application Number:	EPF/1138/07
Site Name:	Burton Road Depot, Burton Road, Loughton, IG10 3QS
Scale of Plot:	1/1250

Report Item No: 3

APPLICATION No:	EPF/1521/07
SITE ADDRESS:	38 Church Hill Loughton Essex IG10 1LA
PARISH:	Loughton
WARD:	Loughton St Johns
APPLICANT:	C & L Developments
DESCRIPTION OF PROPOSAL:	Extension to current office premises.
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 premises shall be used solely for B1a offices, and for no other purpose (including any other purpose in Class B1, of the Schedule to the Town & Country Planning (Use Classes) Order 2005, or in any provision equivalent to that Class in any Statutory Instrument revoking or re-enacting that Order.
- 3 The use hereby permitted shall only operate and be occupied between the hours of 08.30 and 18.00 hours Monday to Friday and not at all at any other times.
- 4 No open storage of any materials shall take place at any time at the site.

Description of Proposal:

Extension to existing office premises, a single storey flat roofed extension on the south-eastern flank, measuring 7.5m by 6.8m by 3m high. Three parking spaces would be provided.

Description of Site:

Flat roofed, single storey building with a footprint 6.7m x 6.9m and a height of 3.3m situated in rear part of site behind a pair of Victorian semi-detached, three storey mixed commercial and residential properties (nos.36 and 38), just north of Loughton Town Centre. To the rear and north are rear gardens of houses in Queens Road and no.40 Church Hill. No.34 is a non-residential use and no.32 a funeral directors. Behind no.38 there is a yard served by a side access, which also serves this application site.

Relevant History:

EPF/979/97 – detached flat-roofed storage building – approved 14/10/97

EPF/158/00 – retention of pitched roofed storage building – refused 29/03/00

An appeal against a subsequent enforcement notice was dismissed.

EPF/1026/01 – Retention of detached storage building - refused

EPF/1550/01 – Retention of storage building as a flat-roofed structure – approved 14/11/01

EPF/139/05 – Change of use of rear building to Class A2 – refused: increased activity and disturbance to neighbouring residents and detriment to character of area

EPF/1668/05 – Change of use of outbuilding to B1 office use – approved 06/01/06

Policies Applied:

DBE1 and 2 – design policies

DBE9 – impact upon neighbours

ST4 and 6 - highways

Issues and Considerations:

The main issues in this case are:

1. Street scene and context
2. Design and appearance
3. Impact on neighbours
4. Highways and parking

1. Street Scene and Context

- The existing building was granted permission for a B1 office use (as opposed to an A2 use which would have relied upon the public coming and going) in 2006 and this application would see a doubling of its size replacing two timber garages that currently occupy the site.
- Existing landscaping would be relocated to the rear to allow a third parking space.
- The new building would be close to the existing yard rear of no.38 and will not be visible from Church Hill, nor readily visible from the residential properties in Queens Road.
- The B1 use is acceptable in this urban area, being behind other commercial properties and not involving visitors. The great majority of the site will remain open and not built upon.
- The scheme will not cause harm to the surrounding area or street scene.

3. Design

- Whilst the extension is to have a flat roof, this matches the existing building and greatly reduces its impact. The planning history above outlines the fact that an unauthorised pitched roof was built over the original building and caused much local objection because of its prominence.
- It is appropriate in scale and design for its function and materials will match.

4. Neighbours Amenity

- Access to the site is from the front between no.40 and the entrance to the flats in no.38, one of which has a small garden at the rear next to the site.
- B1 use is a use by definition able to be carried out in a residential area without detriment, and movements to and from the site are only to be by employees.
- Any disturbance will be limited by the small size of the office created and by the limited parking area. The use will only operate until 5.30 pm Mondays to Fridays.

- Much of the site will retain a domestic garden appearance similar to adjacent gardens.
- The extension is screened by the existing building from the rear so will not be readily apparent from Queens Road.

5. *Highways and Parking*

- Parking associated with the development is not excessive and the site is in a sustainable public transport location where non-car alternatives are available.
- Three parking spaces complies with the parking standards for this type and size of use.

Conclusions

The proposal therefore complies with the relevant policies of the adopted Local Plan and is therefore recommended for approval.

SUMMARY OF REPRESENTATIONS:

TOWN COUNCIL – comments not received at time of printing. Any comments received will be reported orally.

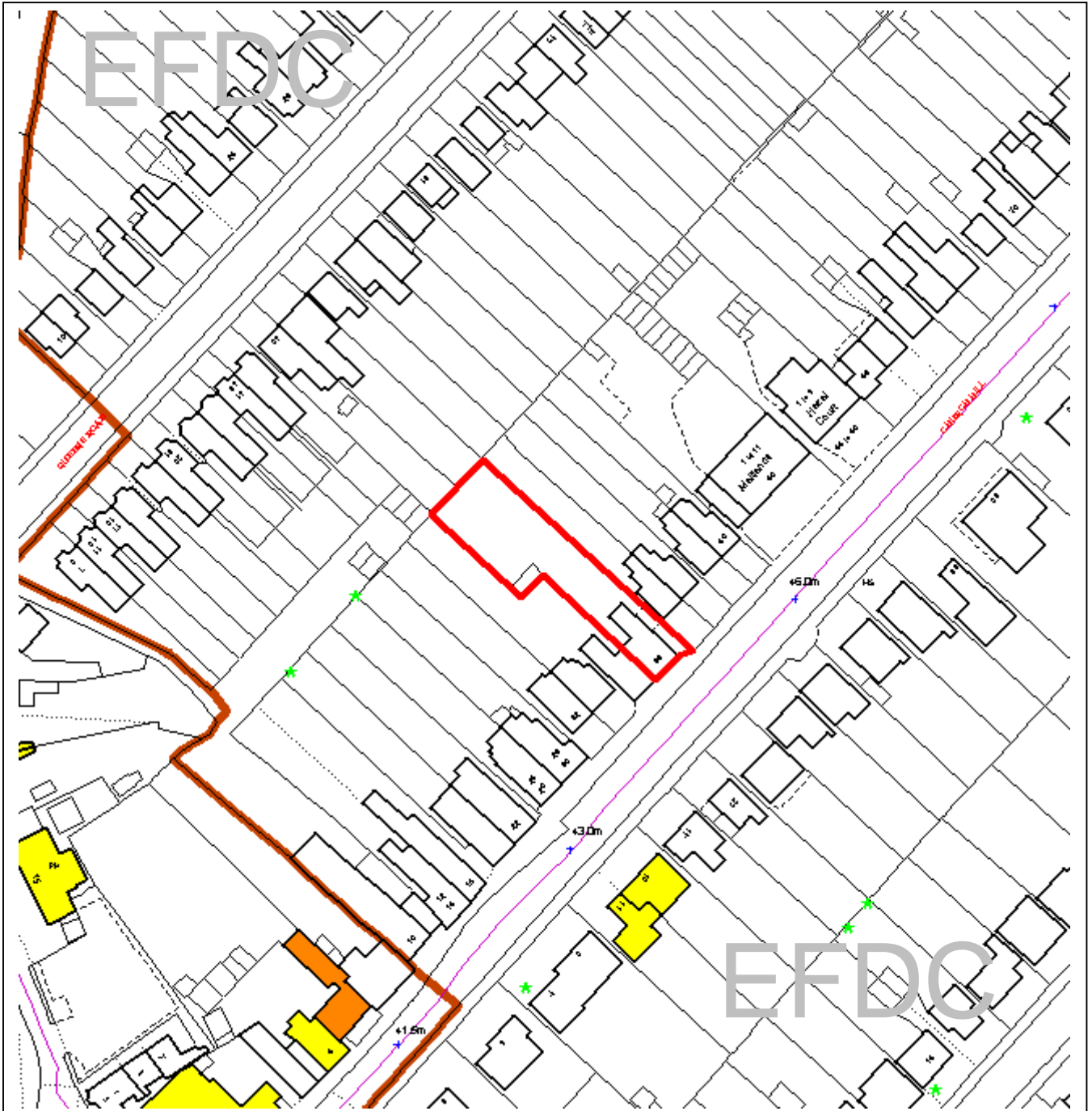
HILLS AMENITY SOCIETY – the proposal will further urbanise the area as it backs onto gardens of Queens Road.

51, QUEENS ROAD – Object, the site is heavily developed and further extensions inappropriate on a property adjacent to residential gardens. Private householders would not be allowed to build on the back gardens to such an extent.



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Area Planning Sub-Committee South



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Agenda Item Number:	3
Application Number:	EPF/1521/07
Site Name:	38 Church Hill, Loughton, IG10 1LA
Scale of Plot:	1/1250

Report Item No: 4

APPLICATION No:	EPF/1639/07
SITE ADDRESS:	37 Upper Park Loughton Essex IG10 4EQ
PARISH:	Loughton
WARD:	Loughton Forest
APPLICANT:	P Ingrao Esq
DESCRIPTION OF PROPOSAL:	Front single storey extension and front and rear dormer windows. (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 Prior to first occupation of the building hereby approved the proposed window openings in the flank wall and rear dormer shall be fitted with obscured glass with night vents only, and shall be permanently retained in that condition.
- 3 Materials to be used for the external finishes of the proposed extension, shall match those of the existing building.

Description of Proposal:

Permission is being sought for a single storey front extension, loft conversion with dormer windows and raised front gable. The front extension would be 2m deep and 7.6m wide with a flat roof forming a balcony to a total height of 3.4m (excluding the balustrading).

The loft conversion would include 2 no. front dormers and 1 no. rear dormer and a window in the south-eastern flank gable. The front dormers would be 1.6m wide with ridged roofs to a maximum height of 2.5m. The rear dormer would be 2m wide with a flat topped pitched roof to a height of 1.8m.

The raised front gable would be a false fronted pediment raising the total height by an additional 1m, and would have a steeper pitch than the existing roof line, which will not be raised. The application also proposes to extend and convert the existing stairway and balcony to the existing entrance into a balcony accessed from the house.

Description of Site:

Two storey detached property located on the north-eastern side of Upper Park, Loughton, on a corner plot at the junction of Upper Park and High Silver. Given the gradient of the site the property is single storey when viewed from the rear and the existing ground floor consists of a double garage and utility room.

Relevant History:

EPF/970/07 – Single storey front extension, loft conversion with dormer windows and raised front gable – refused 26/06/07

Policies Applied:

DBE9 and DBE10 – Residential Development Policies

Issues and Considerations:

The previous application was refused for the following reasons:

1. The proposed rear velux windows would result in an unacceptable loss of privacy to the whole rear garden of No.1 High Silver.
2. The proposed front extension, due to its excessive depth, would be an incongruous addition detrimental to the character and appearance of the street scene.

Therefore the main issues are overcoming these previous reasons for refusal.

The rear velux windows have now been removed from this resubmitted application and therefore the first reason for refusal has been overcome. Objection has been raised to the small velux window located in the proposed rear dormer, however this serves a stairwell and would not overlook the neighbour. A condition to obscure glaze this window could be added however, to further protect against any possible loss of privacy.

It was established in the last application that there would be no detrimental impact to any neighbouring properties resulting from any other aspects of the proposal.

Therefore complies with policy DBE9 of the Local Plan.

Although there is no clearly defined building line to this section of Upper Park both Nos. 33 and 35 have front extensions with balconies above to a depth of approximately 2m, which is felt to be an acceptable depth in this location. The proposed front extension has been reduced to 2m in depth, and would therefore be similar to these existing examples. Therefore it is now deemed acceptable.

It was concluded in the previous application that the proposed front dormers are relatively small and meet with local design guidance and would not be detrimental to the character or appearance of the street scene. The proposed rear dormer window would be the minimum required for use as access to the loft and would be fully clad. Although it would be visible from the neighbouring properties in High Silver, its design would not be unduly detrimental to the appearance of the surrounding area.

The raised front gable would have no function other than aesthetical. Although it is not to everybody's taste, the design would not be unduly detrimental to the appearance of the main dwelling as it would be more in keeping with the gradient of the proposed front dormer roofs. Due

to this it is not felt that this would be detrimental to the character or appearance of the street scene. The extension of the existing front balcony and entrance steps to create a balcony would not be detrimental to the character or appearance of the street scene given the abundance of front balconies in the locality.

Due to this the proposal complies with Local Plan policy DBE10.

Conclusion:

In light of the above the proposed front extension, front and rear dormer windows and raised front gable would comply with Local Plan policies and are therefore recommended for approval.

SUMMARY OF REPRESENTATIONS:

TOWN COUNCIL – None received.

36 UPPER PARK – Object due to visual impact, disturbance due to a loss of parking, and general impact on the street scene.

35 UPPER PARK – Object as the front extension will extend too far beyond the building line and will result in a loss of light to their property, and the raised gable would be unsightly and unnecessary.

41 UPPER PARK – Object to the possible overlooking of themselves, the raising of the roof, which is out of keeping with the rest of the road, the precedent that this would set and the loss of the garage.

1 HIGH SILVER – Object to the appearance, the proposal bringing this property out of the building line, the unnecessary front gable, the loss of the parking space and the overlooking from the rear dormer window.

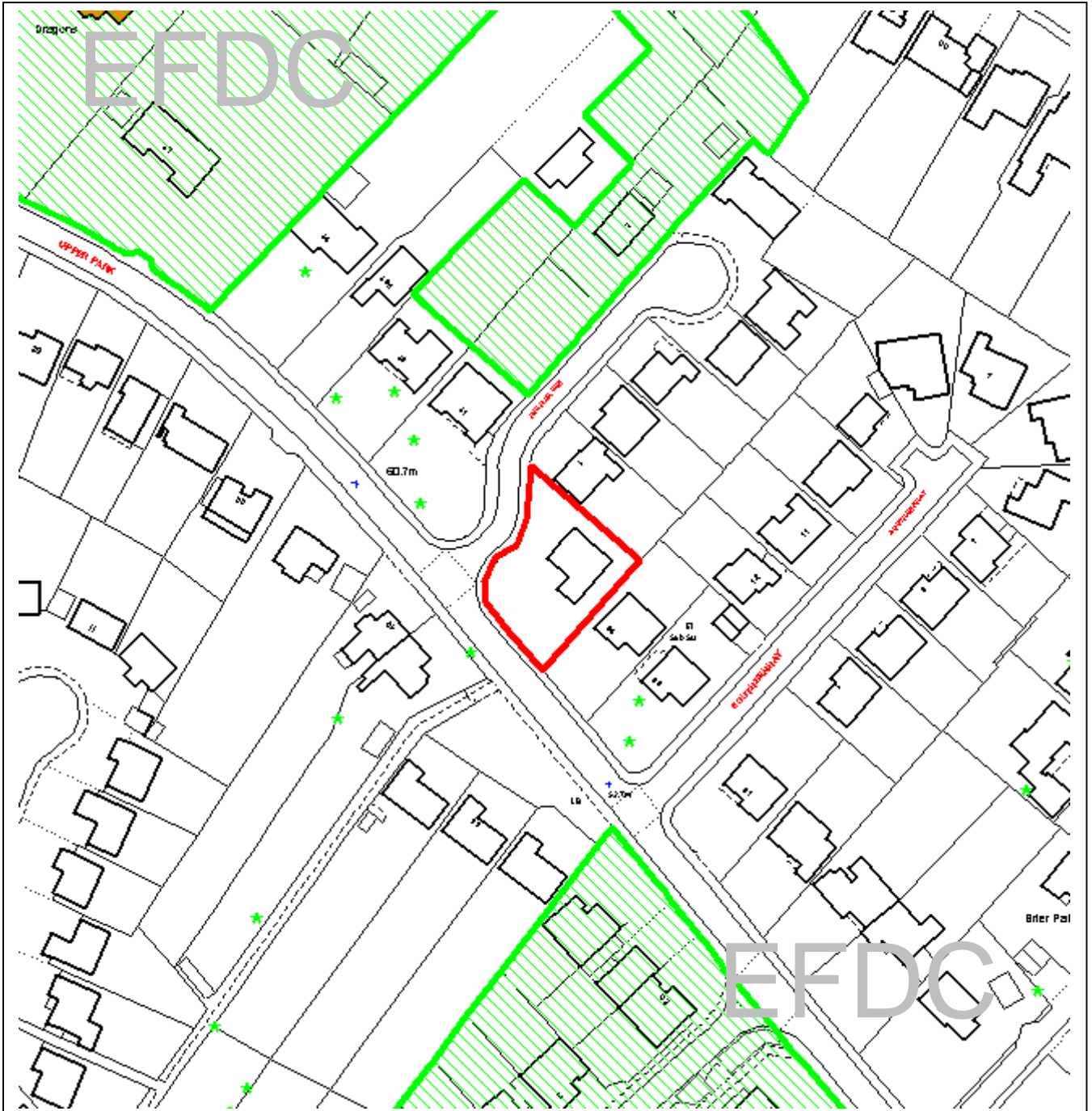
33 UPPER PARK – Not opposed in principle but concerned that the front extension still extends beyond the building line and the raised gable is unsightly and unnecessary.

2 HIGH SILVER – Concerned that the rear dormer window would overlook their garden.



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Agenda Item Number:	4
Application Number:	EPF/1639/07
Site Name:	37 Upper Park, Loughton, IG10 4EQ
Scale of Plot:	1/1250

Report Item No:5

APPLICATION No:	EPF/1337/07
SITE ADDRESS:	38 - 44 High Road Buckhurst Hill Essex IG9 5HP
PARISH:	Buckhurst Hill
WARD:	Buckhurst Hill West
APPLICANT:	Primrose Properties Ltd
DESCRIPTION OF PROPOSAL:	Self-containment of 4 x one and 12 x two bedroom flats, alterations to existing rear extension to 42-44 High Road and laying out of the front garden areas for parking and landscaping.
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 Details of the types and colours of the external finish of the extension 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.
- 3 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.
- 4 No tree, shrub, or hedge which are shown as being retained on the approved plans shall be cut down, uprooted, wilfully damaged or destroyed, cut back in any way or removed other than in accordance with the approved plans and particulars, without the written approval of the Local Planning Authority. All tree works approved shall be carried out in accordance with British Standard Recommendations for Tree Work (B.S.3998: 1989).

If any tree shown to be retained in accordance with the approved plans and particulars is removed, uprooted or destroyed, or dies, or becomes severely damaged or diseased within 3 years of the completion of the development, another tree, shrub, or hedge shall be planted at the same place, and that tree, shrub, or hedge shall be of such size, specification, and species, and should be planted at such time as may be specified in writing by the Local Planning Authority.

If within a period of five years from the date of planting any replacement tree is removed, uprooted or destroyed, or dies or becomes seriously damaged 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.

5 The area within the sight splays indicated on the submitted plan shall be formed to give a clear and continuous view of traffic and shall not contain obstructions above the crown of the adjacent road.

6 The development, including site clearance, must not commence until a scheme of landscaping and a statement of the methods of its implementation have been submitted to the Local Planning Authority and approved in writing. The approved scheme shall be implemented within the first planting season following the completion of the development hereby approved.

The scheme must include details of the proposed planting including a plan, details of species, stock sizes and numbers/densities where appropriate, and include a timetable for its implementation. If any plant dies, becomes diseased or fails to thrive within a period of 5 years from the date of planting, or is removed, uprooted or destroyed, it must be replaced by another plant of the same kind and size and at the same place, unless the Local Planning Authority agrees to a variation beforehand, and in writing.

The statement must include details of all the means by which successful establishment of the scheme will be ensured, including preparation of the planting area, planting methods, watering, weeding, mulching, use of stakes and ties, plant protection and aftercare. It must also include details of the supervision of the planting and liaison with the Local Planning Authority.

The landscaping must be carried out in accordance with the agreed scheme and statement, unless the Local Planning Authority has given its prior written consent to any variation.

7 The development, including site clearance, must not commence until a tree protection plan, to include all the relevant details of tree protection has been submitted to the Local Planning Authority and approved in writing.

The statement must include a plan showing the area to be protected and fencing in accordance with the relevant British Standard (Trees in Relation to Construction-Recommendations; BS.5837:2005). It must also specify any other means needed to ensure that all of the trees to be retained will not be harmed during the development, including by damage to their root system, directly or indirectly.

The statement must explain how the protection will be implemented, including responsibility for site supervision, control and liaison with the LPA.

The trees must be protected in accordance with the agreed statement throughout the period of development, unless the Local Planning Authority has given its prior written consent to any variation.

8 Gates shall not be erected on the vehicular access to the site without the prior written approval of the Local Planning Authority.

9 Prior to the commencement of the development details of the proposed surface materials for the access and parking areas 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.

- 10 Prior to the commencement of the works hereby agreed details of a parapet on the rear extension shall be submitted in writing to the Local Planning Authority. The parapet shall feature either a layer of tile-creasing below a row of bricks on edge or a layer of coping stones at the top of the wall.

Description of Proposal:

Change from four houses (two pairs of semi detached houses) in multiple occupation to 16 self contained flats in four houses, change of rear extension sloping roof to a flat roof, and provision of landscaping and parking.

Description of Site:

Two pairs of semi detached houses in Buckhurst Hill, High Road opposite the Holiday Inn Hotel and Electricity sub station. Chandos Close, a residential cul de sac, runs behinds the properties. There is a large block of purpose built flats to the immediate north. There are a number of protected trees at the front of the property. This property has been subject to an enforcement investigation in 2006 where it was established that there were 22 individual flats within the four houses. The buildings are on the list of properties of local significance.

Relevant History:

Various including:

EPF/1361/79	Erection of 12 flats and 2 maisonettes in 3 blocks	approved
EPF/0535/87	Outline application for 5 three bed roomed houses	approved
EPF/1079/88	Reserved Matters	approved
CLD/EPF/2269/06	CLD for use as four flats	not granted

Policies Applied:

DBE 9	Amenity
DBE 10	Street Scene
DBE 11	Sub division
DBE 8	Amenity Space
LL10	Protected Trees
ST 4 & 6	Parking and Highways
HC13A	Local Listing

Issues and Considerations:

The main issues in this application are the effect on:

- 1 The Street Scene and Context
- 2 Design
- 3 The Amenities of the neighbouring properties
- 4 Subdivision of the property
- 5 Landscaping
- 6 Parking & Highways
- 7 Local Listing

1. Street scene

- The existing houses are of a striking and attractive appearance, although their physical fabric has been neglected in recent years.
- There is some doubt over the current internal layout of the site, but the Enforcement investigation identified 22 flats/rooms in separate occupation in the four houses. This scheme is an opportunity to regulate the use of the premises and introduce proper self contained flats rather than the current rather unsatisfactory arrangements.
- The rear extension will have some works to change a pitched roof to a flat roof which will not be readily visible to properties in Chandos Close due to existing screening by trees and foliage in the rear gardens
- The scheme will have little outward manifestation apart from an improvement in the appearance of the front garden areas of the houses.

2. Design

- The only external change is the minor change to the roof of the rear extension, which will be a more traditional appearance and integrates into the building acceptably.
- Materials will match.

3. Neighbouring Amenity

- There will be no further loss of amenity from overlooking than already exists.
- The removal of some flats/rooms reduces the number of flats and occupants on the site with a consequent reduction in noise and disturbance.

4. Subdivision

- The properties have already been subdivided for many years and this scheme will rationalise the existing arrangements to the better, and indeed will reduce the intensification of the site.
- No garden space will be lost to car parking as a result of this scheme.
- The communal garden areas provide sufficient amenity space as required in the local plan overall, with 38 and 40 being slightly below and 42 and 44 over the areas recommended.

5. Landscaping

- There are a number of protected trees at the front of the site, which would be retained and protected.
- The Landscape Officer has commented that there is no objection to the scheme subject to the relevant conditions.
- The actual boundary treatment will also be subject to condition.

6. Parking and Highways

- The scheme will provide parking for 4 vehicles.
- It is accepted that this is a small number for this amount of residential units, but the current site has a greater number of units with only 5 or 6 cars squeezed onto the site. The situation will be little different than currently.
- It is also the case that the site is situated within walking distance of Buckhurst Hill Tube, local bus routes and a wide range of local amenities. The High Road is also subject to parking restrictions. Therefore it is considered that a refusal on these grounds would be unsustainable.
- Chandos Close is not to be used to gain access for parking at the rear.

7. Local Listing

- The Conservation Officer has commented that there are “No objections in principle. However, because 42-44 is a locally listed building, please condition that the new flat roof at the rear of it features a traditional parapet detail that is more in keeping with the character of the building”.

8. Other Matters

- Several residents in Chandos Close have expressed concern over the use of this private road during the construction works. This is not a planning matter and can be dealt with under separate legislation.

Conclusion

This scheme gives an opportunity to regularise and improve the current use of these locally listed buildings and ensure their long term survival. Whilst it is accepted that parking is limited, this is a site close to excellent public transport links and local amenities. Therefore the recommendation is for approval.

Summary of Representations Received

PARISH COUNCIL – No objection

6 CHANDOS CLOSE – Object, oppose opening up the rear gardens to vehicles or pedestrians, parking situation is very dangerous, and EFDC and ECC may well be imposing parking restrictions, making it even more dangerous.

7 CHANDOS CLOSE – No objection in principle, but that Chandos Close will not be used for access, trees will only be trimmed and not removed, dustbins will not be accessed through Chandos Close, and it will not be used as an alternative car park.

11 CHANDOS CLOSE – Do not oppose, concerned about the use of Chandos Close, this is a private road and do not want it used for access to the site.

12 CHANDOS CLOSE – concerned works will cause disruption and parking problems

42A HIGH ROAD – first and second floor only used as one flat, therefore application is incorrect.



Epping Forest District Council

Area Planning Sub-Committee South



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Agenda Item Number:	5
Application Number:	EPF/1337/07
Site Name:	38 - 44 High Road, Buckhurst Hill, IG9 5HP
Scale of Plot:	1/1250

Report Item No:6

APPLICATION No:	EPF/1485/07
SITE ADDRESS:	83 Queen's Road Buckhurst Hill Essex IG9 5BW
PARISH:	Buckhurst Hill
WARD:	Buckhurst Hill West
APPLICANT:	Jason King
DESCRIPTION OF PROPOSAL:	Redevelopment to provide residential development of five, two bedroom flats. (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 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.
- 3 The development, including site clearance, must not commence until a tree protection plan, to include all the relevant details of tree protection has been submitted to the Local Planning Authority and approved in writing.

The statement must include a plan showing the area to be protected and fencing in accordance with the relevant British Standard (Trees in Relation to Construction-Recommendations; BS.5837:2005). It must also specify any other means needed to ensure that all of the trees to be retained will not be harmed during the development, including by damage to their root system, directly or indirectly.

The statement must explain how the protection will be implemented, including responsibility for site supervision, control and liaison with the LPA.

The trees must be protected in accordance with the agreed statement throughout the period of development, unless the Local Planning Authority has given its prior written consent to any variation.

- 4 Prior to the commencement of development the details of the number, location and design of powered two wheelers and bicycle parking facilities shall be submitted to and approved in writing by the local planning authority. The approved facility shall be provided prior to occupation and shall be retained thereafter.

- 5 No unbound material shall be used in the surface finish of the driveway within 6 metres of the highway boundary of the site.
- 6 Prior to the commencement of the development details shall be approved in writing by the Local Planning Authority showing the means to prevent the discharge of surface water from the development onto the highway. The approved scheme shall be carried out in its entirety before the access is first used and shall be retained at all times.

Description of Proposal:

This application seeks planning permission for the erection of a block of 5 two bedroom flats. The accommodation would be spread across three storeys, with the second floor flat being provided within a Mansard style roof. The proposed building would be located close (approximately 0.15 metre) to the side boundary of the site with no. 81 and would be set off the side boundary of the site with no. 85 by approximately 1.4 metres. This differs from a permission granted earlier this year for 5 flats but having a different roof-form, a conservatory to the rear and small amendments to the front elevation.

Description of Site:

The application site is presently vacant, following the demolition of the building that previously stood on the site following the grant of planning permission in January this year for a flat development. The former building was a two storey Victorian house. Queens Road comprises a mix of building designs with a variety of uses, both residential and commercial.

The planning permission granted earlier this year gave consent for the erection of a two storey building with a central hipped roof section providing 4 two bedroom flats and 1 one bedroom flat.

Relevant History:

EPF/1482/06. Redevelopment to provide residential development of six, two bedroom flats with associated parking. Refused 21/09/06.

EPF/2117/06. Redevelopment to provide residential development of four, two bedroom flats and one, one bedroom flat with associated parking (revised application). Approved 10/01/07.

Policies Applied:

DBE1 – Design of new buildings
DBE2 – Effect of new buildings on surroundings
DBE3 – Development outside green belt
DBE6 – Parking for new developments
DBE9 – Amenity considerations
H2A – Previously developed land
H3A – Housing Density
ST4 – Road Safety
ST6 – Vehicle Parking

Issues and Considerations:

The main issues in this case are:

1. The acceptability of residential development in this location;
2. The impacts of the proposed development on the amenities of the occupiers of neighbouring dwellings;
3. The impacts of the proposed development on the character and appearance of the area; and
4. Highway and parking matters.

When considering the current proposal, regard will be had to the extant planning permission on the site.

1. Principle of residential development.

The site has an established residential use and accordingly the retention of residential use is acceptable in principle. The site is previously developed land and the development would, therefore, be in accordance with Policy H2A, which encourages the re-use of previously developed land. The application site lies outside the town centre, as defined in the Local Plan, although the adjacent property, 81 Queens Road, lies within the secondary frontage.

The proposed development would have a density of 70.42 dwellings per hectare. Having regard to the town centre location and the accessibility of the site, it is considered that this would be acceptable and in accordance with Policy H3A of the Local Plan, which states that density levels should be at least 30-50 dwellings per hectare and higher densities will be expected in areas where there is good public transport and other facilities.

2. Impact on neighbours.

The proposed building would have a footprint that would be the same as the approved scheme, with the exception that the proposal also seeks consent for a conservatory to the rear of the building. The proposed conservatory would be approximately 3 metres by 3 metres and would be located on the side of the building closest to no. 81. Having regard to the commercial use of this neighbouring property, it is not considered that there would be a material loss of amenity arising from the addition of the conservatory.

Alterations are also proposed to the front elevation of the building, with the first floor windows being replaced with French doors with Juliet balconies. The occupier of 90 Queens Road has objected to the proposed development, expressing concern that the French doors would result in significant loss of privacy to that property, particularly to the sitting room. It is accepted that the French doors would result in an increased perception of overlooking of this property. However, having regard to the distance of over 20 metres which would separate the two properties it is not considered that any loss of privacy would be material. The same consideration would apply to no. 88, which is directly opposite the application property.

3. Appearance

The proposed building would have a mansard roof. There are a variety of property designs within Queens Road, some with flat roofs, some with pitched roofs, some with hipped roofs and there are other examples of mansard roofs, for example at Somerset Court. Accordingly, it is not considered that the proposed roof would be harmful to the character and appearance of the area. To the contrary, it is considered that the roof would be more in keeping than the roof of the

previously approved scheme. Furthermore, the maximum height of the roof would be approximately 1 metre lower than that on the previously approved scheme. A local resident has objected on the grounds that the amendments to the front of the house are out of keeping with the Edwardian/Victorian style that it seeks to reproduce. However, having regard to both the design of the proposed building and that approved earlier this year, it is not considered that the building does seek to reproduce such a style. The Parish Council has also objected to the scheme, stating that the design is unsympathetic to the neighbourhood. However, having regard to the variety of property designs within the street, which include both historical and modern styles, it is not considered that the proposal would be out of keeping.

4. Parking and Highways

The current application proposes three parking spaces, as proposed in the application that was granted consent earlier this year. Having regard to the town centre location of the site and its proximity to Buckhurst Hill station, it is considered that this level of parking would be acceptable. The Highways Authority has no objection to the proposed development, subject to planning conditions.

Conclusion

In light of the above appraisal, it is considered that the revisions to the approved scheme (notably the addition of a conservatory, the Mansard roof and the revised elevational detail) would not give rise to any material harm to either the amenities of the occupiers of neighbouring dwellings or to the character and appearance of the area. The proposed parking arrangements are unchanged from the scheme that was approved earlier this year and are, therefore, considered to be acceptable. Accordingly, it is recommended that planning permission be granted.

SUMMARY OF REPRESENTATIONS:

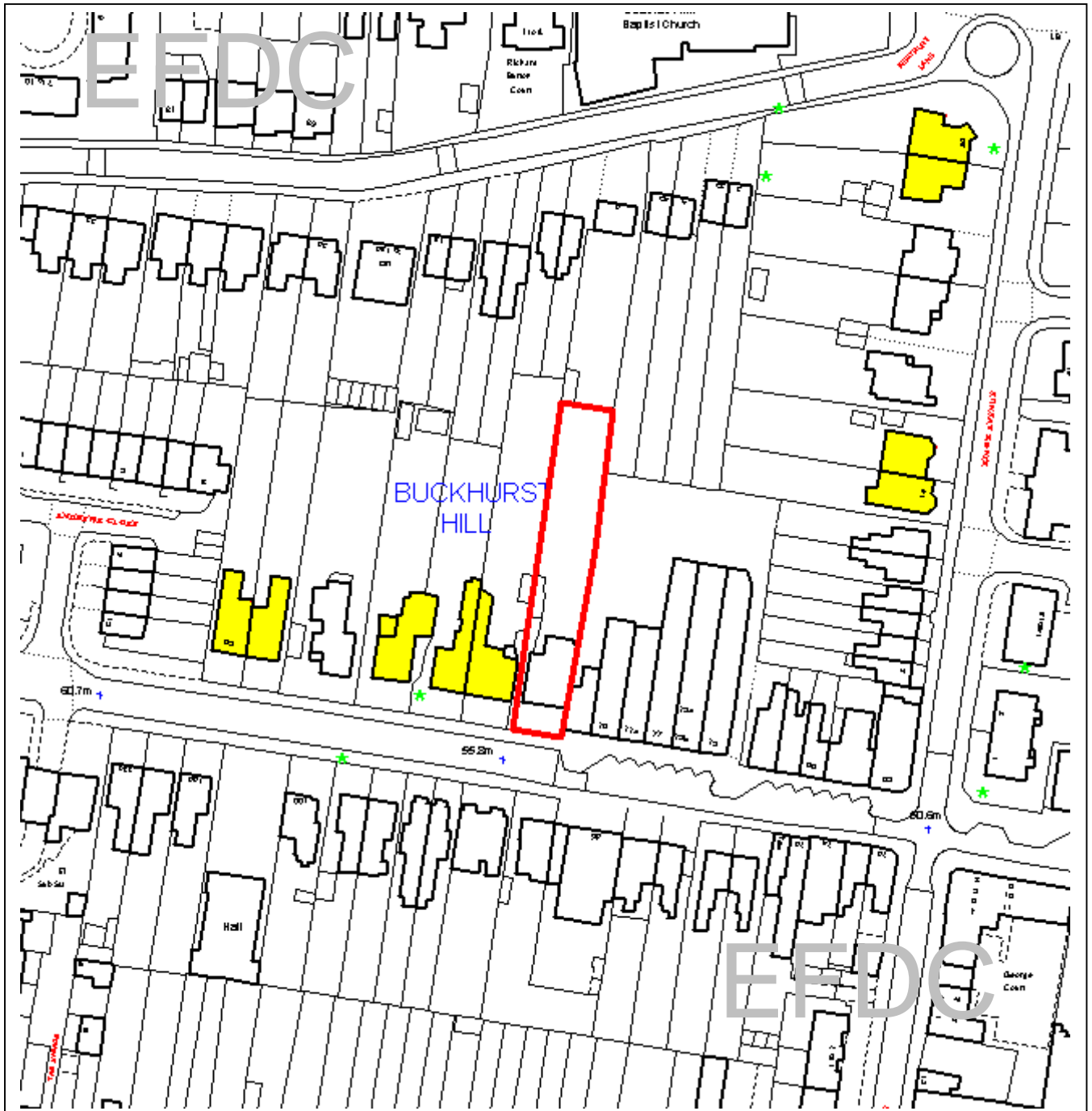
BUCKHURST HILL PARISH COUNCIL. Objection. 1) height of the three storey building; 2) design is unsympathetic to the neighbourhood; 3) insufficient car parking spaces.

90 QUEENS ROAD. Objection. Loss of privacy from the proposed French doors and Juliet balconies as overlooking is greater from French doors than from standard windows. Therefore feel that revised plans will directly impact our enjoyment of our sitting room. The amendments proposed to the front of the house are completely out of keeping to the Edwardian/Victorian style that it has set out to reproduce. No problem with the revised roof plan, as long as it is 1.1 metres lower than the approved roof pitch.



Epping Forest District Council

Area Planning Sub-Committee South



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Agenda Item Number:	6
Application Number:	EPF/1485/07
Site Name:	83 Queens Road, Buckhurst Hill, IG9 5BW
Scale of Plot:	1/1250

Report Item No: 7

APPLICATION No:	EPF/1504/07
SITE ADDRESS:	41 & 43 Epping New Road Buckhurst Hill Essex IG9 5JT
PARISH:	Buckhurst Hill
WARD:	Buckhurst Hill West
APPLICANT:	Mr A & Mrs R Akhtar
DESCRIPTION OF PROPOSAL:	First floor side and two storey side and rear extensions to both properties. (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, unless otherwise agreed by the local planning authority in writing.
- 3 Prior to first occupation of the extensions hereby approved the proposed window openings in the first floor side elevations shall be fitted with obscured glass and have fixed frames, and shall be permanently retained in that condition.
- 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 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 that Order) no enclosure or balcony shall be formed at any time on the roof of the extension hereby approved without the prior written approval of the Local Planning Authority.
- 6 The development hereby approved, extending both nos.41 and 43, shall be completed in its entirety.

Description of Proposal:

This application seeks planning permission for the erection of a full width two storey rear extension across no. 41 that would be approximately 3.45 metres in depth, a part two, part single storey extension of the same depth across the full width of no. 43, part two storey, part first floor extensions along the sides of both properties and ground floor extensions to the sides of the garages of both properties.

The proposal is similar to that which was submitted earlier this year and refused planning permission. The application was refused on the grounds of loss of outlook and light to the garden area and rooms in the rear of no. 45, caused by the massing and proximity of the extensions proposed to no. 43. The main changes to the scheme following this refusal are the reduction in the extent of the first floor extension to the side of no. 43. The extension, which was set back from the back of the rear extension by approximately 2.2 metres, is now proposed to be set back by 6 metres (resulting in it being set back from the main rear elevation of the existing property by 2.5 metres).

Description of Site:

The application site comprises a pair of semi detached houses located in Epping New Road. There is a change in levels across the site, which results in the rear of the garden being set at a higher level than the dwellings. There is also a change in levels that results in no. 45 (to the north of the site) being set at a slightly lower level and no. 39 (to the south) being set at a slightly higher level. No. 39 is set on a similar building line to the application dwellings and no. 45 is set forward, to the extent that the rear of the property is approximately level with the front of no. 43. The application dwellings have rear gardens approximately 57 metres in depth. At present, there is no boundary separating the two gardens.

Relevant History:

EPF/0259/95 (No. 43 only). Side extension, two storey rear extension, dormer window in roof and patio at 2nd floor level. Refused 11/04/1995.

EPF/0551/03. Two storey extension at side and rear of both properties. Refused 20/06/2003

EPF/0859/05. Ground and first floor side and rear extensions to both properties including enlarged garages, and loft conversions. Withdrawn 20/07/2005.

EPF/0197/07. First floor side and two storey side and rear extensions to both properties. Refused 02/05/07.

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 impacts of the proposed development on the amenities of the occupiers of neighbouring dwelling, in particular the occupiers of 39 and 45 Epping New Road; and
2. the impact of the proposed development on the character and appearance of the area.

1. Impact on neighbours

With regard to the impact of the proposed extension on the amenities of the occupiers of 39 Epping New Road, this property has a long rear projection at ground floor level, which is attached to the rear extension. There are no windows in the side of the rear projection. The kitchen area is located in the side of 39 Epping New Road which faces towards the application site. The kitchen is a long 'galley-style' kitchen with a dining area at the rear, in the extension. There is a window in the side elevation of the kitchen that provides some light to the kitchen, although this end of the room is quite dark. The proposed extensions to the side of no. 41 would reduce the light to this window, although having regard to the orientation of the development directly to the north of this window and the location of the extensions against the back drop of the existing building, it is considered that the light lost would be minimal. Furthermore, as the habitable end of the room would continue to receive natural light unaffected by the proposed development, it is considered that this loss of light to the functional kitchen end of the room would not be sufficient to justify a refusal.

Turning to the impact of the proposed extension on the amenities of the occupiers of 45 Epping New Road, as this property is set forward of the application dwellings, the proposed extensions are well to the rear of no.45. Due to the distance which would separate the two storey rear extensions from the site boundary and the neighbouring dwelling, it is not considered that there would be a material loss of light to the neighbouring dwelling. Furthermore, following the reduction in the depth of the first floor side extension to no.43, it is not considered that there would be a material loss of outlook to the garden area of this neighbouring property. Whilst there would be some overshadowing of the garden, following the revision to the scheme there would be no impact upon the house itself and what remains is not considered to be significant.

2. Design and Appearance

With regard to the impact of the proposed development on the character and appearance of the area, the dwellings would be re-roofed to incorporate the proposed extensions and would not be symmetrical. However, having regard to the variety of property designs within the locality and the size of the footprint of the building in relation to others within the street, it is not considered that the proposed development would result in a disproportionate addition to the existing building nor detrimental to the street scene. Furthermore, a gap of at least one metre would be retained between the first floor side elevations and the site boundaries and on this basis it is not considered that a terracing effect would be created. The committee will know that garage extensions – just single storey – are often permitted to the side boundaries.

Conclusion

In light of the above appraisal, it is considered that the proposed development would not result in a material loss of amenity to the occupiers of neighbouring dwellings and would not be harmful to the character and appearance of the area. The Council cannot get involved in any boundary dispute between properties as the Parish Council would appear to advocate. Accordingly, it is recommended that planning permission be granted.

SUMMARY OF REPRESENTATIONS:

BUCKHURST HILL PARISH COUNCIL. Objection. 1) the use of building right up to the boundary; 2) overdevelopment – the general bulk of the proposed development and its effect on the neighbouring properties; 3) investigation needed of possibility of a boundary issue between no. 39 and 41.

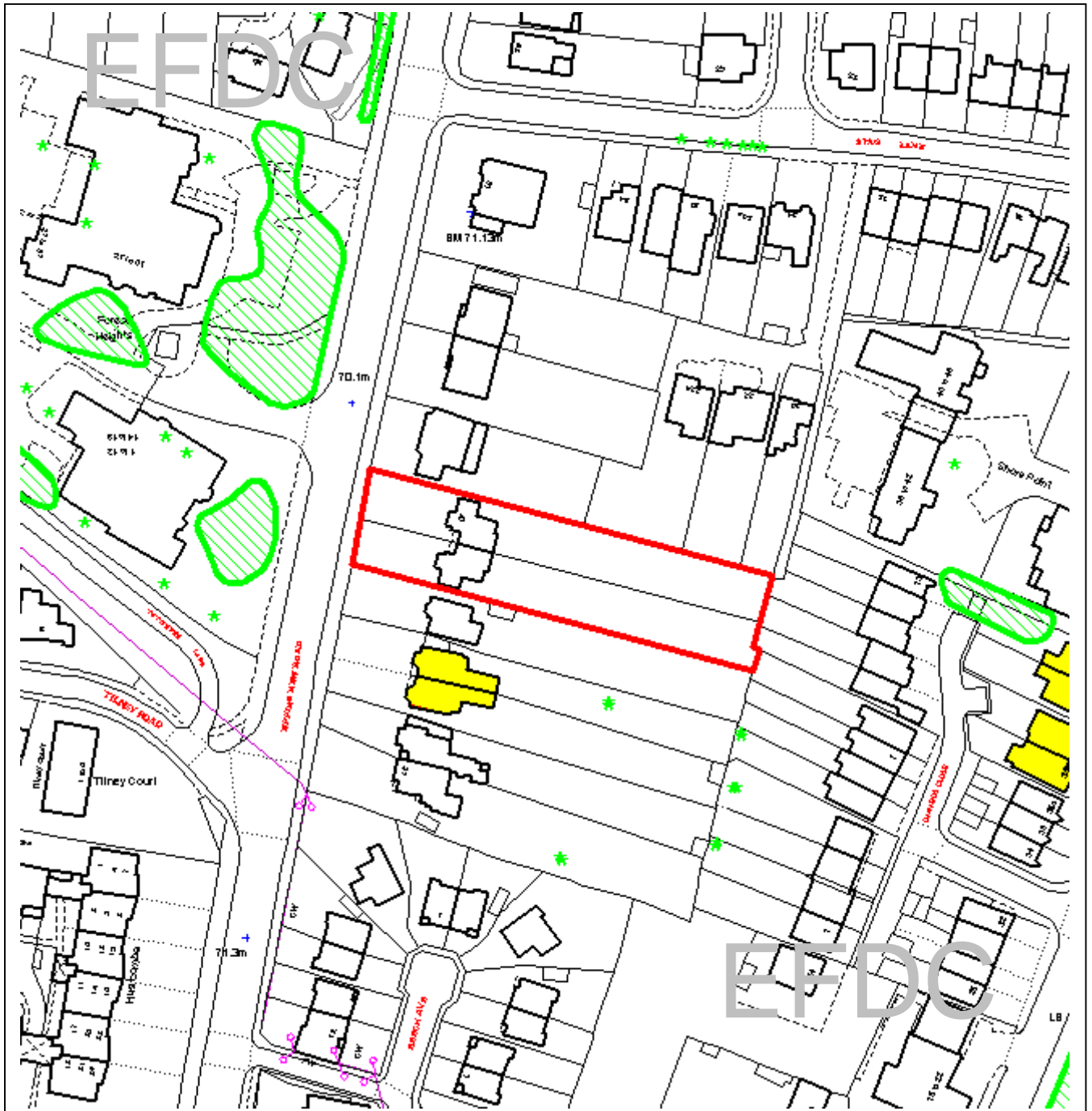
39 EPPING NEW ROAD - Objection. We feel the proposal is bulky and oversized, particularly the first floor side extension. The proposal is not symmetrical to the front, the sides or rear. Concerned about loss of light, particularly to the lounge and kitchen. Concerned about loss of privacy, there is no wall or fence to bridge the gap between the new garage and the front of our garage. Also concerned about the position of the drain immediately on the boundary.

45 EPPING NEW ROAD - Objection. The proposal will severely affect the use of my garden by cutting out sunlight and daylight and will affect my privacy. If everyone built onto their house the same as 41-43 there would be total overdevelopment in the area and if everybody built to the boundary you would lose the individuality of the road and create a terracing effect.



Epping Forest District Council

Area Planning Sub-Committee South



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Agenda Item Number:	7
Application Number:	EPF/1504/07
Site Name:	41 & 43 Epping New Road, Buckhurst Hill, IG9 5JT
Scale of Plot:	1/1250