

Report Item No: 1

APPLICATION No:	EPF/1824/07
SITE ADDRESS:	114,116,118 Manor Road Chigwell Essex IG7 5PW
PARISH:	Chigwell
WARD:	Chigwell Village Grange Hill
APPLICANT:	Bob Clements
DESCRIPTION OF PROPOSAL:	Replacement of 3 no. existing detached dwellings with the erection of 11 no. residential apartments.
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 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 Prior to first occupation of the buildings hereby approved the proposed window openings in flank elevations facing east and west shall be fitted with obscured glass and have fixed frames and shall be permanently retained in that condition, unless otherwise agreed in writing by 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 The existing vehicle crossovers and entrances to Manor Road from the site shall be permanently closed and made good at a time and to the satisfaction to be agreed with the Local Planning Authority after consultation with the relevant Highways Authority.

- 7 Prior to first occupation of the development hereby approved, the cycle parking shown on the approved plans shall be implemented on site and retained thereafter.
- 8 No development hereby approved shall commence until measures to enable the provision of highway and public transport improvements to the local area necessitated by this development are secured.
- 9 A flood risk assessment shall be submitted to and approved by the Local Planning Authority prior to commencement of development. The assessment shall include calculations of increased run-off and associated volume of storm detention using Windes or other similar programme. The approved measures shall be undertaken prior to the first occupation of the building hereby approved and shall be adequately maintained in accordance with a management plan to be submitted concurrently with the assessment.
- 10 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.
- 11 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.
- 12 All material excavated from the below ground works hereby approved shall be removed from the site unless otherwise agreed in writing by the Local Planning Authority.
- 13 The balcony screens proposed on the rear elevation of the buildings hereby approved, shall be as shown on the approved plans and shall be built into the building before first occupation of any of the flats and retained permanently thereafter.
- 14 The development hereby approved shall be required to meet the "Very Good" standard in the BRE (Building research Establishment) EcoHomes assessment for residential development or as may be agreed by the Local Planning Authority demonstrating incorporation of energy conservation in the form of a Sustainability Report.
- 15 No less than 10% of the proposed flats shall be constructed in accordance with Lifetime Homes standards of the Joseph Rowntree Foundation.
- 16 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.

The fencing, or other protection which is part of the approved Statement shall not be moved or removed, temporarily or otherwise, until all works, including external works have been completed and all equipment, machinery and surplus materials removed from the site.

The Arboricultural Method Statement shall indicate the specification and timetable of any tree works, which shall be in accordance with the British Standard Recommendations for Tree Works (BS.3998: 1989).

The Arboricultural Method Statement shall include a scheme for the inspection and supervision of the tree protection measures. The scheme shall be appropriate to the scale and duration of the works and may include details of personnel induction and awareness of arboricultural matters; identification of individual responsibilities and key personnel; a statement of delegated powers; frequency, dates and times of inspections and reporting, and procedures for dealing with variations and incidents. The scheme of inspection and supervision shall be administered by a suitable person, approved by the Local Planning Authority but instructed by the applicant.

- 17 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.

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.

- 18 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.

Details of Proposal:

Demolition of 3 detached houses and replacement with two apartment blocks containing 5 and 6 flats, on three floors. These will consist of eight 3-bedroom and three 2-bedroom flats. A basement, accessed between the two apartment blocks, will provide parking for 28 cars. Access directly into the car park will be at the rear of the proposed buildings and also be underground.

Description of Site:

Site of about 0.24ha with a road frontage of 35m and max. depth of 72m, located on the north side of the eastern end of Manor Road, about 100m west of the traffic controlled junction with Fencepiece Road and Hainault Road. The site is currently occupied by three detached 1930's/1950's houses and detached housing prevails west of the site and directly opposite. The site backs onto Chigwell Golf Course. Montpellier House is situated immediately east of the application site and is a mainly three storey block of flats, which has some further accommodation in the roof space and consists of 20 apartments, with underground parking. Beyond this, further east, is the Bald Hind petrol filling station with a pub behind.

Relevant History

EPF/2230/06 – Replacement of 3 no. existing detached houses and erection of 14 no. apartments – Refused for 3 reasons:- 1. Monolithic design/appearance/scale & therefore visually intrusive in the street scene; 2. Disturbance to 112 Manor Road from access drive and car park entrance; 3.

Overbearing impact, loss of light, overshadowing and overlooking to 112 Manor Road and Montpellier House.

EPF/1065/07 – Replacement of 3 no. existing detached dwellings with the erection of 12 no. residential apartments – Refused planning permission for the following reason:-

This proposal, by reason of its bulky size and appearance, would have an overbearing impact upon the neighbouring house at no.112 Manor Road and harm the character of the local area as well as set an unwanted precedent for similar large and intrusive developments in the locality, leading to further detriment of the character of this part of Manor Road. The proposal will therefore be contrary to policies DBE1 and DBE2 of the adopted Local Plan and Alterations.

An appeal has been lodged against this refusal.

Relevant Policies

Local Plan policies:

DBE1 – Design of new buildings
DBE2 – Effect of new building on surroundings
DBE9 – Amenity of local residents considerations
H3A – Housing density
H4A – Dwelling mix
ST1 – Location of Development
ST2 – Accessibility of Development
ST4 – Road Safety
ST6 – Vehicle parking
I1A – Planning Obligations

Structure Plan policies:

BE1 – Urban Intensification
H4 – New Residential Development

Issues and Considerations

The main issues in this case are whether this latest submission overcomes the previous refused planning application. The issues are as previously:

1. Visual impact on the locality and street scene,
2. Whether the proposal will cause significant loss of amenity to the residents of existing neighbouring residential properties, and
3. Highway safety and parking,

This proposal is for two separate buildings, described somewhat confusingly as “House A” and “House B”, when they are actually a proposed development of apartment flats. “House A” is proposed to be adjacent to an existing two storey house at 112 Manor Road and it is this part of the proposed development where changes have been made in order to overcome part of the previous reason for refusal. The scale of “House A” has been reduced and in so doing, deleted a two-bedroom flat so that the total number of flats proposed is now 11 and reduced car parking by 2 to 28 spaces.

1. Design and Appearance; Visual Impact

“House B” is proposed to be adjacent to flats at Montpellier House at no.120 Manor Road. Despite the previous refusal, this element has not been changed and reflects more closely the height of the

adjacent Montpelier House flats. The proposed ground floor will be built below pavement level with a fully enclosed parking basement below. In the last Planning Officer's report, this proposed apartment block and "House A" were described by Officers as large prominent buildings which will have a striking visual effect on this part of Manor Road. Despite this, the adjacent flats at Montpelier House are a similar large scale building with a wider frontage and there are four storey flats existing at Manor Court, east of the application site on the opposite side of the road. Objectors have stated that Montpelier House replaced a previous public house and where flats have been accepted in Manor Road it is where non-residential buildings existed previously. Flat developments have been refused and dismissed on appeal elsewhere in Manor Road, but Officers consider an exception can be made for this site, because of its proximity to existing flats at Montpelier House, the removal of three houses which have little in the way of visual interest in the street scene and the presence of large detached houses in the locality.

Whilst Officers consider on balance that "House B" is of acceptable appearance in the street scene, the changes to "House A" building show a reduced height of about 0.5m at the rear and a shaving off of a 0.45m portion on the side, towards the rear part of the building, such that there will be greater clearance between "House A" and the house at no.112. The front elevation has also been altered resulting in a building more two storey in design. Officers consider that this improves the overall appearance and separation distance to the neighbouring house. As reported previously, the proposal has the right balance between the brickwork and glazing on the front elevation and the roof design is more traditional, with roof slopes and front facing gables that pick out other features that prevail in the area. Views of the development from the road vary. The siting of the two buildings are staggered to reflect the position of the adjacent buildings and looking west from Manor Road the view of the more western block, replacing the house at no.114, will be obscured by the other block. Montpelier House obscures the length of the other block. Of most concern is the view looking east at the western flank wall of the proposed block where no.114 is to be removed. This is where the length of "House A" will be most apparent. However, Officers consider that on balance this is considered visually acceptable because of the presence of windows and enough relief in this elevation to not appear intrusive in the street scene. From the rear, the ground slopes away, particularly beyond the site boundary. There are trees here that reduce visibility from Linkside residential properties north of the site and distant views from the golf course itself will not be harmed. The proposal complies with Policy DBE1.

Finally, the issue of precedent has been voiced in the objections and by the Committee on the previous refusal, because granting planning permission for this may encourage other similar developments. Officers consider that whilst the proposal is acceptable on this site, there are appeal decisions to support refusal of similar developments elsewhere in the road because continuation along this side of the road or isolated examples elsewhere are likely to be detrimental to the street scene. The proposal complies with policies ST1 and ST2. The changes to "House A" help to make the transition more acceptable in the street scene from Montpelier House to the house next door at 112 Manor Road.

The density of the site will be 45 dwellings per hectare and falls within the parameters of suitable density within urban areas as contained within policy H3A and BE1. The mix of flat types complies more loosely with policy H4A, but the applicants argument about the need for large, luxury apartments for mature residents looking to downsize is a marketing rather than a planning policy argument, particularly as there is a greater need for one and two bed units at more affordable prices, supported by policy H4A.

2. Impact on Amenity of local residents

The proposed buildings will be set back from the road and whilst the right hand side block ("House B") will be forward of the two houses it replaces (nos. 116 and 118) by approx. 3m, it will not appear imposing on the houses opposite, particularly as there are trees along this stretch of the southern side of Manor Road providing a reasonable screen. Three houses to the rear in Linkside

have a rear aspect towards the back of the development. Whilst there will be a marked visual change and some overlooking from the proposed rear windows and balconies, they are at a separation distance of 30+ metres and not considered to result in sufficient loss of privacy to justify a refusal.

Relative to the flats adjacent at Montpellier House, there is an existing 3m dividing fence which will be replaced by a wall of the same height. The ground floor rear extension of the proposed nearest block will therefore not be visible from the rear garden or ground floor flats and therefore not result in any loss of light. The upper two floors will project beyond the main rear wall of Montpellier House flats by 3m. There will be a separation distance of 3m between the two buildings and whilst there may be some late afternoon loss of sunlight to part of their landscaped rear communal garden, this is not significant and there will be no further loss of light to the residents windows. The outlook from the residents flats will not be affected, but from the rear garden area there is potential for overlooking. However, the plans have been amended so that the obscure glazed side screens to the proposed balconies at the rear will partly return on the rear elevation to ensure privacy is maintained. The new building will be larger and more rearward than the current house on this side (no.118) but not to the level where it would be considered to be overbearing.

In relation to no.112, the impact was previously as more balanced. At the front, the proposed block on this side will be in a similar position to the house it will replace (no.114). It will project much deeper, almost the length of no.114 again. Whilst Officers are satisfied that there will be no undue loss of light or privacy (flank windows to be obscure glazed and fixed shut, balcony to have part return and side obscure glazed screens) there will still be a significant visual impact to this neighbour. The house at no.112 is set further away compared with the relation of Montpellier House to the other proposed block, at a separation distance of between 5 and 7.5m. The fence separating the two properties is also not so high as on the other boundary and therefore a condition requiring more details of this boundary treatment are necessary. Whilst there will be a significant change in the appearance of the application site relative to this property, on balance, the changes to the roof height and the side elevation overcome the overbearing visual impact and harm to outlook that partly resulted in the reason for refusal on the last planning application.

Finally, in relation to increased traffic movement and occupation of this site, this is inevitable with a greater intensity of use, However, the vehicular access and access to the basement car park is between the two proposed buildings and will be under part of the rear garden. As it is away from both neighbours, there will be no undue harm to their living conditions. This will involve a considerable engineering operation that unfortunately inevitably results in disturbance during construction and therefore hours of operation will need to be controlled. A condition ensuring the garden levels are not raised is also necessary.

In summary on this matter, the proposal on balance is considered to be in compliance with policies DBE2 and DBE9.

3. Parking and traffic

The Committee accepted that the proposal would not harm the highway safety or add noticeably to congestion on the neighbouring roads. To recap, the site is in a reasonable sustainable location and the closing of three current accesses to three houses and centralising the access into the centre of the site in principle will have the support of the Highways Officer. The new access will allow a vehicle to enter the site and therefore be safely off the road at the same time a vehicle is looking to exit the development. The new access in the centre of the site is acceptable. It overcomes one of the previous reasons for refusal by moving it away from no.112 and there is good visibility both ways for vehicles exiting onto Manor Road and a condition shall ensure there will be no obstruction of sight-lines.

Traffic generated from the site will increase. The provision of parking for 28 vehicles is higher than the Local Plan requirement but the road has the capacity to absorb this increase and there will be little if any additional congestion noticeable as a result of this development affecting this road or the traffic junction. The proposal therefore complies with policies ST4 and ST6.

Given the scale of the development, it will be necessary for the developer to fund £45,000 for future highway and traffic improvements in the area and this can be secured by condition, thus complying with policy I1.

4. Other matters

Local residents have raised objections in respect of sewerage and increased rain-water run-off. The site is not in a flood risk assessment zone but because of its scale there is capacity for the development to produce additional surface water run-off. A planning condition will be necessary to show details of on site surface water storage. Thames Water have commented in regards of the sewerage infrastructure, but they raise no objection to the proposal in this respect or with regards to water infrastructure in the area. The conclusion from this is that sewerage infrastructure can accommodate an extra 8 residential units.

In relation to sustainability issues, cycle parking is provided and the rooms have openable windows allowing natural daylight and air. The development does not contain many details on energy saving/creating technologies, which a development of the size and nature should embrace, particularly as it is providing larger sized flats than normal. A condition to this effect is also required.

Conclusion

The concerns of the local residents have been carefully considered and officers have similar concerns. Officers reported previously that this was a very much balanced recommendation and maintain that this is still balanced, but do feel that the revision in the scale and appearance of "House A" has improved the proposed development for the benefit of the resultant street scene and lessen its overbearing impact upon no.112. The Parish Council has also now raised no objections. Officers maintain that this will be a striking building, but it is well designed and benefits in principle from the presence of Montpellier House, otherwise a development of this scale would normally be not acceptable in Manor Road. Parking has been satisfactorily dealt with and will be underground and therefore out of view from local residents and the surrounding area. There will be some impact on the amenities of adjoining residents, particularly a visual impact, but on balance Officers do not consider this is so surmountable to recommend a refusal of planning permission.

This is still a balanced recommendation, but for the reasons stated above, officers recommend to grant planning permission.

SUMMARY OF REPRESENTATIONS:

PARISH COUNCIL – Members discussed this at considerable length after which a vote was taken to register a No Objection, the results of which were seven for and one abstention, therefore, the council has No Objection to this application.

100 MANOR ROAD – Object to more vehicles exiting onto the road, perhaps up to 30, near a dangerous junction, accidents outside my home, addition water and sewerage to a system already inadequate, previous developments in the area have been on commercial premises, set precedent for further flats in the road which would ruin village character and further pressure on services, not knock down 3 perfectly acceptable houses.

112 MANOR ROAD – Vigorously oppose, will be adjacent our house, result in loss of light to rooms (kitchen, conservatory, one bedroom, utility room, 2 bathrooms), overshadow our property,

windows and balconies result in loss of privacy, four- fold increase in no. of dwellings and therefore overdevelopment, set dangerous precedent, character of road is detached houses not flats, increase traffic congestion close to busy traffic light controlled junction, increase noise, activity and pollution, no visitor parking and they currently park on the road, building on clay soil lead to subsidence.

2 MONTELLIER HOUSE, 120 MANOR ROAD – object to loss of perfectly good homes, if making better use of land then should be affordable housing and not this luxury development. Object to loss of light to flats on this side and privacy to our communal garden, more vehicles entering and exiting near a dangerous junction, water and sewerage system is inadequate, subsidence in the area and deep foundations may affect it, flats in the area built were on brownfield commercial sites, not this and will set a precedent and destroy the quasi-village area, many householders and developers waiting on this decision and can furnish a list of who they area.

6 MONTELLIER HOUSE, 120 MANOR ROAD – from Grange Hill to Montpellier House will have 7 blocks of flats in half a mile, another will set an undesirable precedent, reach saturation point and another block will not be appropriate, extra burden on water drainage and run-off, extra traffic make road and junction more hazardous, loss of light to our flats and overshadowing of our garden.

3 MONTELLIER HOUSE, 120 MANOR ROAD – Object, loss of light and use of our garden, rear of our property is north facing and do not enjoy much light, road is prestigious and do need to keep our lovely houses, do not need more apartment blocks and set a precedent for manor Road to become flats, devalue my property.

58 MANOR ROAD – object, open flood gates and start destruction of this lovely area, very near a dangerous road junction.

106 MANOR ROAD – Object, increase traffic near busy junction, impair road safety, quadrupling load on water supply and waste, invade my privacy and back garden of neighbours houses, noise pollution will increase due to more people on the site, flats not in keeping in the street, degrade the area, neighbour next to me at no.108 has been bought by a developer.

88 MANOR ROAD – Object to flats encroaching further down Manor Road and not be in keeping with quality of this area, more vehicles will add to congestion, if approved, will consider building flats on my property. Cannot understand why again it is being considered.

4 MONTELLIER HOUSE, 120 MANOR ROAD – Alter local character and set a precedent, keep such buildings of flats to brownfield sites.

57 MANOR ROAD – oppose the plans, this is a beautiful road and proposal will ruin the outlook and traditional image of the village, set unwanted precedent and result in more traffic near a dangerous junction, other similar developments have been near a commercial area, increase water and sewage run off.

406 FENCEPIECE ROAD – Object to extra traffic congestion at this junction, character of area will drastically change, support other objections.

73 MILLWELL CRESCENT – Oppose to building of more flats which will dramatically alter the look of the area and traffic flow, also have their sights on Manor Hall.

150 MANOR ROAD – Stop epidemic of flat building in Chigwell before ruins it forever, will lose lifelong residents to developers looking for quick money. Object on grounds of overdevelopment of site, overbearing in appearance, overshadow neighbouring properties and gardens, impair quality of life for neighbours, overlooking properties around the site, loss of privacy, devalue surrounding properties, drain on resources, schools, refuse collection, street cleaning, green waste and police, noise and vehicular pollution, more vehicles danger to roads, added road congestion and danger to pedestrians and motorists, health and safety issues.

138 MANOR ROAD – Object, make junction more congested, will overload water and sewerage system, increase footfall will harm village and prestigious appearance of the area.

10 MONTELLIER HOUSE, 120 MANOR ROAD – Surface water and sewerage into the existing system cannot cope, lose privacy and be overlooked from balconies whilst we look at wall/balconies, lose valuable sunlight to our rear garden from west.

281 FENCEPIECE ROAD – Will treble or quadruple traffic and add danger to road junction, water and sewerage already struggling, destroy village atmosphere, turn into bedsit land.

28 MILLWELL CRESCENT – Unacceptable, not in keeping with the area, not “low-cost housing”, extra burden on unsustainable infrastructure, overdevelopment increase carbon emissions, overshadow adjacent houses, undermine way of life in the area, primarily housing area not flats which are sneaking in.

137 HAINAULT ROAD – Objects to flats replacing detached houses.

Letters of Support from:

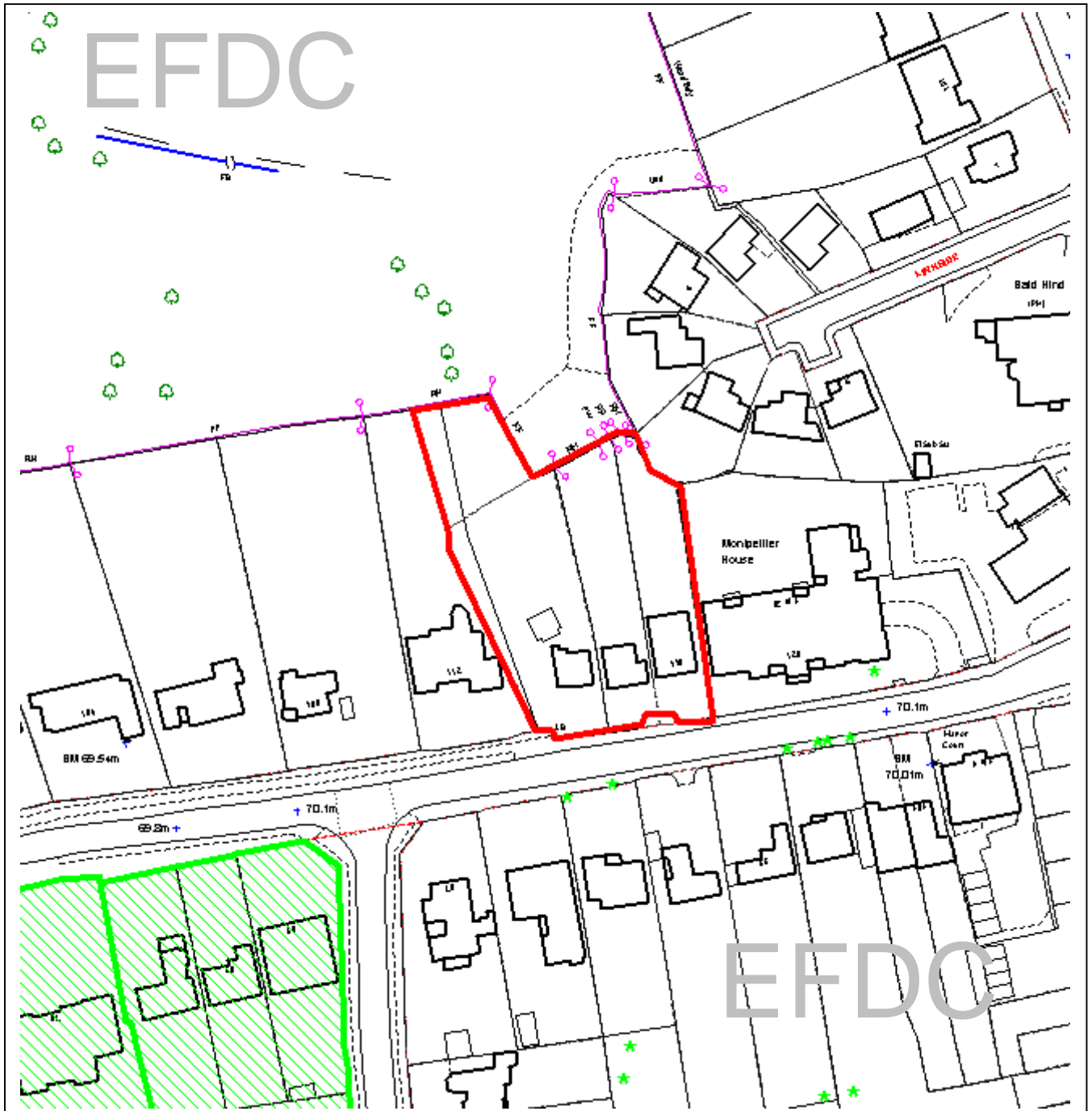
4 AND 19 BROOK PARADE, HIGH ROAD, 630 CHIGWELL ROAD, A PROPERTY IN LEE GROVE, 634, 638, 640, 650, 654, 656, 682 CHIGWELL ROAD, 27 WOODBRIDGE COURT, 44, 56, 75, 109, 111, 126, 165 AND 169 MANOR ROAD, 208 AND 404 FENCEPIECE ROAD, THE BALD HIND PUB, MANOR ROAD, 22 MILLWELL CRESCENT. - signed standard letter of support which states the scheme will enhance the setting and be of benefit to the local area.

Joint letter from RESIDENTS OF FLATS 8, 12, 13, 15, 16, 17, 19, 20 MONTPELLIER HOUSE, MANOR ROAD – Support the application, who feel the scheme will enhance the setting and be of benefit to the local area.



Epping Forest District Council

Area Planning Sub-Committee South



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Agenda Item Number:	1
Application Number:	EPF/1824/07
Site Name:	114,116,118 Manor Road, Chigwell, IG7 5PW
Scale of Plot:	1/1250

Report Item No: 2

APPLICATION No:	EPF/1530/07
SITE ADDRESS:	Manor Hall 144 Manor Road Chigwell Essex IG7
PARISH:	Chigwell
WARD:	Grange Hill
APPLICANT:	Steve Mucklow
DESCRIPTION OF PROPOSAL:	Reserved matters application for 10 flats.
RECOMMENDED DECISION:	Grant Permission (With Conditions)

CONDITIONS

- 1 Prior to first occupation of the buildings hereby approved all the proposed high level window openings in the first floor units as identified on the approved plans shall be fitted with obscured glass and have fixed frames, and shall be permanently retained in that condition.
- 2 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.
- 3 The access shall be laid to a gradient not exceeding 4% for the first 6m from the highway boundary and not exceeding 8% thereafter.

Description of Proposal:

Reserved matters application for the demolition of the existing function hall and erection of 10 two bedroom flats. The two storey flats would be in three individual blocks, two fronting Manor Road and one fronting Fontanye Avenue.

The 2005 outline permission established the principle that the site is suitable for redevelopment for 10 flats, and details of the means of access. This application is the details to this planning permission in respect of siting, design, external appearance and landscaping for the site.

The plans have been amended by the applicant in the light of comments received during the consultation period and the changes involve changes to form high level windows and clarity on position in respect of window openings on the plans and elevations.

Description of Site:

A large part two storey, part one storey building consisting of various function rooms on the corner of Manor Road and Stanwyck Drive. There is a parking area at the front of the building, along Manor Road, and a service yard at the rear accessed from Stanwyck Drive. Stanwyck Drive has a central reservation along its length. The site slopes up to the east by about 1m across the site. The southern side of Manor Road is open at this location and commands views over the east of London.

Relevant History:

Various relating to the current function use, and:

EPF/1540/03 Outline application for 14 residential flats

refused

EPF/2211/05 Outline application for 10 residential flats

approved

Policies Applied:

Local Plan

DBE 1 New buildings

DBE 2 New buildings amenity

DBE 3 Public and Private space

DBE 6 Car Parking

DBE 8 Residential Amenity space

DBE 9 Neighbour Amenity

LL 10 Landscaping

ST 4 Parking

ST 6 Highway safety

Issues and Considerations:

The main issues in this application are:

5. Appropriateness on the Street Scene
6. Design
7. Effects on amenity of neighbours.
8. Landscaping
9. Highways

1. Street Scene

- This is a residential area which is characterised by large detached houses on relatively large plots in Manor Road, and semi detached houses in Fontayne Avenue to the north. There is a large block of flats at Millbrook, 164 Manor Road, east of the application site and permission was granted on appeal for a block of flats (replacing a detached house) just a little further along from Millbrook at 172 Manor Road in 2005.
- This is a prominent plot corner plot and the current building is a well know local landmark. The existing building covers the majority of the site and is of little visual merit and causes considerable disturbance from time to time.
- The site is 32m wide and 62m deep, and it is proposed to erect three detached 2 storey blocks containing 10 two bedroomed flats with 17 parking spaces and public amenity areas.

- This application provides a definitive layout and design of the scheme. This is similar to the indicative drawing provided with the outline application.
- There will be an 'L' shaped block at the corner of Stanwyck Drive and Manor Road, with a archway on the Manor Road frontage providing vehicle access from Manor Road. The block fronting Fontanye Avenue is roughly rectangular. Both of the blocks have steeply pitched roofs, with a mixture of hips and gable ends, and are two storey.
- Four attached garages are located at the Stanwyck Drive entrance and provide a terrace area above each pair, and another 13 parking spaces are provided in the site.
- The Parish Council has commented that the scheme could see a future application for rooms in the roof. Whilst the applicant has indicated no desire to do this, this would in any case require further planning permission and therefore its merits could be judged then, if proposed.
- The scheme is in an area characterised with large detached buildings with a variety of roof shapes and styles. The two blocks would not look out of place in this area, and adopt a mass, bulk and height which is acceptable and suitable for this prominent corner plot.
- The development would be in keeping and not harm the character and appearance of the street scene.

2. Design

- The scheme consists of two separate blocks of a similar appearance and height to the other properties in the street.
- External materials will be generally traditional being brown/red facing brick, white render and red/brown plain clay tiles. Canopies and entrance areas to be zinc and are acceptable.
- It is considered that design of the new buildings would will have the appearance of houses and will not be out of place in this area.
- Several objectors have commented on the proposed materials for the wooden rain-screen cladding. This cladding will be installed on around 40% of the 1st floor vertical services. There are a variety of facing materials in this area, and on a modern development it is considered that this material will not cause any harm to the amenities of the area and add visual interest to the proposed development.

3. Residential Amenity

- The properties to the east of the plot (146 Manor Road and above) are at a higher level than the site due to the topography of the area. The proposed blocks fronting Manor Road will be in line with the existing building line, with a return block fronting Stanwyck Drive.
- Most of the objections to this scheme centre on the issue of overlooking and loss of privacy that could be caused by the development.
- Several units have the potential for overlooking to the rear of No 146 Manor Road, the adjacent house east of the application site.
- Block A (First floor Unit 2). There is one high-level window in the first floor flank facing the side wall of no.146, which is shown obscure glazed and can be conditioned to have a non opening frame. However, there is no potential loss of amenity here even if the window was openable. A proposed external stair is adjacent to the west flank of No 146, but this would not cause an adverse loss of privacy to No 146 as that flank wall has small windows at the first floor and a door and walkway at the ground under a canopy. There is some potential overlooking from here to the rear garden, but there are many similar cases in built-up areas and the overlooking is not of such a level to cause serious loss of privacy to no.146.
- Block B (First Floor Unit 10). Three high level windows and a set back window to bedrooms are proposed close to the rear garden boundary of no.146. The set back window would not overlook this neighbour and the high level windows are to be obscure glazed. Further control to ensure these are non-openable would safeguard their living conditions.
- Therefore there is no adverse overlooking of 146 Manor Road.

- Unit 4, 6 and 8 have the potential for overlooking the rear garden of 142 Manor Road, located on the other side of Stanwyck Drive, west of the application site. (In the case of Unit 6 and 8, potential overlooking from the terraces over the garages).
- The roof terraces have a 2.2m high wall between the terrace area and the view to the west, preventing any overlooking.
- The balcony in unit 6 will be in line with the side flank of No 142, and will not overlook the rear elevation. Whilst it is the case that a view will be possible of their rear garden, the distance between the dwellings is some 25m across a road which has a central reservation. The other windows in this unit are set further back and benefit from an increase in the distances above.
- It is therefore the case that there is no adverse overlooking of No 142 Manor Road.
- With regard to No 2 Fontayne Avenue, immediately north of the site, located on the other side of Fontayne Avenue, Unit 8 and 10 have the potential for overlooking.
- The balcony in unit 8 (the most westerly balcony) will be in line with the side flank of No 2, and will not overlook the rear elevation. Whilst it is the case that a view will be possible of the rear garden, the distance between the dwellings is again some 25m, across a road which has also a central reservation. The other windows in this unit also benefit from the distances above.
- It is therefore the case that there is no adverse overlooking of No 2 Fontayne Avenue.
- With regard to 1 and 3 Fontayne Avenue, north-east of but not adjoining the site, these properties could be overlooked by the balconies at unit 8 and 10, but they are some 20m away and furthermore, at a right angle to this development. Any limited overlooking would be of the front elevations which are less sensitive than rear elevations. There will be no adverse overlooking of these properties.
- There would be no loss of light or adverse overshadowing caused by the scheme, and indeed more light and sunlight will reach the gardens of properties in Manor Road to the east.
- The Parish Council have raised the issue of noise and disturbance coming from the central parking area. Whilst there will be traffic movement, there are only 4 spaces and set away from the rear garden boundary to no.146 Manor Road by 6.5m. With landscaping in between, the potential disturbance is unlikely to be considerable and should be judged against the merits of removing a function hall with late night activity.
- The two blocks are of a scale and design suitable for this area and do not present an overbearing appearance for any neighbour.
- It is noted that private amenity space is limited, but there is public amenity space provided that will enhance the setting of the buildings in the site and the development was approved in outline in acknowledgement of this.
- Therefore the scheme causes no adverse impact on any of the immediate neighbours.

4. Landscaping

- The scheme has provisions for landscaping.
- The Landscape Officer has commented that the trees on this site are not of sufficient quality to warrant making a tree preservation order. However, replacement screening will be necessary to soften the effects of the proposed buildings in the landscape.
- The resubmitted plans indicate an increased amount of tree planting and the relevant conditions of the outline permission will secure a robust and suitable scheme.
- The Parish Council have raised concerns over the lack of detail of the removal, retention and planting of trees on the site. However the indicative plan shows that an acceptable level of both greening and screening can be provided.

5. Highways

- The scheme provides a vehicle ingress and egress onto Manor Road, and an access from Stanwyck Drive.
- The parking provision is in line with the latest parking standards and avoids the parking areas becoming over dominant and intrusive.

- This scheme will also remove the problems with parking at the site and in surrounding roads when the site is being used for functions.
- The Highways Section have raised no objection to the road layout, which avoids the hazards of the previous scheme, or to the proposed parking provision, subject to various conditions.

Conclusion:

The principle of using this site for 10 flats has been accepted. The application provides a scheme which is not out of character in this urban area and causes no undue harm to neighbouring properties. There will be no adverse overlooking caused to any neighbour due to careful design and the distances involved. The scheme has overcome previous highway concerns and leaves scope for an attractive landscaping scheme. Therefore the recommendation is for approval.

[The committee is reminded that an approval of reserved matters is not, in law, a planning permission and only conditions relevant to the details can be imposed, but that all conditions of the outline planning permission continue to apply and must be complied with in full. An informative reminding the applicant of this fact will be added to the approval notice.]

SUMMARY OF REPRESENTATIONS

ORIGINAL PLANS

PARISH COUNCIL – OBJECT, the proposal would be detrimental to the character of the area due to the appearance of the proposed materials to be used in the construction of the building. There would be overlooking from the balconies resulting in a loss of privacy, noise and disturbance from the car parking which would be detrimental to the amenities of the occupants of the neighbouring residential properties. There is a concern that there are inaccuracies in the plans, these concerns have been reiterated by neighbouring residents who were in attendance at the Planning Committee meeting.

146 MANOR ROAD – OBJECT, plans have discrepancies, will cause overlooking of my property, landscaping not clear.

148 MANOR ROAD – OBJECT, plans are inaccurate and will cause overlooking.

150 MANOR ROAD – OBJECT, this will be unsightly and overbearing. Chigwell is losing its identity; flats here will be out of character, cause overshadowing and loss of light, loss of privacy, devalue all surrounding properties, infrastructure and highway problems will be caused

2 FONTAYNE AVENUE – OBJECT, I will be overlooked and lose privacy; wood cladding is out of keeping.

3 FONTAYNE AVENUE - OBJECT, will be overlooked and the cladding is out of keeping, parking is inadequate.

4 FONTAYNE AVENUE – OBJECT, balconies will cause a loss of privacy into our rear garden and increase the noise caused.

14 FONTAYNE AVENUE – OBJECT, traffic impact will be unwelcome.

28 MILLWELL CRESCENT – OBJECT (PETITION SIGNED BY 87 PERSONS) will change the area's character, over development of the site, strain on infrastructure, increase traffic hazards, increase pollution, designed for greed, overshadow other properties, out of character, insufficient parking

13 FONTAYNE AVENUE – OBJECT, concerned regarding impact on further flats on local area and increased traffic as well as specific impact to access to Fontayne Road.

AMENDED PLANS

PARISH COUNCIL – OBJECT, on the grounds that the proposal would be detrimental to the character of the area due to the appearance of the materials to be used in the construction of the building. There would be overlooking from balconies resulting in a loss of privacy, noise and disturbance from the car parking which would be detrimental to the amenities of the neighbouring residential properties. The Council expressed concern that did not have adequate information on

the undertaking with regard to some of the trees, as some trees shown on the drawings were not currently on site. The Council considers that it does not have adequate information on trees which would be retained and trees which would be removed. The Council is also concerned about the height of the roof as this could leave an opening for a third storey which could be considered for outline approval in the future.

1 FONTAYNE AVENUE – OBJECT, without the balcony I am overlooked at 45 degree angle, which is bad enough, with balconies 180 degree view residents, can look through my lounge and main bedroom.

3 FONTAYNE AVENUE – OBJECT, not enough information re trees especially re the top unit No 10, the balconies will overlook the main bedrooms of No 1 and 3 Fontanye Avenue, they have not responded to my point about the rain screen cladding being out of keeping.

14 FONTAYNE AVENUE – OBJECT, out of harmony with its surroundings.

146 MANOR ROAD – OBJECT, external stair case to unit 2 will be clearly visible, distance between unit 2 and my boundary will need to accommodate the stairs and planting – is this realistic? Need planting to provide immediate cover, size and mass excessive and out of keeping, balconies and terraces out of keeping, overlooking and loss of privacy from east elevation, unit 2 balcony and stair overlook my garden and rear of house, unit 5, 6, 8 and 10 will overlook garden and house. Parking will cause disturbance.

148 MANOR ROAD - OBJECT, all east facing 1st floor windows when open will overlook me, Flat 6 terrace will overlook me, buildings roof bulky, overbearing and out of scale, concern re later installation of dormers.

150 MANOR ROAD – OBJECT, objection remains, this will be unsightly and overbearing. Chigwell is losing its identity; flats here will be out of character, cause overshadowing and loss of light, loss of privacy, devalue all surrounding properties, infrastructure and highway problems will be caused

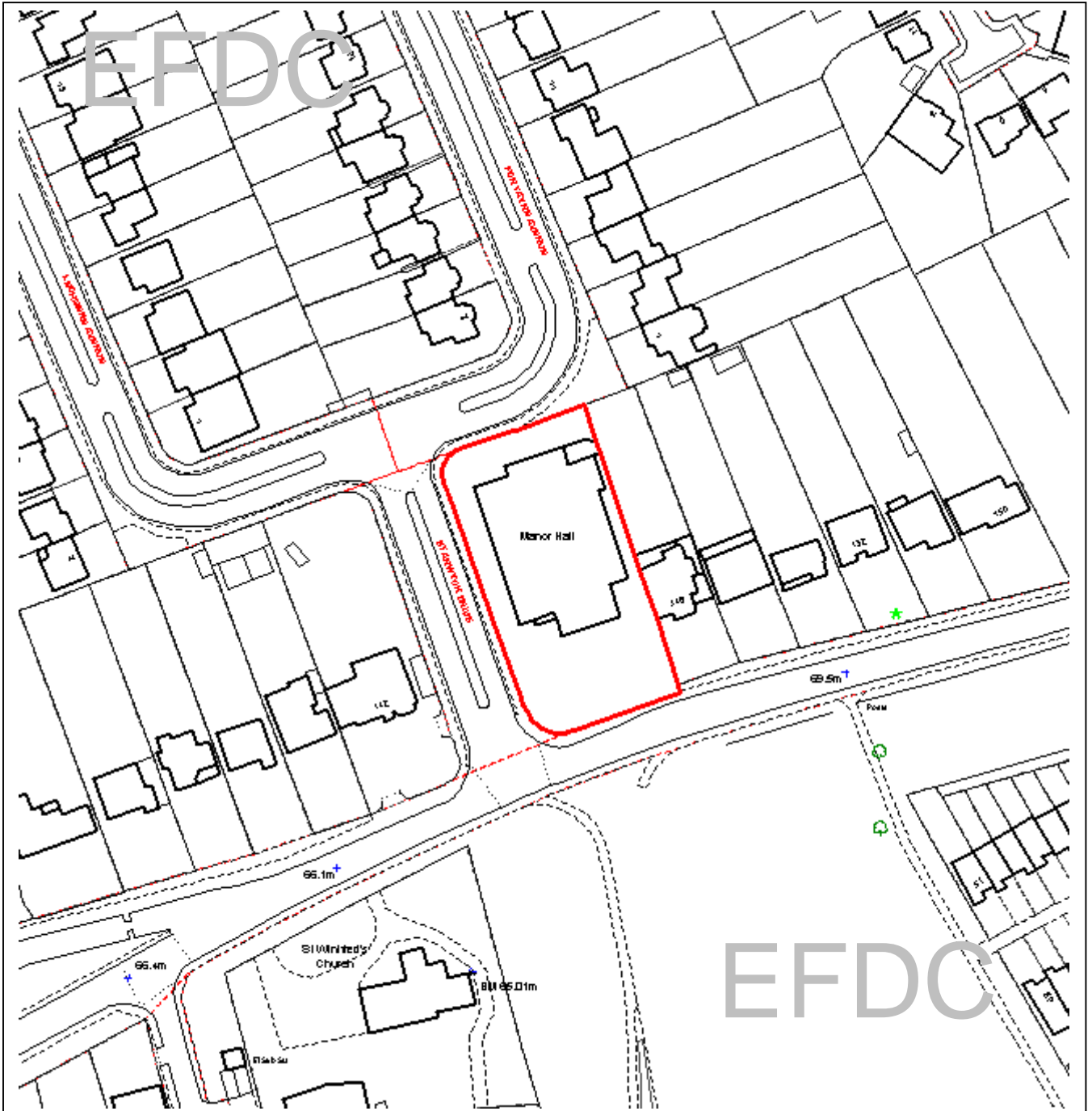
28 MILLWELL CRESECENT – OBJECT, unless flats removed and two houses constructed our opposition continues.

73 MILLWELL CRESENT – OBJECT, reiterate my unflinching opposition to yet more flats which will change the look of the area.



Epping Forest District Council

Area Planning Sub-Committee South



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Agenda Item Number:	2
Application Number:	EPF/1530/07
Site Name:	Manor Hall, 144 Manor Road, Chigwell, IG7 5PX
Scale of Plot:	1/1250

Report Item No: 3

APPLICATION No:	EPF/1581/07
SITE ADDRESS:	154 High Road Chigwell Essex IG7 5BQ
PARISH:	Chigwell
WARD:	Chigwell Village
APPLICANT:	Mr Ron Moss
DESCRIPTION OF PROPOSAL:	Demolition of existing bungalow and construction of three apartments and underground parking.
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 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 Prior to first occupation of the building hereby approved the proposed window openings in roof dormer windows facing No 152 High Road shall be fitted with obscured glass and have fixed frames, and shall be permanently retained in that condition.
- 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 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.

- 7 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.

- 8 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.

- 9 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.
- 10 Gates shall not be erected on the vehicular access to the site without the prior written approval of the Local Planning Authority.
- 11 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.

- 12 All material excavated from the below ground works hereby approved shall be removed from the site unless otherwise agreed in writing by the Local Planning Authority.
- 13 Prior to the first occupation of the site a scheme shall be submitted for screening for the rear roof terrace and implemented in accordance with the scheme prior to the first occupation of the apartment, and thereafter maintained in that state.

Description of Proposal:

Demolition of existing bungalow and construction of three apartments with underground parking for 6 cars in a three storey block.

Description of Site:

The area is residential and consists of large detached houses. The plot is triangular and is bounded to the southwest by the car park of Chigwell Golf Club. The plot is adjacent to the Green Belt to the west and south. The site is around 1m higher than the Golf course car park, and 1m lower than 152 High Road to the north.

Relevant History:

EPF/1503/97	Rear extensions and balcony	approved
EPF/1659/03	Extensions to create second floor	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

DBE 1, 2 Design of new buildings

ST4 & 6 Highways & Parking

GB7A Green Belt

DBE 6 Parking

DBE 8 Amenity Space

DBE 9 Amenity for neighbours

LL11 Landscaping

Issues and Considerations:

The main issues in this application are:

1. Context
2. Design
3. Sustainability
4. Neighbours Amenity
5. Effect on Green Belt
6. Parking & traffic
7. Landscaping

It should be noted that the 2003 scheme gave permission for what is essentially a two storey detached house with rooms in the roof space, with gable end roofs.

The plans have been amended since submission to reduce the depth of the front projection and hip the front gable.

1. Building in Context

The plot is a minimum of 13m wide at the building line, and about 60m deep. The block would be 18m deep, 13m wide and 10.1m high with hipped roofs roof. It has an unequal U-shaped plan with a front projection, and there is a tower feature on the front corner close to the western boundary with the Golf course car park. There would be 9 flat roof dormers on the roof slopes. Basement parking for 6 vehicles will be accessed from the front drive.

A minimum gap of 1m will be maintained to the Golf course car park, although this is generally far greater along this boundary. A gap of 0.6m will remain to the boundary with No 152, which is the same as currently exists, and would have existed for the 2003 permission. The ridge height of the block will be no higher than the ridge line of No 152, partly due to the change in levels across the sites. The front elevation is in line with the current building line of No 152.

The character of this area is a large detached house with this property being the only bungalow. There is a considerable mix of styles of house along this portion of the road and this scheme adopts a height, bulk and mass which is not out of character in this diverse area. The site is relatively constrained, but the scheme is not cramped or of an excessive size on the plot. The roof is hipped, which reduces its impact and in keeping with No 152 and other properties along the road.

A number of the objectors have expressed concerns over the impact of flats on the character of the road. However, the road, as seen above is very mixed in style, and the scheme has the appearance of a large house which would not be out of keeping in this road.

When taken within the context of the existing street scene, it is considered that this scheme would not harm the character and appearance of the street scene.

2. Design

This is a relatively constricted site, which would appear to have been subdivided from the side garden of No 152, and the scheme has been designed to reflect the layout of the site. The scheme integrates well into the plot and takes advantage of the tapering effect of the western boundary. The tower feature adds interest to the appearance of the building and the revision of the front roof gable to a hip has reduced the impact of the scheme.

The block has the appearance of a large house, and is of a similar height to the other properties in the street. It is considered that the design of the new building will not be out of place in this area. The materials can be conditioned to be appropriate to the area.

3. Sustainability & Urban Development

This is previously developed land. In both Policy CP6, 7 and PPG3 priority is given to the reuse of previously developed land in urban areas, but this should not be at the expense of the quality of the local environment and unsympathetic change. It is considered that this is a good quality and sympathetic scheme.

4. Amenity & Impact on Neighbours

The main neighbours affected will be No 152 High Road to the east and the Golf Club to the west.

There is the potential for overlooking of No 152 from the roof penthouse two dormers. This can be overcome by conditioning the glazing to be obscured. There are no windows in the side elevation on this flank. The rear elevation will not allow any overlooking of No 152's rear elevation, with the roof terrace for the penthouse being designed with a side screen to prevent overlooking. There is also a rear 1st floor balcony on the rear element closest to the Golf Club car park. This is positioned so that overlooking of No 152's rear elevation would not occur. Whilst some overlooking of the rear garden of No 152 will occur from the rear elevation, this would not justify a refusal.

There will be overlooking of the Golf Club car park and clubhouse, but this is not a residential property, and it can be argued that the overlooking will add to the security of these areas. It is the case that the overlooking of this type of site would not justify a refusal.

There will be some minor loss of light in the late afternoon to the rear garden area of No 152 as a result of this scheme, but the rear elevation will be some 9.5m from this scheme and thus there will be no loss of light to the elevation. However, it is also the case that there are a number of large trees along this boundary which reduce the light significantly already.

The scheme is around 1m lower than No 152, and this with the hipped design of the roof, and the layout of the rear elevations into two projections of different depth reduces the impact on the visual amenities of No 152 to an acceptable level.

Therefore it is the case that the scheme will not adversely affect the amenities of the residential neighbour or the Golf course.

The amenity space required for a development of this size is some 75m², and this scheme provides over 400m², easily achieving this area.

5. Green Belt

The Green Belt boundary is to the south and east of the site, but the southern area is the Golf course car park and the west the Golf course. There will be no harm caused to the openness and character of the Green Belt by this scheme, as it will be viewed as part of the existing ribbon of development.

6. Landscaping

The scheme aims to retain many existing trees and add to the planting on the site. This can be subject to conditions to ensure the best scheme is put in place.

7. Highways & Parking

The proposal provides six off road parking spaces and meets the current parking standards, and 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.

8. Other Matters

No 152 raises concerns over the construction of the underground car park and the effects on his property, but this would be dealt with under separate legislation.

Conclusion

This scheme can be comfortably accommodated on the site and will not cause harm to the street scene by height, bulk or mass. It will not adversely affect the character. There is no adverse loss of amenity to either of the neighbouring properties and it would not be overbearing due to its design and siting. The parking provision is in line with the current standards and there is no harm to the adjacent Green Belt. The recommendation is for approval.

SUMMARY OF REPRESENTATIONS

ORIGINAL PLANS

PARISH COUNCIL – OBJECT, on the grounds that the proposal is overbearing in size and bulk and would totally dominate the site. It would represent a distinct change to the street scene and the Council has concern at the number of vehicle movements to and from the site that this proposal would generate.

150 HIGH ROAD – OBJECT, flats will be out of place in the road. Not enough parking, where will visitors park? Will cause traffic hazards to children; cause overlooking, noise and pollution

152 HIGH STREET – OBJECT, this proposal is not appropriate to this area, and the density would not be in the context of the surrounding housing. There may be serious problems underground and could cause flooding, loss of light to our rear patio and will be bulky and overbearing, parking will be a problem

CHIGWELL GOLF CLUB – OBJECT, development would set a precedent and be out of character with the area, would increase traffic through a very narrow frontage.

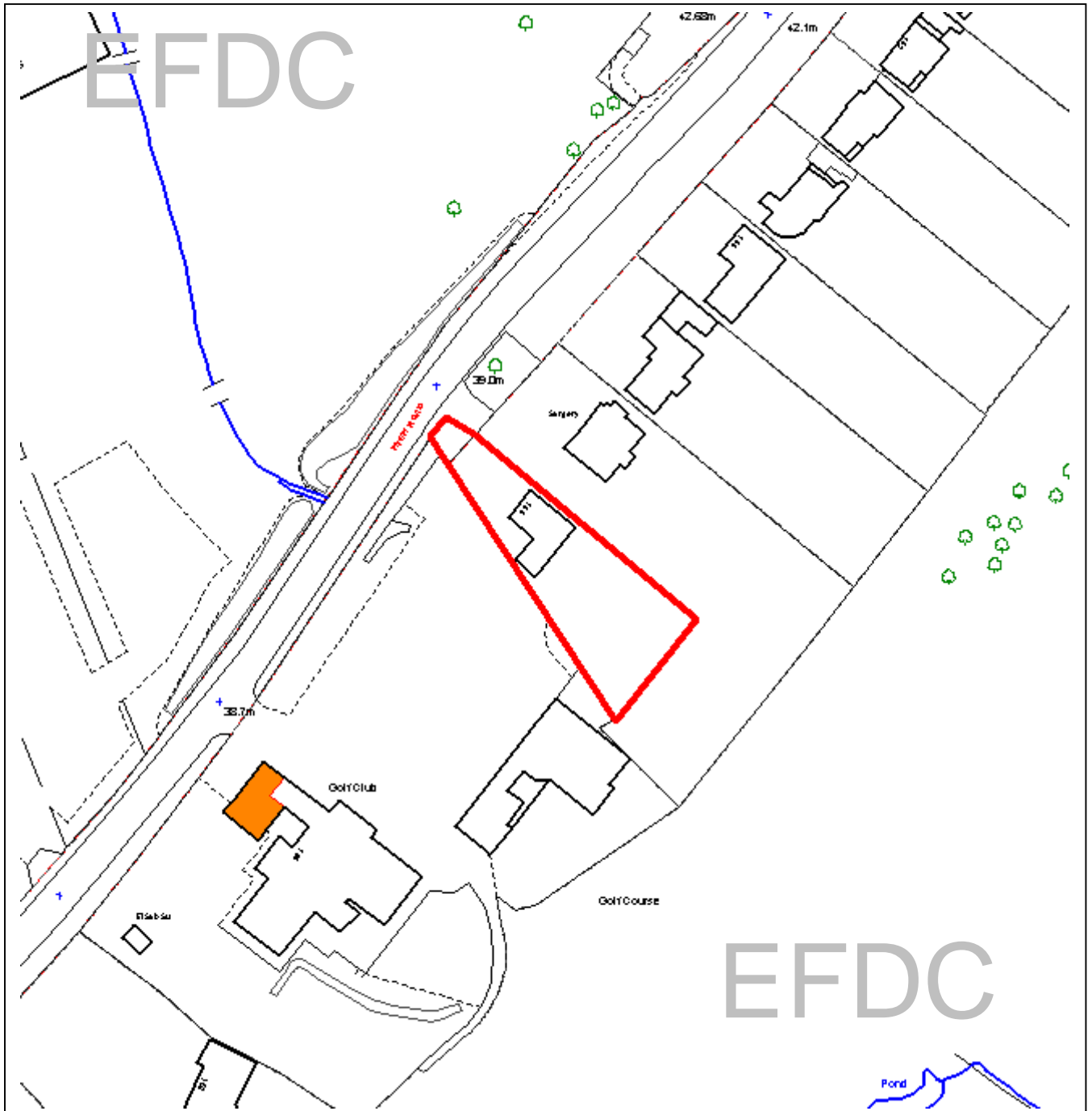
AMENDED PLANS

Comments received will be reported orally to the Committee



Epping Forest District Council

Area Planning Sub-Committee South



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Agenda Item Number:	3
Application Number:	EPF/1581/07
Site Name:	154 High Road, Chigwell, IG7 5BQ
Scale of Plot:	1/1250

Report Item No: 4

APPLICATION No:	EPF/1620/07
SITE ADDRESS:	2 Crossfields Loughton Essex IG10 3PY
PARISH:	Loughton
WARD:	Loughton Alderton
APPLICANT:	Epping Forest District Council - John Hayes
DESCRIPTION OF PROPOSAL:	Single storey 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 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.
- 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.

This planning application is before the Committee because the site is owned by the Council and Officers do not have delegated powers to finalise a decision.

Description of Proposal:

Single storey side extension, measuring 7.2m x 4.5m on the south flank, 3.6m high with a false pitched roof.

Description of Site:

A two-storey semi detached house on a rectangular plot. The area consists of terraced houses with some semi-detached properties.

Relevant History:

EPF/2213/08 Single storey side extension withdrawn

Policies Applied:

DBE 8 Amenity Space
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 of this development on:

1. The street scene
2. Design
3. Neighbouring properties
4. Amenity Space

The scheme has been redesigned to incorporate a false pitched roof from the previously withdrawn scheme.

1. Impact on Street Scene

- The scheme will see a single storey side extension erected to incorporate a bathroom and bedroom for a disabled person.
- The plan is roughly a reversed 'L' shape and maintains a gap of 1m for most of its length to the side boundary, although it narrows at the front to 0.8m.
- The property is about 1m higher than the road due to a rise in levels, but screened by a mature hedgerow.
- However this is a relatively modest scheme, and it will have no adverse effect on the street scene and no harm would be caused to the character or appearance of the street.

2. Design

- The extension integrates well with the existing property.
- In this area there are a number of different styles of dwellings and extensions and it is considered that this design causes no harm.
- Materials will match.
- The roof now has a false pitch around its edges which provides a far more attractive appearance to the scheme.

3. Impact on Neighbours

- There would be no overlooking as a result of the scheme.
- It is considered that there will be no adverse loss of light or sunlight as a result of this scheme.
- The scheme can be conditioned to avoid the creation of a balcony which would overlook the neighbours rear gardens.

4. Amenity Space

- It is the case that the site should provide some 120m² of amenity space with this extension. The rear garden has some 72m², and the front garden some 52m² a total of 124m².
- Therefore the scheme will not cause an adverse effect on the amount of amenity space for the property.

Conclusion

It is considered that this scheme does not cause any harm to the street scene, and it is not out of scale on this building or out of character with the area. It causes no adverse harm to any neighbour and provides sufficient amenity space. This application is therefore recommended for approval.

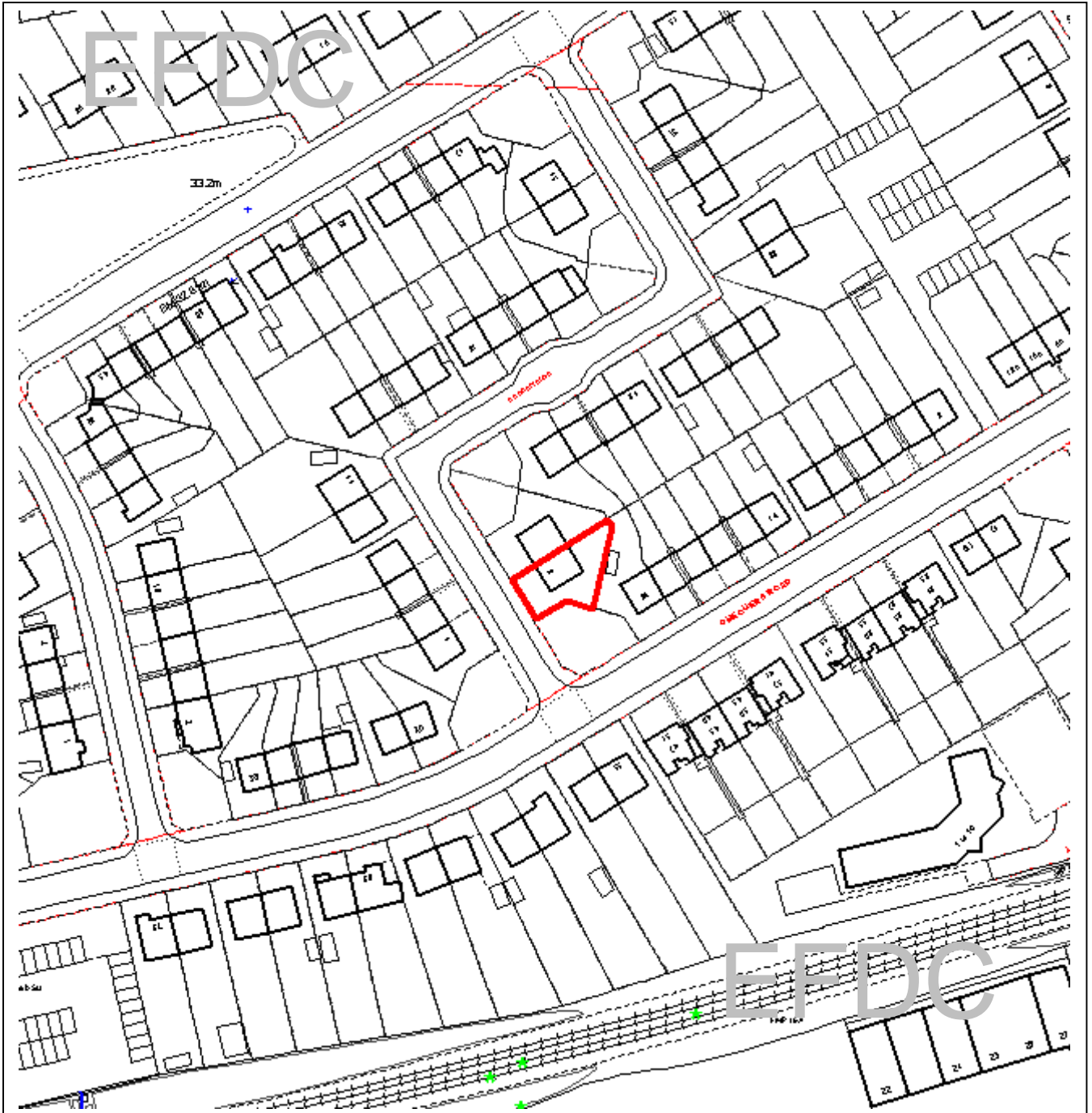
SUMMARY OF REPRESENTATIONS

TOWN COUNCIL - No objections, although concerned about reduced amount of amenity space for a 4 bedroomed property.



Epping Forest District Council

Area Planning Sub-Committee South



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Agenda Item Number:	4
Application Number:	EPF/1620/07
Site Name:	2 Crossfields, Loughton, IG10 3PY
Scale of Plot:	1/1250

Report Item No: 5

APPLICATION No:	EPF/1625/07
SITE ADDRESS:	1 Connaught Avenue Loughton Essex IG10 4DP
PARISH:	Loughton
WARD:	Loughton Forest
APPLICANT:	Littlecroft Properties Ltd
DESCRIPTION OF PROPOSAL:	Two storey side extension for office use.
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 Prior to first occupation of the development hereby approved the proposed window openings at second floor level shall be fitted with obscured glass and have fixed frames, and shall be permanently retained in that condition.
- 4 The windows in the ground and first floors of the extension hereby permitted shall be traditional double hung sliding sash windows, unless otherwise agreed in writing by the local planning authority.
- 5 The second floor of the building shall not be used for any purpose other than for storage related to the office use of the building. It shall not be used at any time as additional office space.

Description of Proposal:

This application seeks planning permission for the erection of a two storey extension to the side of the building. The extension, which would require the loss of the existing garages, would provide accommodation for two additional offices, with storage space within the roof. The offices would have fenestration to the front elevation only, with dummy inset windows in the side elevation. A window is also proposed in the side of the storage space.

Description of Site:

The application site comprises a locally listed building and a detached block of two garages, located in the rear corner of the site. The building, which is presently vacant, was last used as offices and this is the lawful planning use for the site. The building has key frontages to two elevations, one facing onto Connaught Avenue and the other facing towards 1a and 1b Connaught Avenue to the side.

Relevant History:

CHI/0144A/50. Continuation of use of first floor outbuilding as workroom. Approved 20/03/1962.

CHI/0209/56. Outline. Formation of dwelling house from existing stable block. Refused 19/09/1956.

CHI/0325/57. Erection of garage. Approved 18/12/1957.

EPF/1783/07. Single storey rear extension for office use. Pending consideration...

Policies Applied:

DBE1 – Design of New Buildings

DBE2/9 – Impact of New Development

ST4 – Road Safety

ST6 – Vehicle Parking

HC13A – Local List of Buildings

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 dwellings:
2. The impacts of the proposed development on the character and appearance of the locally listed building and the wider area; and
3. Highway and parking matters.

1. Impact on neighbours

With regard to the impact of the proposed extension on the character and appearance of neighbouring dwellings, the properties that would be most affected are The Old Stables to the rear of the site and 1a and 1b Connaught Avenue to the side.

The Old Stables forms a triangular shape, with a courtyard in the centre, the section of the building immediately to the rear of the application site is a car port, whilst the remainder of the building is living accommodation, with windows facing towards Connaught Avenue,. The dwelling, which is barely visible from Connaught Avenue, has most of the accommodation at ground floor level, although parts of the building do contain accommodation within the roof space.

The main impact that the development would have on the occupants of The Stables would be a reduction in outlook, to both the courtyard area and the rooms with windows facing towards the development.

The courtyard is the main area of private amenity space for the dwelling. The proposed extension, which would have an eaves height of approximately 6.4 metres and a ridge height of approximately 9.5 metres, would be located a distance of approximately 8.3 metres from the courtyard and approximately a further 7 metres from the dwelling itself. The extension would be partly screened from The Old Stables by the car port which extends across that boundary of the site and is approximately 4.3 metres in height. It is considered that due to the section of the proposed extension that would be visible above the car port and due to the distance, that this section would be separated from the courtyard, that the loss of outlook would not be material and that, accordingly, the refusal of planning permission on this basis would not be justified.

The occupiers of The Old Stables have also expressed concern regarding an obscure glazed window. The window in the side of the elevation would not overlook this property, only the access way and it is not considered that this would constitute a material loss of amenity. It is also proposed to replace the existing dummy window facing this property with an obscure glazed window. Whilst a planning condition requiring that the window be obscure glazed and fixed shut would prevent any actual overlooking of The Stables, there may still be a perception of being overlooked. However, having regard to the distance which would separate the window from this neighbouring property, it is not considered that this perception would be so great as to justify the refusal of planning permission.

Turning to the impact of the proposed extension on the occupiers of 1a and 1b Connaught Avenue, the windows in the side elevation of these properties appear to serve bathrooms and it is not, therefore, considered that there would be a material loss of amenity. The occupier of 1b has also expressed concern regarding a loss of privacy to the entrance to that property,. However, this would not result in a material loss of amenity.

2. Design and Appearance

The proposed extension would be a fairly large addition to the property, measuring approximately 6.3 metres by 4.2 metres. However, the design of the extension is sympathetic to the existing building and the elevations are broken by the proposed fenestration. The Council's conservation officer has suggested that the dummy windows proposed in the end elevation should be replaced with obscure glazed windows. However, it is not considered that the introduction of additional windows in such close proximity to the site boundary should be encouraged. However, it is considered that the end elevation would be adequately broken up by the detailing of the two dummy windows, having regard to the limited visibility of this elevation from Connaught Avenue.

Accordingly, whilst the proposal would be a large addition to the dwelling, due to its set back from the street and its design, it is not considered that it would be detrimental to either the character and appearance of the locally listed building, or to the wider street scene.

3. Highway Considerations

Objections have been received from both Loughton Town Council and neighbouring residents with regard to the loss of the garages and the increased demand for parking arising from the additional office space. The Council's adopted car parking standards, require a maximum of seven spaces for the proposed office space that would be available following the extension to the building, calculated on the basis of one space per 30 square metres. It is considered that, following the proposed extension the remaining forecourt surrounding the building, which is hardstanded, would be easily capable of accommodating seven vehicles. Accordingly, it is not considered that refusal of planning permission on grounds of insufficient parking is justified. Concern has also been expressed regarding the acceptability of the site access. No alterations are proposed to the existing access and it is considered that the increase in vehicles using the access would not be so significant as to justify the refusal of planning permission on these grounds.

A neighbouring resident has observed that the replacement of existing dummy windows with obscure glazed windows could result in additional office space being provided within the roof space, in the area marked on the application drawings as a storage area. If additional office space were provided within the roof space at a later date, this would be the subject of a new planning application for determination. It is recommended that if planning permission is granted for this development, it is subject to a planning condition preventing the future occupation of the area marked for storage as additional office space.

Conclusion

In light of the above appraisal, it is considered that the proposed extension to the building would not be harmful to the amenities of the occupiers of neighbouring dwellings, would not be detrimental to the character and appearance of the locally listed building and would have acceptable provision for off-street car parking. Accordingly, it is recommended that planning permission be granted.

SUMMARY OF REPRESENTATIONS:

TOWN COUNCIL. Objection. The application is contrary to Policy DEB9 (iv) of Epping Forest District Council's adopted Local Plan and Alterations as the proposals would potentially cause disturbance to neighbours. The two storey extension was less than a metre from the boundary and there would be a loss of off-road parking spaces serving the offices.

The OLD STABLES, CONNAUGHT AVENUE. Objection. The proposals are a substantial overdevelopment of the site. The new roof line is totally overbearing on the outlook and dominates the Old Stables. This will block light to reception rooms and bedrooms. The proposed obscure glazed window will invade our privacy. The proposed extension will block our TV aerial signal. The high gable aspect on the side elevation will have a negative impact as it is very dominant, intrusive and will block light to 1a and 1b Connaught Avenue. This will take away their privacy to the main entrance and front gardens and overwhelm the visual space around the last third of our driveway. The number of offices will be increased from 9-13, would question the number of staff to be employed (proposed as 11). There will not be sufficient parking. Office use may later creep into the storage rooms, which have windows. This is the only non-residential property in the road and by overdeveloping the site there will be the added problem of unsightly and substantial amounts of refuse and business signage. The main sewerage drains from our house run right underneath the proposed extension.

1A CONNAUGHT AVENUE. Objection. The side elevation of the side extension will over dominate the aspect to the entrance and front of my property and block the light to the side hallway window. The apex of the new gable wall will completely spoil the current balance of building to space. Extra vehicles/workers using the site also concern me.

1B CONNAUGHT AVENUE. Objection. The substantial new gable wall extension will have an unsightly impact on the privacy to the entrance of my home. It will also block out early morning light to the first and second floor windows and will look directly into my bathroom. The road is residential and there is no justification for increasing the business usage. The extra number of vehicles coming and going will create a major parking problem and danger to other road users.

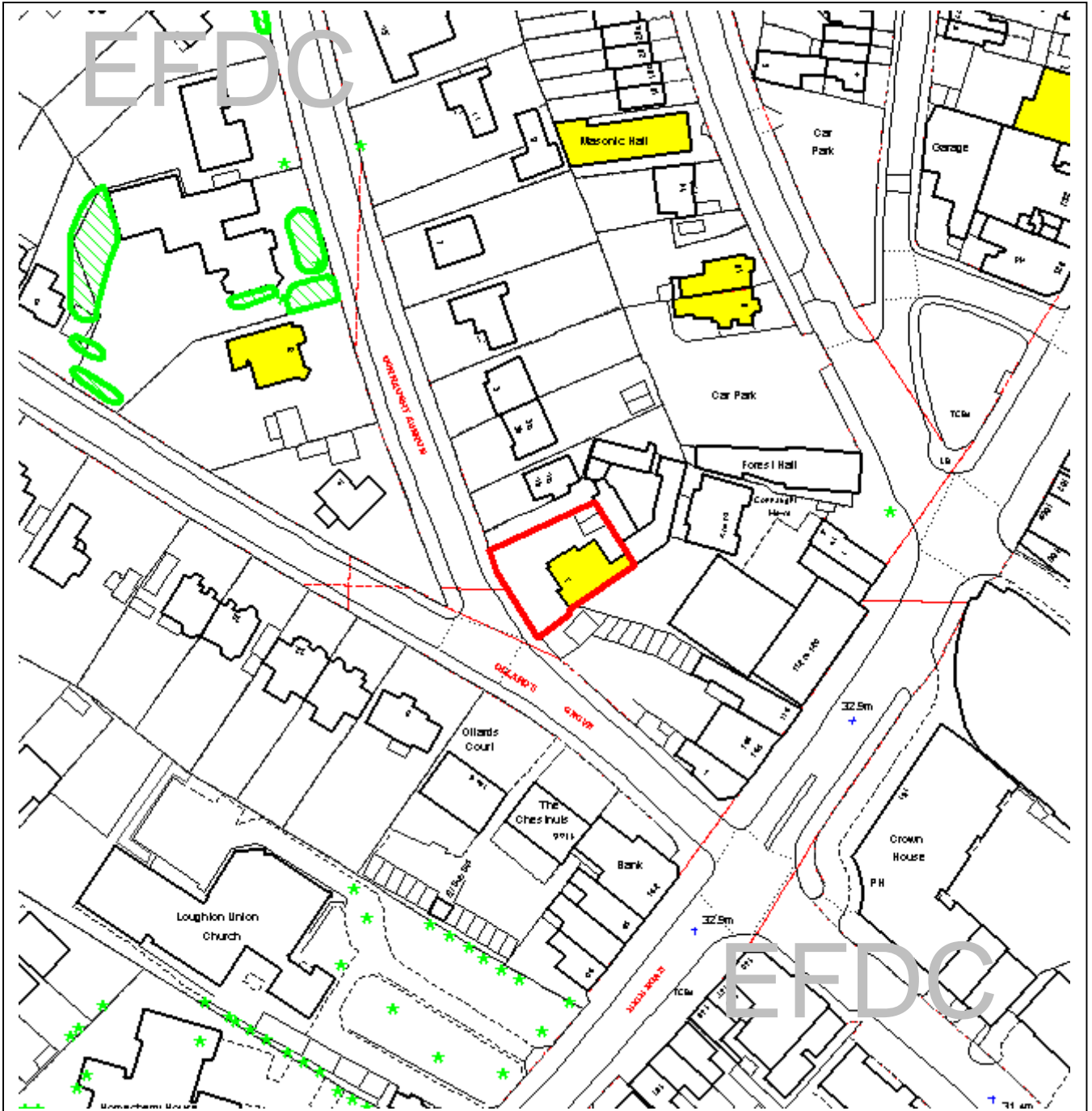
GROVE HOUSE, 8 OLLARDS GROVE. Objection. Traffic – to allow further development and more vehicles to utilise the junction of Connaught Avenue/Ollards Grove would exacerbate the danger and allow further disturbance to the street scene. This would be worsened if office suites were let to multiple tenants.

LOUGHTON RESIDENTS ASSOCIATION. Objection. Object on safety grounds. Cars and lorries use the junction of Connaught Avenue and Ollards Grove as a U-Turn and to allow further development and therefore more vehicles to utilise this junction would exacerbate the danger. This would be worsened if office suites were let to multiple tenants.



Epping Forest District Council

Area Planning Sub-Committee South



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Agenda Item Number:	5 & 6
Application Number:	EPF/1625/07 & EPF/1783/07
Site Name:	1 Connaught Avenue, Loughton, IG10 4DP
Scale of Plot:	1/1250

Report Item No: 6

APPLICATION No:	EPF/1783/07
SITE ADDRESS:	1 Connaught Avenue Loughton Essex IG10 4DP
PARISH:	Loughton
WARD:	Loughton Forest
APPLICANT:	Littlecroft Properties LTD
DESCRIPTION OF PROPOSAL:	Two storey side extension and single storey rear extension for office use.
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 Prior to first occupation of the building hereby approved the proposed window openings in the second floor shall be fitted with obscured glass and have fixed frames, and shall be permanently retained in that condition.
- 4 The windows in the ground and first floors of the extension hereby permitted shall be traditional double hung sliding sash windows, unless otherwise agreed in writing by the local planning authority.
- 5 The second floor of the building shall not be used for any purpose other than for storage related to the office use of the building. It shall not be used at any time as additional office space.

Description of Proposal:

This application seeks planning permission for the erection of a single storey rear extension. The proposed extension would integrate with a proposed two storey side extension, which is the subject of a current planning application, reference EPF/1625/07. Accordingly, the development must be considered in its entirety. The side extension, which would require the loss of the existing garages, would provide accommodation for two additional offices, with storage space within the

roof. The offices would have fenestration to the front elevation only, with dummy inset windows in the side elevation. A window is also proposed in the side of the storage space. The rear extension would be located alongside the existing rear projection and would extend partly to the rear of the side extension. It would have a lean to roof with a maximum height of approximately 3.9 metres.

Description of Site:

The application site comprises a locally listed building and a detached block of two garages, located in the rear corner of the site. The building, which is presently vacant, was last used as offices and this is the lawful planning use for the site. The building has key frontages to two elevations, one facing onto Connaught Avenue and the other facing towards 1a and 1b Connaught Avenue to the side.

Relevant History:

CHI/0144A/50. Continuation of use of first floor outbuilding as workroom. Approved 20/03/1962.
CHI/0209/56. Outline. Formation of dwelling house from existing stable block. Refused 19/09/1956.
CHI/0325/57. Erection of garage. Approved 18/12/1957.
EPF/1625/07. Two storey side extension for office use. Pending consideration...

Policies Applied:

DBE1 – Design of New Buildings
DBE2/9 – Impact of New Development
ST4 – Road Safety
ST6 – Vehicle Parking
HC13A – Local List of Buildings

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 dwellings:
2. The impacts of the proposed development on the character and appearance of the locally listed building and the wider area; and
3. Highway and parking matters.

1. Impact on neighbours

With regard to the impact of the proposed side extension on the character and appearance of neighbouring dwellings, the properties that would be most affected are The Old Stables to the rear of the site and 1a and 1b Connaught Avenue to the side.

The Old Stables forms a triangular shape, with a courtyard in the centre, the section of the building immediately to the rear of the application site is a car port, whilst the remainder of the building is living accommodation, with windows facing towards Connaught Avenue. The dwelling,

which is barely visible from Connaught Avenue, has most of the accommodation at ground floor level, although parts of the building do contain accommodation within the roof space.

The main impact that the development would have on the occupants of The Stables would be a reduction in outlook, to both the courtyard area and the rooms with windows facing towards the development.

The courtyard is the main area of private amenity space for the dwelling. The proposed extension, which would have an eaves height of approximately 6.4 metres and a ridge height of approximately 9.5 metres, would be located a distance of approximately 8.3 metres from the courtyard and approximately a further 7 metres from the dwelling itself. The extension would be partly screened from The Old Stables by the car port which extends across that boundary of the site and is approximately 4.3 metres in height. It is considered that due to the section of the proposed extension that would be visible above the car port and given the distance that this section would be separated from the courtyard, that the loss of outlook would not be material and that, accordingly, the refusal of planning permission on this basis would not be justified.

The occupiers of The Old Stables have also expressed concern regarding an obscure glazed window. The window in the side of the elevation would not overlook this property, only the access way and it is not considered that this would constitute a material loss of amenity. It is also proposed to replace the existing dummy window facing this property with a obscure glazed window. Whilst a planning condition requiring that the window be obscure glazed and fixed shut would prevent any actual overlooking of The Stables, there may still be a perception of being overlooked. However, having regard to the distance which would separate the window from this neighbouring property, it is not considered that this perception would be so great as to justify the refusal of planning permission.

Turning to the impact of the proposed extension on the occupiers of 1a and 1b Connaught Avenue, the windows in the side elevation of these properties appear to serve bathrooms and it is not, therefore, considered that there would be a material loss of amenity. The occupier of 1b has also expressed concern regarding a loss of privacy to the entrance to that property,. However, this would not result in a material loss of amenity.

The proposed rear extension would not be visible from The Stable, due to its location to the rear of the car port. Furthermore it is considered that, due to its height and position, it would not result in any material loss of amenity to the occupiers of 1a and 1b Connaught Avenue.

2. Design and Appearance

The proposed side extension would be a fairly large addition to the property, measuring approximately 6.3 metres by 4.2 metres. However, the design of the extension is sympathetic to the existing building and the elevations are broken by the proposed fenestration. The Council's conservation officer has suggested that the dummy windows proposed in the end elevation should be replaced with obscure glazed windows. However, it is not considered that the introduction of additional windows in such close proximity to the site boundary should be encouraged. However, it is considered that the end elevation would be adequately broken up by the detailing of the two dummy windows, having regard to the limited visibility of this elevation from Connaught Avenue. Accordingly, whilst the proposal would be a large addition to the dwelling, due to its set back from the street and its design, it is not considered that it would be detrimental to either the character and appearance of the locally listed building, or to the wider street scene.

The proposed rear extension, due to its location at the rear of the property would not detract from the main building, It is considered that it would have an acceptable appearance that would not be detrimental to the character and appearance of the locally listed building.

3. Highway Considerations

Objections have been received from both Loughton Town Council and neighbouring residents with regard to the loss of the garages and the increased demand for parking arising from the additional office space. The Council's adopted car parking standards, require a maximum of seven spaces for the proposed office space that would be available following the extension to the building, calculated on the basis of one space per 30 square metres. It is considered that, following the proposed extension the remaining forecourt surrounding the building, which is hardstanded, would be easily capable of accommodating seven vehicles. Accordingly, it is not considered that refusal of planning permission on grounds of insufficient parking is justified. Concern has also been expressed regarding the acceptability of the site access. No alterations are proposed to the existing access and it is considered that the increase in vehicles using the access would not be so significant as to justify the refusal of planning permission on these grounds.

A neighbouring resident has observed that the replacement of existing dummy windows with obscure glazed windows could result in additional office space being provided within the roof space, in the area marked on the application drawings as a storage area. If additional office space were provided within the roof space at a later date, this would be the subject of a new planning application for determination. It is recommended that if planning permission is granted for this development, it is subject to a planning condition preventing the future occupation of the area marked for storage as additional office space.

Conclusion

In light of the above appraisal, it is considered that the proposed extensions to the building would not be harmful to the amenities of the occupiers of neighbouring dwellings, would not be detrimental to the character and appearance of the locally listed building and would have acceptable provision for off-street car parking. Accordingly, it is recommended that planning permission be granted.

SUMMARY OF REPRESENTATIONS:

TOWN COUNCIL. Objection. The application is contrary to Policy DEB9 (iv) of Epping Forest District Council's adopted Local Plan and Alterations due to it being an overdevelopment of the site which would cause parking problems as well as noise and disturbance in the residential area. The Committee drew attention to its objections made for a previous application for this property, EPF/1625/07.

THE OLD STABLES, CONNAUGHT AVENUE - No objection, but have raised objections to application EPF/1625/07 and the two applications need to be judged on joint merit owing to logistics.

1B CONNAUGHT AVENUE. Objection. The substantial new gable wall extension will have an unsightly impact on the privacy to the entrance of my home. It will also block out early morning light to the first and second floor windows and will look directly into my bathroom. The road is residential and there is no justification for increasing the business usage. The extra number of vehicles coming and going will create a major parking problem and danger to other road users.

LOUGHTON RESIDENTS ASSOCIATION - Objection. Object on safety grounds. Cars and lorries use the junction of Connaught Avenue and Ollards Grove as a U-Turn and to allow further development and therefore more vehicles to utilise this junction would exacerbate the danger. This would be worsened if office suites were let to multiple tenants.

Report Item No: 7

APPLICATION No:	EPF/1638/07
SITE ADDRESS:	9 Foxley Close Loughton Essex IG10 2HU
PARISH:	Loughton
WARD:	Loughton Fairmead
APPLICANT:	Mr M Sullivan
DESCRIPTION OF PROPOSAL:	Two storey 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 The development shall be carried out in accordance with the amended plans received on 19/09/07 unless otherwise agreed in writing with the Local Planning Authority.
- 3 Prior to first occupation of the building hereby approved the proposed western window opening in the first floor front wall shall be fitted with obscured glass with night vents only, and shall be permanently retained in that condition.
- 4 Materials to be used for the external finishes of the proposed extension, shall match those of the existing building.
- 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 or front walls of the building hereby permitted without the prior written approval of the Local Planning Authority.

Description of Proposal:

Revised application for a two storey side extension. The proposed side extension would be 5.1m wide and 7m deep at ground floor, with the first floor being set back from the front of the property by 800mm. The proposed extension would have a ridged roof to match the existing roof, and would be set 300mm below the main ridge line.

Description of Site:

Two-storey semi detached dwelling located at the southern end of Foxley Close, Loughton. This is a small cul-de-sac serving 12 houses and consists of a shared parking area in the centre with pedestrian walkways running across the front of the houses.

Relevant History:

EPF/1089/07 – Two storey side extension – refused 11/07/07

Policies Applied:

DBE9 and DBE10 – Residential Development Policies

Issues and Considerations:

The previous application was refused as it would have resulted in overlooking to the first floor flank window and rear garden of No. 8 Foxley Close, and secondly, its size and design would have resulted in a bulky addition detrimental to the street scene.

This revised application has reduced the width and set back the front wall of the first floor extension to create a smaller and more subordinate addition. Visually, this will result in a more subordinate extension, in proportion with the main house. Therefore the main issues under considerations relate to the potential impact on the neighbouring properties and with regards to the design.

Given the layout of this estate and the position of the application site, No. 9 sits at a right angle to No. 8 (wrongly marked up as No.10 on the submitted plans). Due to this, the proposed extension would be built facing onto the flank wall of No.8 and siding onto the boundary shared with No. 30 Colebrook Lane.

1. Impact on No. 30 Colebrook Lane

The proposed extension would be located 3m from the boundary shared with No. 30 Colebrook Lane. Given the length of this neighbours garden, and the extensive screening along the boundary, there would be no issues with loss of light, privacy or visual amenity. There is a large conifer tree located within the rear garden of No. 30 Colebrook Lane, close to the shared boundary. Although this will have to be cut back to allow a working area for the proposed extension, it would not be detrimental enough to warrant a refusal on these grounds.

2. Impact on No. 8 Foxley Close

As stated above the proposed extension would face the flank wall of the neighbouring dwelling, which has a first floor hall window in the side wall of No. 8. The neighbour is registered blind and there will be a loss of about 1 hours morning sunlight to this hall window. The window receives sunlight most of the day and a small amount of sunlight loss to a non-habitable room window is not sufficient harm to living conditions to justify a refusal.

In terms of loss of privacy, the first floor element of the proposed extension is located 6m from the neighbours flank wall and the reduced width from the previous proposal results in the first floor windows not being located opposite the neighbours side window. To further ensure there would be

no loss of privacy the first floor window closest to the neighbours garden can be conditioned to be obscure glazed, as it is one of two windows serving a single bedroom.

Due to this the application would comply with policy DBE9 of the Local Plan.

The revised application has reduced the width of the proposed side extension and set the first floor element back to both break up the otherwise continuous frontage and to lower the roof to give a more subordinate appearance to the extension. Although the extension will be seen from the street, given its location in the corner plot and the subordinate nature of the addition, this would not be immediately visible or overbearing within the street scene. Also, given that Foxley Close serves just 12 dwellings and has only one access point, the area is not heavily trodden or used by through traffic. Neighbours have pointed out that there are no other two storey extensions within Foxley Close. Although this is true there have been several extensions approved on properties in similar locations within the surrounding area. Although it is accepted that this application may well set a precedent for similar extensions on other corner properties in Foxley Close, it is not felt that such additions would be detrimental to the street scene.

It is therefore felt that the application would not be detrimental to the character or appearance of either the original dwelling or the street scene and complies with Local Plan Policy DBE10.

Conclusion:

Due to the above, the proposed two storey side extension would overcome the previous refusal and comply with policies DBE9 and DBE10 and is therefore recommended for approval.

SUMMARY OF REPRESENTATIONS:

TOWN COUNCIL – Object as is contrary to policies DBE10 (a) as the revisions have not addressed the previous concerns that the extension is out of proportion to the existing building and overbearing to the neighbours.

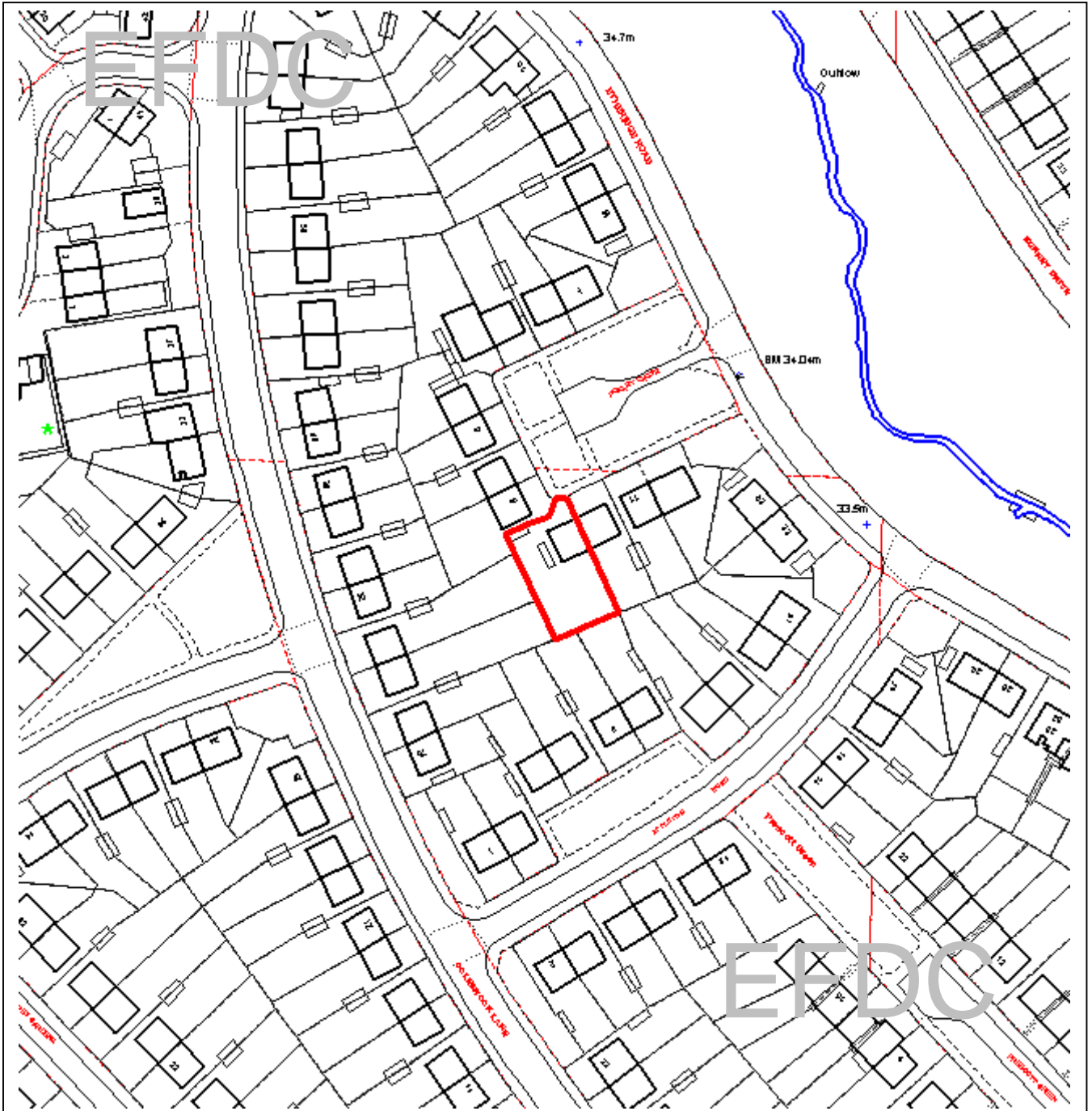
8 FOXLEY CLOSE – No objection to an extension in principle, however object to the size, extent and location of this proposal. This proposal would be overbearing, would result in a loss of light and privacy, and would result in possible damage to the neighbours tree.

11 FOXLEY CLOSE – Object as a considerable level of disruption would be caused by the building work/storage of equipment and the extension will be detrimental to the character and appearance of the street scene.



Epping Forest District Council

Area Planning Sub-Committee South



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Agenda Item Number:	7
Application Number:	EPF/1638/07
Site Name:	9 Foxley Close, Loughton, IG10 2HU
Scale of Plot:	1/1250

Report Item No: 8

APPLICATION No:	EPF/1316/07
SITE ADDRESS:	2 Firs Drive Loughton Essex IG10 2SL
PARISH:	Loughton
WARD:	Loughton St Johns
APPLICANT:	Mr E Donnellan
DESCRIPTION OF PROPOSAL:	Installation of roof terrace on existing garage roof. (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 the commencement of development, details of screening and soft planting around the terrace shall be agreed in writing by the Local Planning Authority, and shall be erected before the roof terrace is brought into use and maintained in the agreed positions thereafter.

Description of Proposal:

Installation of roof terrace on existing garage roof

Description of Site:

Detached chalet bungalow on a rectangular plot. The site is on a slope which falls steeply down to Monkchester Close.

Relevant History:

CLD/EPF/424/07 Lawful development for Dormers – Deemed Lawful

Policies Applied:

DBE 9 & 10 Amenity

Issues and Considerations:

The main issues in this application are:

1. Its effects on the street scene
2. Amenities of the neighbouring properties.

1. Impact on Street Scene

- The scheme would see a decking roof terrace and a wooden balustrade measuring 0.9m installed on the top of an existing single storey double garage. A number of potted plants would be on the southern flank to provide screening. Access will be via a new staircase from the existing rear terrace which is next to the garage, below the level of the garden.
- This is a fairly unusual application due to the topography of the site. The fairly short rear garden of 2 Firs Drive slopes down to the garage, which is accessed by vehicle from Monkchester Close. From Monkchester Close the garages have been built into the hillside on which Firs Drive is situated.
- The properties in Monkchester Close are two storey terraced houses, with their first floor rooms being at about the same level of the garage roofs, with the front elevations being some 24m from the garages.
- The garage will be retained for the parking of vehicles.
- The existing street scene from Monkchester Close has high tree lines either side of the garages. At the current time the garages add little to the visual amenities of the street.
- It is considered that this scheme will result in an improvement to the amenities of the street scene by adapting an unattractive flat roof to a better appearance.

2. Impact on Neighbours

- There will be no loss of light or sunlight as a result of the scheme.
- The main issue in this scheme is that of overlooking. The properties that would be affected are in Monkchester Close and No 3 Firs Drive.
- The properties in Monkchester Close are a minimum of 24m from the terrace, across a road, and are the front elevations of the properties which are generally less sensitive to overlooking than rear elevations.
- Whilst it is the case that the terrace is at about the same level as the first floor windows, the distances involved do not result in unacceptable overlooking of these properties.
- No 3 Firs Drive is on a higher level than No 2 (by about 1m) and their rear elevation is some 15m from the terrace at an angle. There is also screening provided by the boundary treatment.
- It is therefore considered that there will not be adverse overlooking of No 3.

Conclusion:

This scheme could improve the appearance of the street scene, and would not result in serious adverse overlooking of neighbouring properties. This application is unusual but, on balance, is recommended for approval.

SUMMARY OF REPRESENTATIONS

TOWN COUNCIL – Object, contrary to Policy DBE 9 of the local plan because of the overlooking it created

4 MONKCHESTER CLOSE – object, will cause loss of privacy

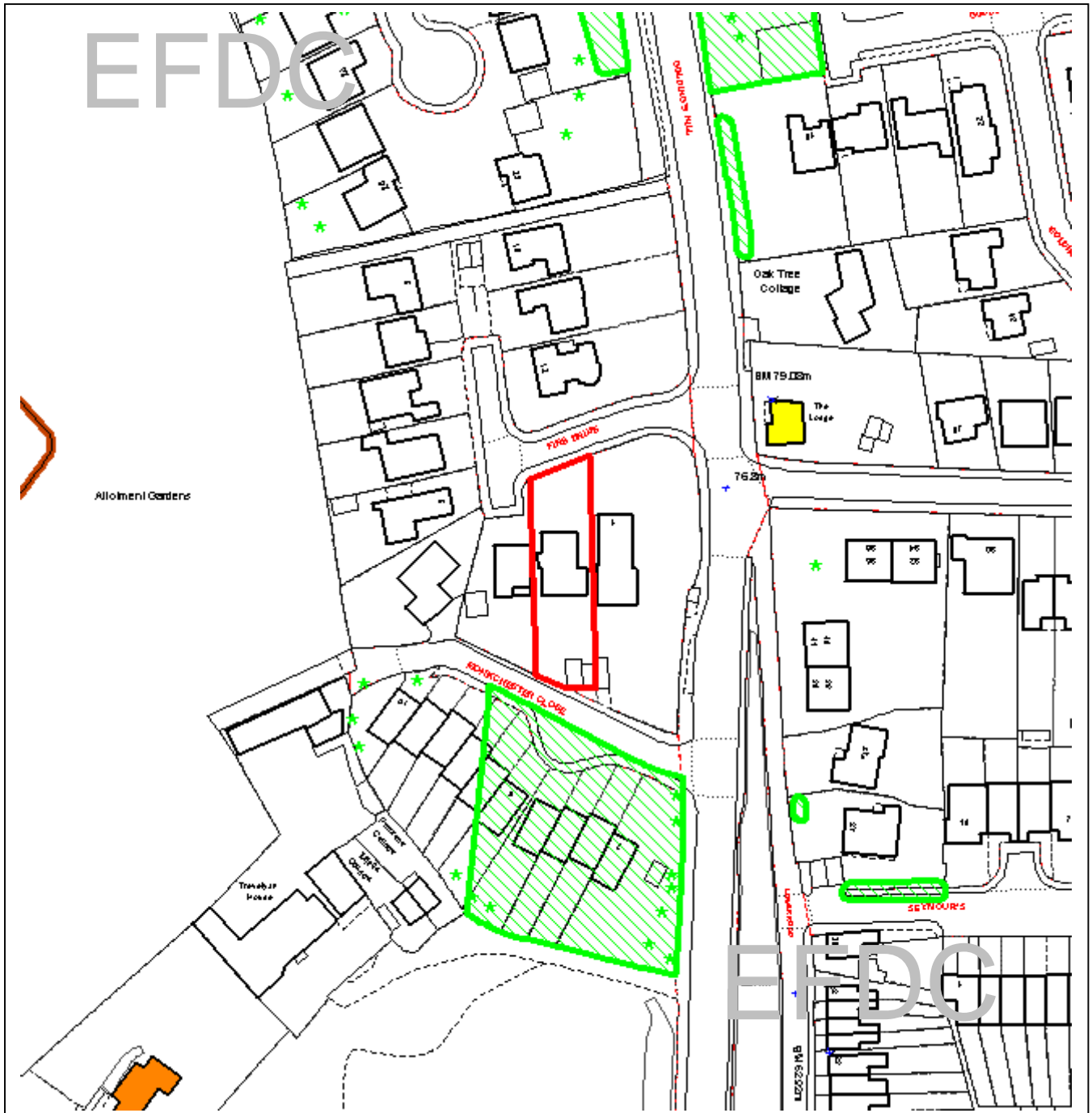
5 MONKCHESTER CLOSE – Object, major impact on our privacy, will change the character of the close and cause parking problems.

3 FIRS DRIVE – Object, will look ridiculous, and overlook our garden and the back of our property.



Epping Forest District Council

Area Planning Sub-Committee South



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Agenda Item Number:	8
Application Number:	EPF/1316/07
Site Name:	2 Firs Drive, Loughton, IG10 2SL
Scale of Plot:	1/1250

Report Item No: 9

APPLICATION No:	EPF/1665/07
SITE ADDRESS:	45 Spareleaze Hill Loughton Essex IG10 1BS
PARISH:	Loughton
WARD:	Loughton St Marys
APPLICANT:	Mr & Mrs R Rains
DESCRIPTION OF PROPOSAL:	Demolition of existing detached house and construction of new dwelling.(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 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 Prior to first occupation of the building hereby approved the proposed window openings in both flanks shall be fitted with obscured glass and have fixed frames, and shall be permanently retained in that condition.
- 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 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.

- 7 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.
- 8 Gates shall not be erected on the vehicular access to the site without the prior written approval of the Local Planning Authority.

Description of Proposal:

Demolition of existing house and the erection of a new house and integral garage fronting Sparelease Hill. The site is about 18m wide and 70m deep (Revised application)

Description of Site:

A 4 bedroomed detached house on a rectangular site. The area mainly consists of large detached dwellings. The site slopes down gently to the west.

Relevant History:

EPF/1783/06 Demolition of existing and erection of new house refused
EPF/0629/07 Demolition of existing and erection of new house (revised) refused

Policies Applied:

Structure Plan

BE1 Urban Intensification
H3 Location of residential development
H4 Development form of new residential developments

Local Plan

DBE 1 New buildings
DBE 2 New buildings amenity
DBE 6 Car Parking
DBE 9 Neighbour Amenity

Issues and Considerations:

The main issues in this application are:

1. Whether this is an appropriate development for this site
2. Its effect on the street scene
3. Residential amenity

The previous application was refused by reason of its scale and bulk; especially the rear elevation with a deep rearward projection would have been visually overbearing and incongruous to neighbouring properties.

1. Building in Context

- The character of this area of Sparelease Hill is of detached houses on wide plots.
- The existing building has a rectangular plan and is a maximum of 8.8m deep and 9.9m high with a pyramidal roof to the western side of the building, although the majority of the roof is 2.5m lower to the eastern flank.
- The replacement building would have a rectangular plan and would be a maximum of 15.8m deep (a reduction of 0.5m) and 9.9m high with a hipped flat roof.
- Gaps of 1m will remain to each boundary.
- This new scheme has changed the appearance of the rear elevation from the previous scheme by changing the design to two rear gable end projections with a central two storey flat roofed projection between them.
- The front and roof slope will have two flat roofed dormers and the rear slope one..
- It is accepted that the new building will be bulkier and more dominant in the street scene than the property it replaces, even though the increase in height is minimal, due to the increase in depth of some 6m and the bulkier and more imposing main roof.
- The redesign results in the rear elevation on the northeastern flank being 2.7m (from 3.6m) beyond the rear elevation of No 47 and is some 5.5m (from 4m) beyond the rear elevation of No 43 to the southwest (although it should be noted that this property also has a rear projection which be 1.6m behind the new rear elevation).
- Whilst the southwest elevation has increased in depth, the first floor elevations are set back by 2.2m (from 1.5m) to the northeast and 3.6m (from 1m) to the southwest respectively, reducing the impact on the neighbouring properties.
- These distances and measurements on this detached plot are considered not to be excessive or out of keeping with the area, and this is a plot which can absorb a property of this size without causing harm to the street scene if properly designed.
- This increase in size and bulk over the existing property causes no harm when viewed from the front elevation, and the changes to the scheme have now removed the unacceptable impact of the scheme when viewed from the rear and flanks.

2. Design

- It is the case that the rear second floor projection has a flat roof which is not perhaps ideal, but it is on the less sensitive rear elevation and would not justify a refusal on these grounds.
- With the changes that have been made the design is now acceptable, and the materials can be conditioned to be appropriate to the area.

3. Residential Amenity

- The main neighbours affected would be No 43 to the west and No 47 to the east. The new dwelling would not significantly change the existing building lines to the front elevation.
- Due to the design there would be no loss of light to the rear elevation of No 47, although there would be a minor loss of sunlight to the swimming pool area in the evenings but this would not justify a refusal on these grounds due to the existing orientation of the properties.
- The scheme will not cause an adverse loss of light of sunlight to the rear elevation windows on No 43.
- The redesign of the rear elevation has removed the overbearing impact of the previous scheme on the two neighbours and this would no longer justify a refusal.
- There will be no adverse overlooking of either of the two properties as a result of the scheme, and whilst there will be overlooking of the garden areas this could not be sustained as a reason for refusal.

Conclusions

For the reasons laid out above, officers consider the scheme has overcome the previous reasons for refusal and is therefore recommended for approval.

SUMMARY OF REPRESENTATIONS

TOWN COUNCIL – No objection

47 SPARELEAZE HILL – Object, magnitude of the size of this development is out of character with the area & street, bedroom 2 will still overlook our garden and be a gross invasion of our privacy, playroom overlooks us and the gable dressing room glazing are near boundary than before, rear dormer will add to overbearing, overlooking and loss of privacy.

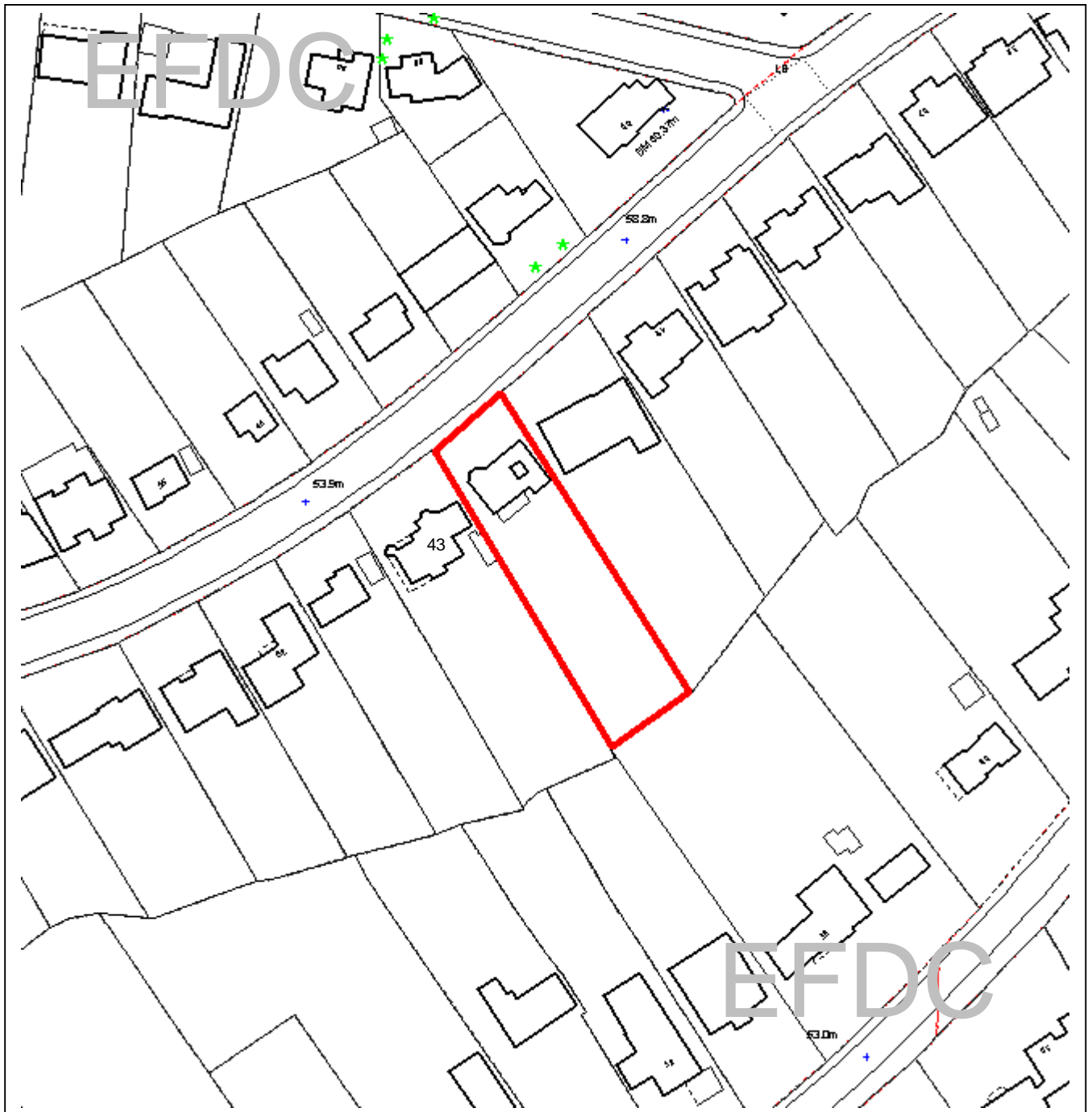
43 SPARELEAZE HILL – Object, far too large and out of keeping, waste of resources to demolish and replace this house, no significant changes.

42 SPARELEAZE HILL – Object, does not match existing properties and is quite unnecessary.



Epping Forest District Council

Area Planning Sub-Committee South



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Agenda Item Number:	9
Application Number:	EPF/1665/07
Site Name:	45 Spareleaze Hill, Loughton, IG10 1BS
Scale of Plot:	1/1250

Report Item No: 10

APPLICATION No:	EPF/1719/07
SITE ADDRESS:	127 High Road Loughton Essex IG10 4LT
PARISH:	Loughton
WARD:	Loughton Forest
APPLICANT:	Littlecroft Properties Ltd
DESCRIPTION OF PROPOSAL:	Change of use of ground floor from A1/B1 to A2 and upper floors from B1 to A2 uses and new shop front.
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.

Description of Proposal:

Change of use of existing ground floor and upper floors to professional services (A2), and installation of new shop front.

Description of Site:

The property is a two storey detached building, divided into a ground floor retail unit and first floor offices. Lincoln Hall is to the immediate south, Sainsbury's is to the rear and there are residential single storey Alms Houses to the immediate north (129 – 135 High Road). It is within the Loughton Town Centre area, but outside the primary shopping frontage.

Relevant History:

Various including:

EPF/1074/93 Change of use from ground floor to B1 to A1 or A2 approved

EPF/1972/04 Change of use from B1 to A1 use approved

Policies Applied:

TC1	Town Centres
TC3	Town Centre Functions
TC 4	Town Centre non-retail uses
DBE 9	Amenity
ST4 & 6	Highways

Issues and Considerations:

The main issues in this application are:

1. Effect on the Town Centre
2. Effect on residential amenity
3. Effect on Highways
4. Visual Impact

1. Town Centre

- It would appear that the existing use of the building is in fact B1 rather than A1. Although permission was granted for a change of use to A1 retail in early 2005 this appears never to have been implemented. The building has been vacant at ground floor for a number of years. This is not material in itself given the site itself is located on the very edge of the town centre, not in an area of key frontage.
- TC1 is more of a general overview of planning policy regarding town centres within the district but does mention that in principle the Council "will permit proposals which should sustain or improve the vitality and viability of any of the centres."
- In terms of Policy TC3, the main issue involved is the enhancement of the vitality and viability of the town centre. The site is the last but one to the southern end of the town centre. Immediately to the east are four residential properties and the west, Lincoln Hall, a community facility.
- An A2 use can complement and enhance the function of town centres and are therefore appropriate in this area if properly sited and not excessive in number. A2 uses are defined as Financial and Professional Services and include banks, building societies, estate and employment agencies, for example.
- As this is a non key frontage location, somewhat isolated from the other retail facilities to the north, and would not create a cluster of such uses, it is considered that this use is appropriate and would not harm the vitality and vibrancy of the Town Centre.

2. Neighbouring Amenity

- The proposed use is that of professional offices such as banks, building societies and estate agents.
- This kind of use is unlikely to cause any harm to the amenities of the area, excepting traffic issues which are dealt with below.

3. Highways

- The objectors concerns centre on traffic generation and parking matters.
- Whilst it is the case that there are only 3 spaces at the front of the site, it is unlikely that many customers would park on the High Road due to parking restrictions, but it is accepted that there would be parking on surrounding residential roads.

- These are, in the main, uncontrolled and thus it is unlikely to cause a greater problem than already exists. It is considered likely that a substantial number of customers and staff would avail themselves of the very good public transport links in this area which would reduce the likelihood of excessive parking.
- The County Highways Department have raised no objections on the grounds of road safety.
- An A2 use is unlikely to generate more parking than the authorised and approved use of the building. Therefore a refusal on these grounds could not be sustained.

4. Visual Impact

- The new shop front will be acceptable, and indeed an improvement on the current fascia.

Conclusion

This is a scheme appropriate in the area and will not cause harm to the amenity of the local residents or the town centre. It will add to the vitality and viability of the town centre and hopefully bring back into good use this vacant building. Therefore the recommendation is for approval.

SUMMARY OF REPRESENTATIONS:

TOWN COUNCIL – No objection.

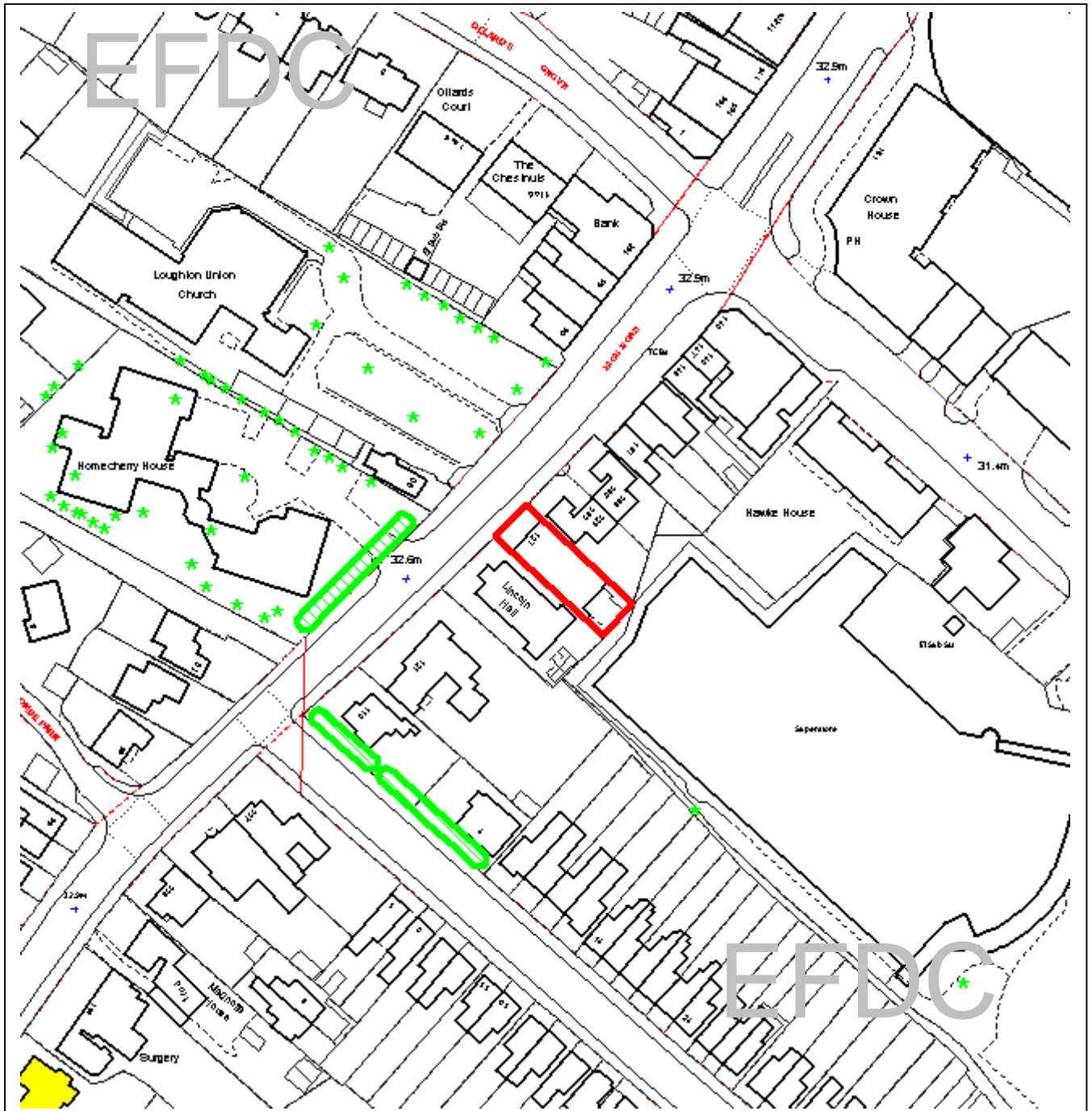
129 – 135 HIGH ROAD (JOINT LETTER WITH 4 SIGNATURES) – Object, this will cause more traffic congestion, where would they park? There is no space and this is a residential area.

1.



Epping Forest District Council

Area Planning Sub-Committee South



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Agenda Item Number:	10
Application Number:	EPF/1719/07
Site Name:	127 High Road, Loughton, IG10 4LT
Scale of Plot:	1/1250

Report Item No: 11

APPLICATION No:	EPF/1857/07
SITE ADDRESS:	Rear car park of 184-186 High Road Loughton Essex IG10 1DN
PARISH:	Loughton
WARD:	Loughton St Marys
APPLICANT:	C K Property Investments
DESCRIPTION OF PROPOSAL:	Erection of three storey building to provide four 2 bed units and one 1 bed unit.
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 Prior to commencement of development further details of the northeastern and southwestern flank elevations shall be submitted to and approved in writing by the Local Planning Authority and implemented in accordance with those approved details.
- 4 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.

- 5 Prior to first occupation of the building hereby approved details illustrating the proposed vehicle parking, including secure covered parking for cycles, shall be submitted for approval by the Local Planning Authority. The details shall be laid out as agreed and the parking area shown on the approved plan shall be retained free of obstruction for the parking of residents, staff and visitors vehicles unless the Local Planning Authority gives its written consent to any variation.
- 6 No development shall take place until measures to enable a contribution of £10,000 towards the Loughton Town Centre Enhancement Scheme are secured with the Local Planning Authority (see informative).

Description of Proposal:

This application is for the erection of a three storey building to provide four no. 2 bed units and one no. 1 bed unit. This would be located in the rear car park of the site, fronting Clifton Road, and would be 14.4m wide and 9.9m deep to a maximum height of 9.7m. The building would have a mansard shaped roof and an open vehicle access point through the centre of the building. Soft landscaping would be provided in front, to the pavement edge.

Description of Site:

The application site comprises a three storey building fronting Loughton High Road in a town centre with an open car park located at the rear with direct access off Clifton Road. The current use of the building at the front of the site is A2 at ground floor level with three storeys of residential flats above (currently under conversion and construction).

Relevant History:

EPF/1268/06 - Conversion of first/second floor offices into three No. one bed flats and six No. two bed flats, including the erection of an additional floor – approved/conditions 18/8/06
EPF/1560/06 - Erection of office building at rear car park fronting Clifton Road – approved/conditions 15/09/06

Policies Applied:

Structure Plan:

H2 – Housing Development: The Sequential Approach
H3 – Location of Residential Development
H4 – Development form of New Residential Developments
TCR3 – Town Centres
BE1 – Urban Intensification

Local Plan:

CP3 – New Development
CP6 – Sustainable Urban Development
H3A – Housing Density
H4A – Dwelling Mix
TC3 – Town Centre Function
DBE1 – Design of New Buildings
DBE2 – Effect of New Buildings on surroundings
DBE8 – Private Amenity Space
DBE9 – Amenity Considerations
ST1 – Location of Development
ST2 – Accessibility of Development

Issues and Considerations:

The main issues are the acceptability of residential units being located at this site, its affects on the amenities of neighbouring properties, car parking provision, and with regards to design. A previous application for a three storey office block was approved only a year ago by this Committee on this site and therefore is clearly a material consideration in determining this proposal. This was of the same size, shape and design (subject to some minor cosmetic alterations) and sited in the same position.

1. Design

The main building on the site is three storeys high (although planning permission has been granted for an additional floor, which is currently under construction) with a flat roof, much the same as the neighbouring property, No. 188-194.

This proposal does not affect the above and is to the rear of these properties, which is generally used for car parking and includes flat roofed single storey elements with plant machinery on top, refuse bins, all of which are open to view from the street and generally unsightly to the detriment of the street scene. The proposed residential building would be the same three storeys high and mansard roof design as previously approved. Not only would it effectively screen this unsightly area but would greatly improve the appearance of the street scene and reduce the dominance of car parking.

Apart from the nature of the proposal, the main changes are cosmetic alterations to the design, but these are generally minor changes to the shape and position of windows and the addition of two front and two rear balconies, which would add a more visual contemporary design interest. Given the vast mix of architectural styles within the local area this building would not be out of keeping or harmful to the appearance of the street scene. Also, the application involves the area of land in front of the building and proposes tree and vegetation planting, which will soften the appearance of the building and improve its setting in the street scene and help to replace a tree previously lost on the edge of the site.

2. Amenity

The Town Council has objected to the effect the building would have on neighbouring properties, particularly those in Clifton Road and the newly approved flats in the main building. The properties on Clifton Road are more than 20m from the proposed building on the opposite side of Forest Road and would not suffer loss of light, and the rear windows in the newly approved flats in the main building would be an acceptable 22m from the rear wall of this proposed building, given their town centre location. This would be sufficient distance in terms of loss of light, privacy and visual

amenities, and again it should be noted that a building of identical scale and height has already been approved in this location. The only building which may suffer a loss of light would be the restaurant at No. 13 Forest Road, however the main frontage of this property is in Forest Road and so the only loss would be of some morning sunlight to the windows located on the corner of Forest Road and Clifton Road and to the rear service doors.

The amenity space provided for the future occupiers of the building are the front and rear balconies, the small front green area, and a patio area to the rear of the ground floor unit. Given the proximity of this scheme to the busy High Road and the general lack of amenity space for intense urban living, the level provided would be acceptable in a town centre location.

3. Location

Policy TCR3 of the Replacement Structure Plan supports retaining and increasing residential accommodation in town centres. This is also encouraged by Central Government through PPS6 – Planning for Town Centres, as they provide mixed-use, sustainable areas. As well as being sustainable these also provide added security to town centres by allowing ‘eyes on the street’ and 24 hour occupancy, which is vital in designing out crime.

Local Plan and Structure Plan policies state that new development should be built in areas served by local amenities and that are accessible by public transport. Given that this site is within a large town centre, providing local shops and amenities, and the area is well served by both local buses and Loughton train station, this is a site which is acceptable for residential development. Also Structure Plan policy BE1 encourages the “recycling of... under-used land to accommodate new development” and Local Plan policy CP6 promotes the concentration of new economic development “within urban areas by maximising the use of spare capacity in terms of land”. Given the sustainability of this site and its accessibility to public transport the use of such a large area for car parking would constitute under-used land and is therefore a satisfactory site for development.

4. Parking

The car park to the rear of the site currently provides 20 parking spaces and the proposed building would result in the loss of 7 of these. The Vehicle Parking Standards state that, when considering developments in “high accessibility areas such as town centres, local authorities are encouraged to allow development with little or no off-street parking”. Therefore, given the town centre location of the site and availability of public transport there is no planning requirement to provide any parking for this development. The 13 parking spaces proposed is sufficient to serve this site in such a highly sustainable location.

5. Other considerations

The previous approval required £10,000 towards the Loughton Town Centre enhancement scheme to help improve the character and appearance of the town centre as a whole. For a building of the same size and location, there is still a similar requirement.

Conclusion:

This proposal complies with both Local and Structure Plan policies and Central Government guidance. It would provide much needed small residential units in a sustainable location within a town centre, as promoted by Central Government, and would be of a good design, not detrimental to the character and appearance of the street scene. Finally it should be noted that the previous application for an office block received 12 objections from local residents whereas this application has received 1. This may be a reflection that residential, as an alternative to an approved office development, may be the preferable of the two. The Town Council comments are a repeat of their objection to the office development to which this proposal will be, in officers opinion, a preferred

alternative, given Clifton Road and neighbouring Forest Road are predominantly residential roads. The application is recommended for approval.

SUMMARY OF REPRESENTATIONS:

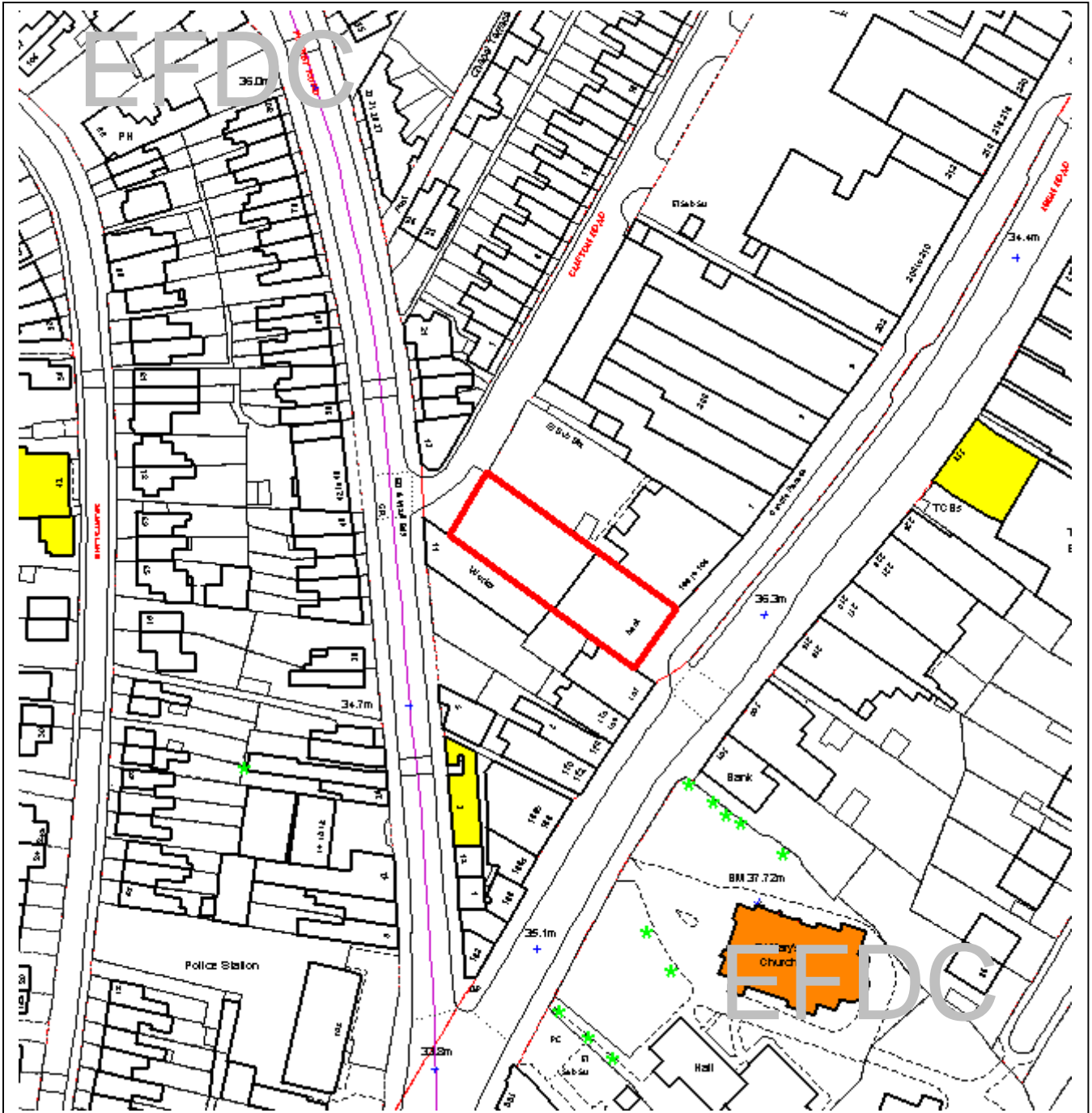
TOWN COUNCIL – Object as the proposal is contrary to DBE1 (i), (ii) & (iii), DBE2, DBE8 (i), (ii), (iii), (iv) & (vi), DBE9 (i), (ii) & (iii) and DBE10 (i), (a) & (b) due to the size, shape, scale, form and position being detrimental to the existing area, especially the cottages in Clifton Road and the flats at 186 High Road that are about to be built.

3 CLIFTON ROAD – Object as there are already a number of flats in progress and further flats would put a greater strain on the existing parking in the locality.



Epping Forest District Council

Area Planning Sub-Committee South



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Agenda Item Number:	11
Application Number:	EPF/1857/07
Site Name:	Rear car park of 184-186 High Road, Loughton, IG10 1DN
Scale of Plot:	1/1250

Report Item No: 12

APPLICATION No:	EPF/1654/07
SITE ADDRESS:	3 Albany View Buckhurst Hill Essex IG9 5TW
PARISH:	Buckhurst Hill
WARD:	Buckhurst Hill West
APPLICANT:	Mr & Mrs S Parmar
DESCRIPTION OF PROPOSAL:	Loft conversion with front and rear dormer windows and new obscure window to side elevation. (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 Prior to first occupation of the development hereby approved the proposed window opening in the side elevation of the dwelling shall be fitted with obscured glass and shall have fixed frames below a height of 1.7 metres above floor level, and shall be permanently retained in that condition.

Description of Proposal:

This application seeks planning permission for a loft conversion, including the insertion of one dormer window and two roof lights in the front elevation and two dormer windows and one roof light in the rear elevation. An obscure glazed window is also proposed in the side elevation of the main dwelling and four roof lights are proposed in the rear roof slope at ground floor level. The proposed front dormer would have a pitched roof and would be approximately 1.8 metres wide with a maximum height of 1.9 metres. The two dormers in the rear roof slope would both have flat roofs of 1.7 metres in height. The dormers would be 1.8 and 2.3 metres wide.

Description of Site:

The application property is a detached dwelling located in Albany View, a cul-de-sac accessed from Starling Close. The dwelling is two storey in height, with single storey projections to the front

and rear. Some accommodation is provided within the roof space of the front projection, with a large dormer window occupying much of the roof slope.

Relevant History:

EPF/1075/74. Erection of a two storey side extension. Approved 10/01/75.

EPF/0378/78. Erection of a two storey side extension. Approved 16/06/78.

EPF/0753/07. Loft conversion with front and rear dormer windows and new obscure window to side elevation. Withdrawn 23/05/07.

Policies Applied:

Adopted Local Plan and Alterations

DBE9 – Residential Amenity

DBE10 – Extensions to Dwellings

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 impacts of the proposed development on the character and appearance of the area.

1. Impact on neighbours

The proposed dormer windows and roof lights would face towards the front and rear of the property and as such is it not considered that there would be any loss of privacy to the neighbouring properties either side of the application site. As there is no residential property located to the rear of the site it is not considered that there would be a material loss of privacy to the occupiers of any neighbouring dwelling. Concern has been raised previously by the occupier of no. 4 that the proposed side window would overlook that property. Subject to a condition requiring that this window be fixed closed and obscure glazed it is not considered that there would be a material loss of amenity.

With regard to the size of the proposed dormers and their position within the roof slopes it is not considered that there would be any material loss of light or outlook to the occupiers of any neighbouring dwellings.

2. Design and Appearance

Turning to the impact of the proposed development on the character and appearance of the area, it is considered that the proposed dormers would be well proportioned. The front dormer would have a pitched roof and all three dormers would be set below the ridge of the dwelling. Contrary to the concerns expressed by the Parish Council, it is considered that the dormers would be positioned far enough apart to avoid the creation of a cluttered appearance.

Conclusion

In light of the above appraisal. It is considered that the proposed development would not be harmful to the amenity of the occupiers of neighbouring dwellings and would not be harmful to the

character and appearance of the area. Accordingly, it is recommended that planning permission be granted.

SUMMARY OF REPRESENTATIONS:

BUCKHURST HILL PARISH COUNCIL. Objection. A cluttered design which creates a roof line which is detrimental to the property and the street scene.

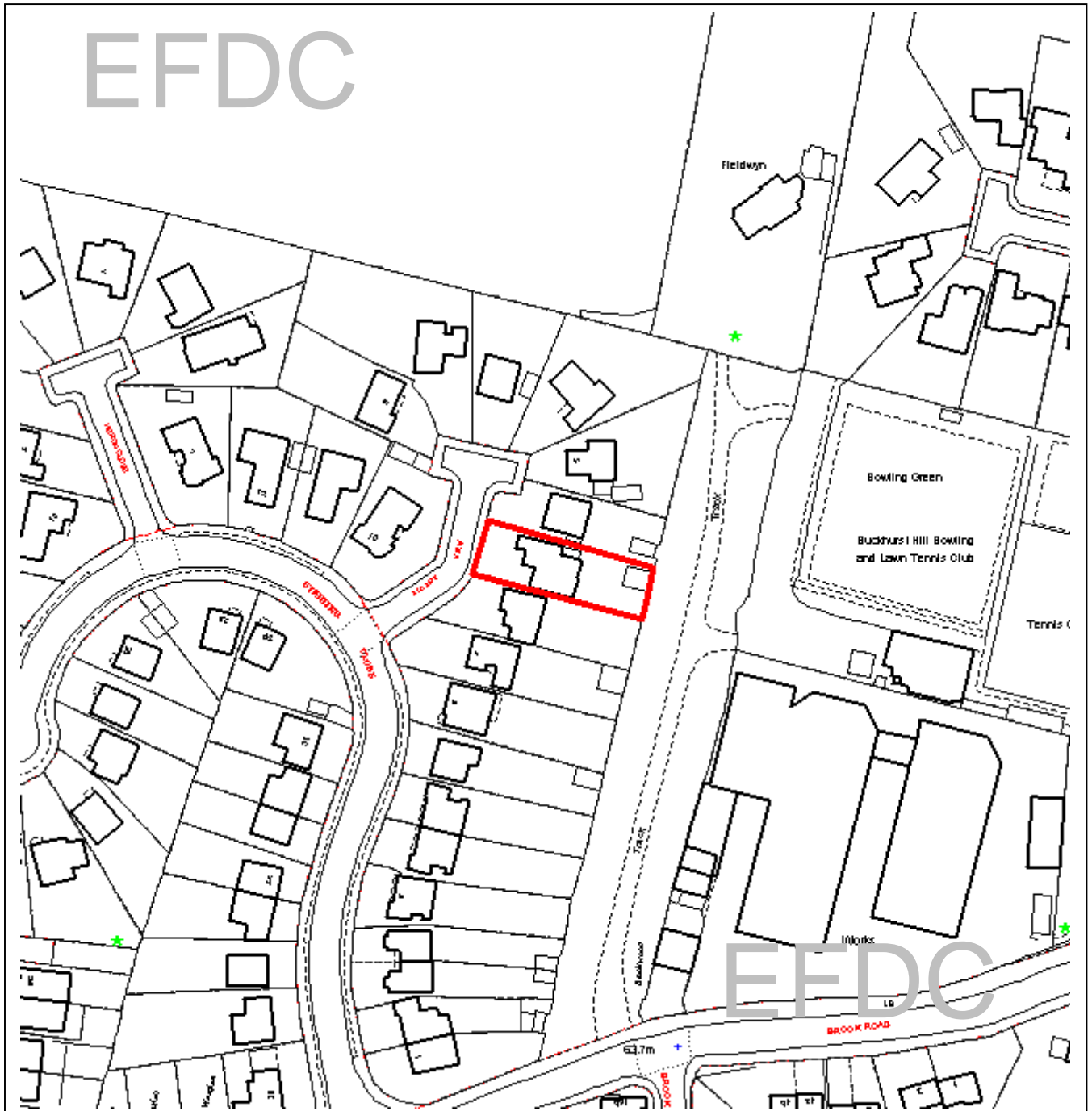
No further comments were received in respect of this application. However, the following comment was received in response to the previous application for a similar development and are relevant in this:

4 ALBANY VIEW - Objection. The side window, even with obscure glass will overlook my landing and bedroom when open, as it is on a bathroom it will be opened. There will be pollution and noise for many months to come, which will affect all the residents of the cul-de-sac. The house will be out of scale with neighbouring properties, therefore not on keeping with the rest of the properties. There are three cars outside this property at present, any increase would be hazardous to children and the elderly. Who will be responsible for damage to my property from falling tiles and bricks?



Epping Forest District Council

Area Planning Sub-Committee South



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Agenda Item Number:	12
Application Number:	EPF/1654/07
Site Name:	3 Albany View, Buckhurst Hill, IG9 5TW
Scale of Plot:	1/1250

Report Item No: 13

APPLICATION No:	EPF/1746/07
SITE ADDRESS:	25 Luctons Avenue Buckhurst Hill Essex IG9 5SG
PARISH:	Buckhurst Hill
WARD:	Buckhurst Hill West
APPLICANT:	Mr & Mrs B Kavanagh
DESCRIPTION OF PROPOSAL:	Part single storey and part two storey rear extension, with room in new roof space.
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 two window openings in the roof shall be fitted with obscured glass and have fixed frames, and shall be permanently retained in that condition.

Description of Proposal:

This is a revised proposal to a previous scheme granted under planning application ref: EPF/0555/07 for a part single storey and part two-storey rear extension, with room in new roof space, adding a further extension at the rear.

Description of Site:

The application site comprises a detached, two-storey dwelling with integral garage set in a rectangular plot. The site is in a residential area located on the northeastern side of Luctons Avenue. The street scene is varied with individually styled detached and semi-detached properties.

Relevant History:

EPF/0555/07 - Single storey rear extension and alteration of existing roof to form gable end.
Granted/Conditions 15/05/2007

EPF/1170/07 - Part single storey part two-storey rear extension and room in new extended roof space. (Revised application) Withdrawn

Policies Applied:

Residential Development Policies from Epping Forest District Council's Replacement 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.

- The revised scheme proposes an additional two storey rear extension with a depth at 3.0m, which was not proposed previously. This is still acceptable in terms of this council's policy DBE10 and there will be sufficient amenity space provided at the rear. The extension will maintain a 2.0m setback from adjacent dwelling at no. 23, which is acceptable.
- The proposed rear extension would not be visible from the front and will maintain a pitched roof design that compliments the existing dwelling.
- As the dwelling is detached, there would be no negative effects to the amenities of adjacent dwellings from the rear extension.
- Part of this revised proposal includes a single storey side extension on the boundary with No. 27.
- The Parish Council objects to the side extension close to the boundary on the ground floor incorporating a flat roof element. Due to the existing cat-slide roof on this boundary a flat roof element has been adopted so as not to detract from the existing roof profile of the dwelling on the street scene. To further limit the impact, the side extension is set 4.5m behind the main front wall of the house and the existing garage has been extended 0.9m at the front with a pitched roof that creates a more attractive design feature to the building.
- The overall height and pitch of the main roof profile is maintained at the front and rear elevations. The roof void will be served by an existing window in the front gable and roof lights in the side roof slopes which is acceptable.
- The proposed rear extensions, side extension and roof alteration to enable rooms in the roof are acceptable and with appropriate materials, will not be visually intrusive or cause any negative impact to the neighbouring properties.
- The overall design of the proposal remains sympathetic to the existing dwelling. There will be no negative impact in terms of the character of the area and the effect on the street scene.

Conclusion

The proposal will not cause any detrimental harm to the amenities of adjacent neighbour and will not be out of character with the existing dwelling and surrounding area. It complies with relevant Local Plan Policies DBE9 and DBE10 is therefore recommended for approval with conditions.

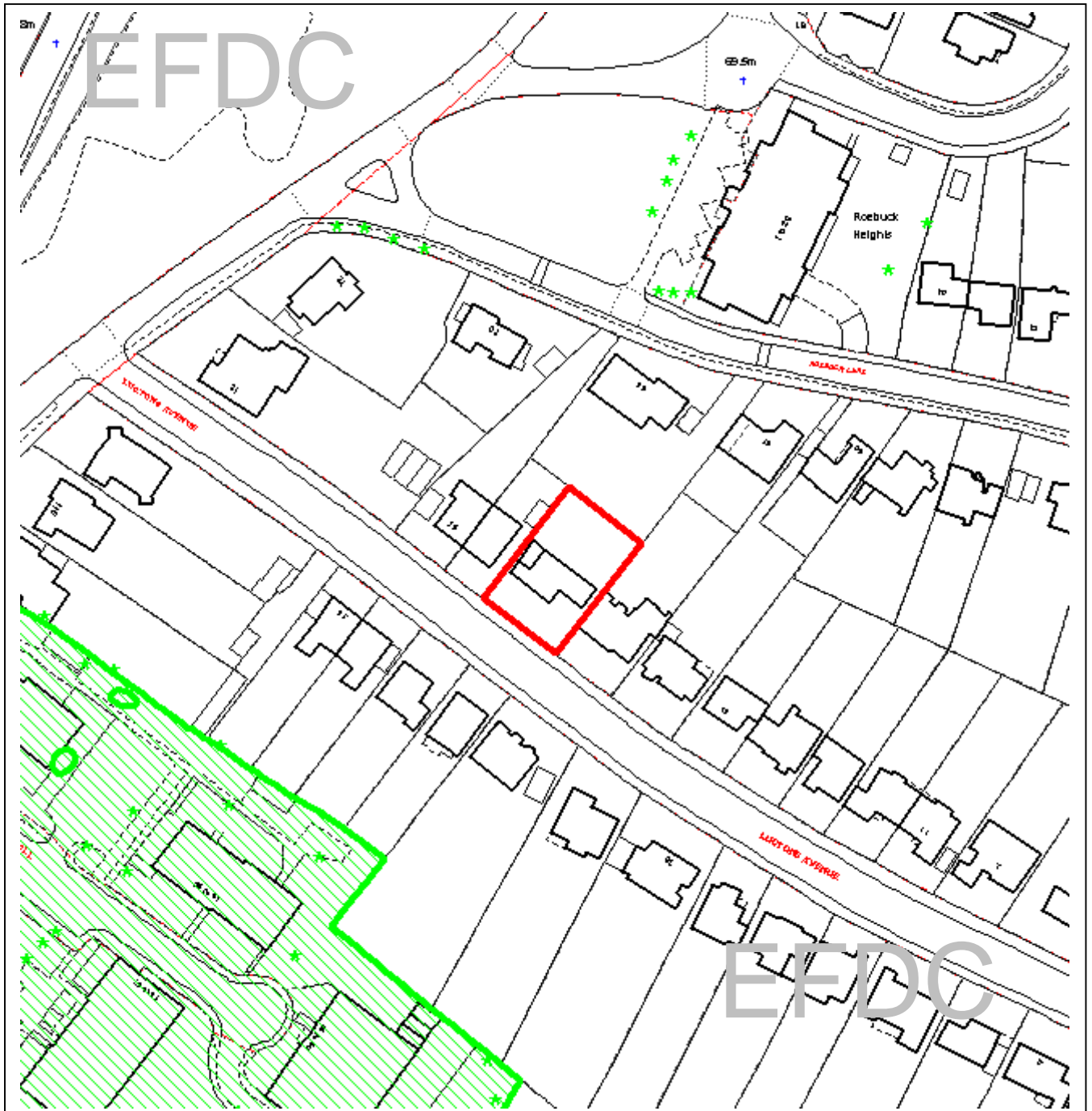
SUMMARY OF REPRESENTATIONS:

PARISH COUNCIL - Object to the flat roof extension which reaches to the boundary of the property. This is an unnecessary overdevelopment and detrimental to the design of the house.



Epping Forest District Council

Area Planning Sub-Committee South



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Agenda Item Number:	13
Application Number:	EPF/1746/07
Site Name:	25 Luctons Avenue, Buckhurst Hill, IG9 5SG
Scale of Plot:	1/1250

Report Item No: 14

APPLICATION No:	EPF/1887/07
SITE ADDRESS:	107-111 Epping New Road Buckhurst Hill Essex IG9
PARISH:	Buckhurst Hill
WARD:	Buckhurst Hill West
APPLICANT:	Bellstar Properties Limited
DESCRIPTION OF PROPOSAL:	Demolition of existing building and erection of a block of 8 flats
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 No development hereby approved shall take place until measures to enable the provision of highway improvements to the local area, necessitated by this development, are secured.
- 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 Before the commencement of the development or any works on site, details of the landscaping of the site, including retention of trees and other natural features, shall be submitted in writing for the approval of the Local Planning Authority, and shall be carried out as approved.
- 6 Prior to the commencement of the development details of the proposed surface materials for the parking area 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 Before work commences on site, details of security gates to serve the rear car parking area shall be submitted and approved in writing by the Local Planning Authority. The agreed details shall be provided on site before first occupation of the

flats hereby approved and retained thereafter.

- 8 The parking area shown on the approved plan shall be provided prior to the first occupation of the development and shall be retained free of obstruction for the parking of residents (staff) and visitors vehicles.
- 9 Before work commences on site, details of secure cycle parking shall be submitted and agreed in writing by the Local Planning Authority. The details as agreed shall be provided before first occupation of the flats and retained thereafter.
- 10 All construction/demolition works and ancillary operations (which includes deliveries and other commercial vehicles to and from the site) shall only take place on site between the hours of 0730 to 1830 Monday to Friday & 0800 to 1300 hours on Saturday, and at no time during Sundays and Bank Holidays unless otherwise agreed in writing by the Local Planning Authority.
- 11 Wheel washing or other cleaning facilities for vehicles leaving the site during demolition and construction works shall be installed in accordance with details which shall be submitted and agreed in writing by the Local Planning Authority. The facilities shall be installed prior to commencement of any works on the site and shall be used to clean vehicles leaving the site.
- 12 Prior to commencement of the development a full noise survey should be carried out to establish which noise category the proposed plots fall into with regard to the guidance in PPG24: Planning and Noise. Following the survey, a scheme for protecting the proposed new dwellings from noise, shall be submitted to and agreed in writing by the Local Planning Authority for any dwellings, gardens and recreation areas that fall into NEC B and C or above, as detailed in PPG 24. All works, which form part of the scheme, shall be completed before any of the proposed residential development is occupied.

Description of Proposal:

This application seeks to renew planning permission for the demolition of the existing buildings on the site and the erection of a block of eight flats. The permission granted in June 2002 has lapsed.

The proposed block would be located to the front of the site, approximately following the building lines of adjacent development. The block would be three storeys in height with a hipped roof. The external finishes would be brickwork/render with a slate roof.

Two one bedroom flats would be provided on the ground floor and three on each of the upper floors. 4 car parking spaces would be provided on the forecourt of the site and an archway would provide access to another 4 spaces and amenity space at the rear amounting to approximately 90 square metres. Vehicular access to the site would be gained by the alteration of an existing crossover onto Epping New Road.

Description of Site:

The application site is located within Buckhurst Hill, fronting onto Epping New Road. It is presently occupied by a terrace of three two-storey buildings, which are in mixed residential and commercial

use. The surrounding area is mixed in character and comprises both residential and commercial buildings. Most of the buildings surrounding the site are two storey in height, although Elizabeth Court to the North and Boleyn Court to the South are both three storey in height. Also to the south, 91a to 103 Epping New Road are the storey in height with second floor accommodation being provided in a Mansard roof.

There is a significant change in level to the rear of the sites, which results in the first floor of the existing building on the site being approximately level with the ground floor accommodation of properties within Trent Road. It should be noted that 3 Trent Road has a ground floor rear extension that projects to the same depth as the extension to no. 5.

Relevant History:

EPF/1588/01. Demolition of existing properties and redevelopment with 8, one-bedroom apartments. (Nos 107-111). Refused 16/01/02.

EPF/435/02. Demolition of existing properties and re-development with 3 storey building consisting of 8, one-bedroom apartments. (Revised application) (Nos 107-111). Approved 12/06/02.

EPF/0875/07. Demolition of existing building and erection of a block of 8 flats. (Renewal of planning approval EPF/435/02) Refused 14/06/07

Policies Applied:

Adopted Local Plan and Alterations

DBE1 – Design of New Buildings
DBE2 – Impact of New Buildings
DBE8 – Amenity Space Provision
DBE9 – Impact of New Development
H2A - Previously Developed Land
ST4 – Road Safety
ST6 – Vehicle Parking
I1A – Planning Obligations

Issues and Considerations:

This application is a resubmission of a scheme that was granted planning permission in June 2002, as that permission has now lapsed.

The main issues to be considered in the determination of this planning application are:

1. the acceptability of the proposed development in terms of the Council's planning policies;
2. the impact of the proposed development on the amenities of the occupiers of neighbouring dwellings;
3. the level of amenity of the proposed residential units;
4. the impact of the proposed development on the character and appearance of the area; and
5. the impact of the proposed development on parking and the adjoining highway.

1. Policy for Residential Development.

Policy H2A of the local plan alterations states that the re-use of previously developed land will be encouraged when considering residential use. The proposed development, making use of an existing Brownfield site, would be in accordance with this policy.

2. Impact on Neighbours.

A distance of approximately 22 metres would be retained between the nearest part of the block and properties in Trent Road. The gable that projects closest to Trent Road (to the rear of no. 3) would have no windows in the rear. Given that Trent Road lies at a level approximately one storey higher than the application site, it is considered that a sufficient separation to avoid any material loss of light, outlook and privacy will be maintained.

At 23 metres, it is considered that the separation of the northern gable to the rear gardens of properties in Church Lane would be sufficient to avoid any material loss of amenity. Furthermore, the block would be sited at an oblique angle to nos. 1-3 Elizabeth Court, Church Lane and as such it is considered that the block would have a satisfactory relationship with this building.

3. Amenity of Proposed Units.

The proposed layout of the flats is such that all habitable rooms would have acceptable levels of outlook and natural light. Policy DBE8 advises 25 square metres of amenity space for each flat proposed, which results in a requirement of 200 square metres in this instance. However, as the flats proposed would all be 1-bedroom, they are unlikely to be occupied by families. Giving regard to this and the location of the site in a densely developed and busy area, it is considered that a relation to the standard in policy DBE8 is acceptable and a refusal of planning permission on grounds of lack of amenity space would not be justified.

4. Impact on Area.

The elevations of the building would be staggered, reducing the impact of its width on the street scene. The shallow pitch of its roof is considered to be in keeping with the design of the adjacent Elizabeth Court and its height is considered to be in keeping with the street scene.

5. Highway and Parking Matters.

The proposed parking layout remains unchanged from the approved scheme and is considered acceptable by the County Council. The site is well served by public transport and eight parking spaces are proposed for the flats, in accordance with the Councils adopted standards.

Subject to planning conditions and a financial contribution of £5,000 per unit towards highway and public transport improvements within the locality, the County Council considers the proposed access to the site to be acceptable.

Conclusion

In light of the above appraisal, it is considered that the proposed development would not result in any material loss of amenity to the occupiers of neighbouring dwellings and would have an acceptable appearance. It is considered that the proposed amenity space and parking and access arrangements would also be acceptable. There has been no change in circumstances since the Council approved this scheme in 2002. Accordingly, it is recommended that permission be granted.

SUMMARY OF REPRESENTATIONS:

This agenda item has been prepared prior to the expiration of the consultation period. Accordingly, comments received after the preparation of the agenda will be reported verbally by the presenting officer.

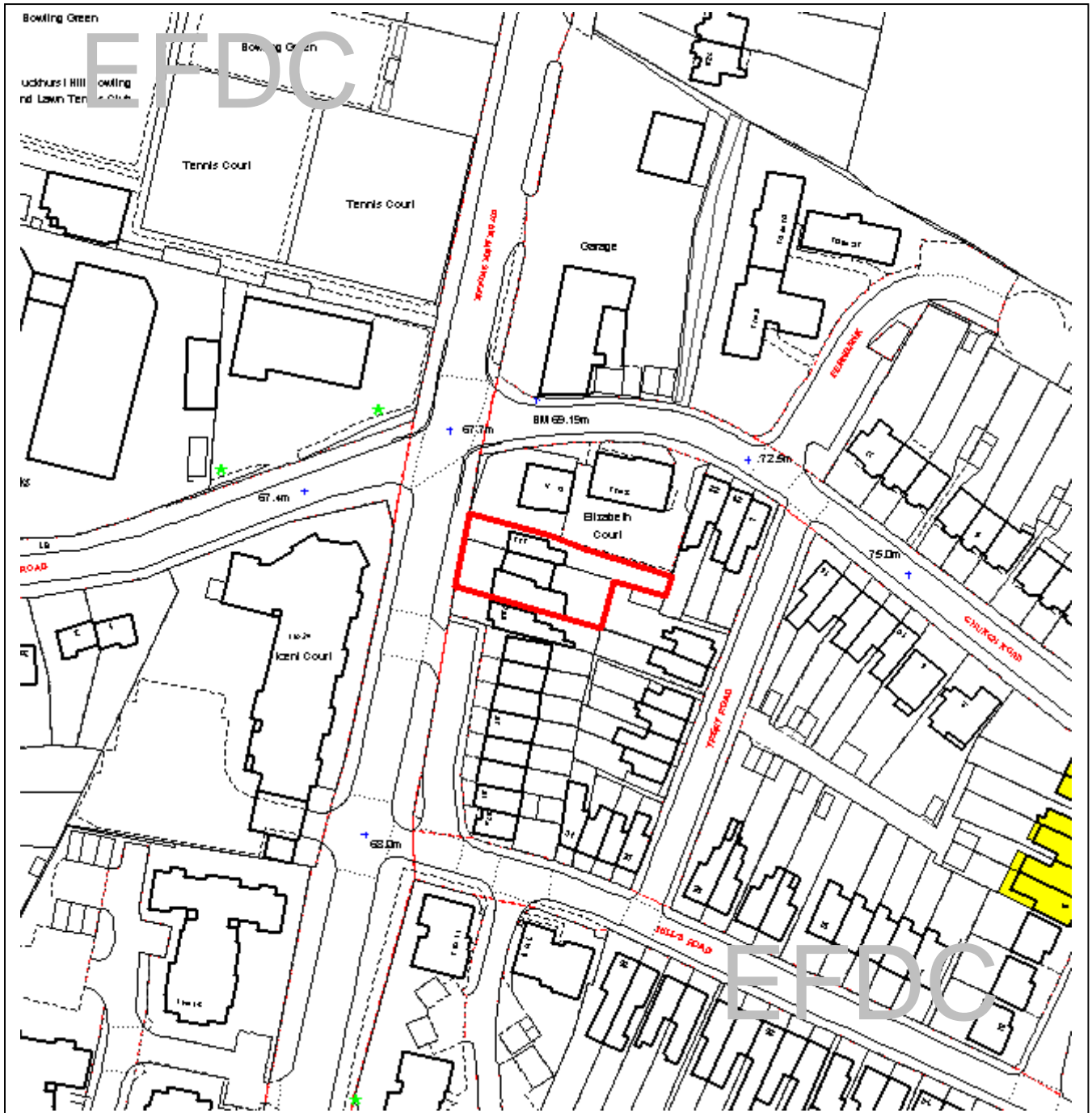
BUCKHURST HILL PARISH COUNCIL -

5 TRENT ROAD - Objection. Area does not have the capacity to cope with the added pressure of 8 new flats and cars. The beauty and tranquillity of Buckhurst Hill is being ruined by the addition of blocks of flats and an excess of cars. There will be a loss of privacy and increased noise and pollution to our gardens.



Epping Forest District Council

Area Planning Sub-Committee South



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Agenda Item Number:	14
Application Number:	EPF/1887/07
Site Name:	107-111 Epping New Road, Buckhurst Hill, IG9 5TQ
Scale of Plot:	1/1250