

Report Item no. 1

APPLICATION No:	EPF/1914/07
SITE ADDRESS:	Highway Verge Opp Nos. 19-27 Palace Gardens Buckhurst Hill Essex IG9
PARISH:	Buckhurst Hill
WARD:	Buckhurst Hill West
APPLICANT:	Mr G Bywater
DESCRIPTION OF PROPOSAL:	TPO/EPF/06/88/A1: T1 Hornbeam; Fell.
RECOMMENDED DECISION:	Recommend: Refuse Permission

REASON FOR REFUSAL

- 1 Insufficient reasons have been provided to justify the loss of the subject preserved tree and, in the absence of this information, the proposal is contrary to policy LL9 of the Council's Adopted Local Plan and Alterations..

This application is before committee since all applications to fell preserved trees are outside delegated powers.

Description of Proposal:

T1. Hornbeam. Fell and replace.

Description of Site:

This 13m tall tree is located at the top of a vergeside bank, which runs alongside this residential closed lane. It is the last tree in the section of hedge bordering the mission hall and frames a pedestrian access gate into the site to the west. The tree contributes to the wooded landscape screen bordering this narrow road and helps to reduce views of the mission hall, which stands on higher ground behind the mixed but largely native broadleaf hedge line

Relevant History:

TPO/EPF/06/88 was served to protect the green amenity provided by the linear woodland area running along the southern side of Palace Gardens, following proposals to develop the land in the immediate vicinity of the raised verge, which was considered to pose a threat to the various established hedge row trees and shrubs.

A consideration to introduce a second vehicular access point proposes the widening of the existing pedestrian access at the western corner of the site. The land over which the new drive would pass is third party owned, as is the tree line. It would be necessary to gain consent from the owner to remove the tree and carry out construction works across this strip.

Relevant Policies:

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

Issues and Considerations:

Introduction

The application is made on the basis that the tree obstructs the proposed entrance design and its removal is required to facilitate this.

The issue is whether or not the tree's removal is justified and necessary due to its incompatibility to the proposed new access.

Considerations

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

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

1. What is the condition of the tree?

The tree is observed to be in fair physiological condition but of somewhat impaired though not atypical structural form for the species. Structurally, the crown is naturally grown but lopsided and unevenly spreading, where the growth has been influenced by the presence of other dominant trees. Generally, the crown shows normal levels of vigour with good foliage coverage.

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

Though not highly prominent within the street scene this vigorous tree contributes to the green screen such that its removal will be a significant loss to public landscape amenity, should permission be granted to fell it.

From the outset, the proposal to open this access point to vehicular traffic has generated a volley of letters of objection, placing high amenity value on the collective tree presence bordering the mission hall, which has been generally described as a crude utility building, which is best screened by as much vegetation as possible.

3. What other factors should be considered?

In addition to the fact that this tree is situated outside the boundary of the site, the case relies on planning permission being granted to construct the new entrance. Until this application is successful the issue of whether it is necessary to remove the tree does not arise.

Summary

The tree is healthy and contributes usefully to the wooded screen, which characterizes this side of Palace Gardens. As part of the green screen it contributes significantly to this important and valued amenity feature and deserves to remain as such until it is deemed necessary to remove it.

The objections, which are listed below, point out the screening and privacy value, wildlife value and the issue of ownership of the tree. These observations add weight to the argument that, until planning consent and permission is obtained from the land owner to introduce this second entrance drive to the site, there is no good reason to remove this tree.

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

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

SUMMARY OF REPRESENTATIONS:

PARISH COUNCIL - Object - the reasons for the tree's removal are not compelling.

21 PALACE GARDENS - Object on the following grounds:

1. Removal of the tree would open views into their property and threaten their privacy.
2. The tree currently blocks unsightly views of the industrial looking building that is the mission hall.
3. As part of the verge woodland the tree contributes to wildlife habitats, which are valued and threatened by the tree's removal.
4. Because the hall is not in continuous use the need for a second drive is challenged.
5. How can a third party owned tree be considered for felling?

19 PALACE GARDENS - objects on the following grounds:

1. The tree is in good health.
2. The tree is not on land owned by the applicant.
3. The tree blocks views of the hall
4. The loss of the tree would be detrimental to the character of the locality.
5. Removal of the tree would open views into the property and threaten her privacy.
6. One entrance is enough for the 4 times a week use of the hall.

1 RUSSELL ROAD - objects on the following grounds:

1. There is no justification for removal of the tree on health grounds.
2. The tree currently blocks unsightly views of the mission hall.
3. The loss of such a valuable amenity feature might set a precedent to further felling without good reason.

25 PALACE GARDENS - objects on the following grounds:

1. The green verge is considered to be Palace Gardens' best feature and any change or loss of trees within it will detrimentally affect its character.
2. The screen affords older retired and more house based residents privacy

23 PALACE GARDENS – objects on the following grounds:

1. Palace Gardens has retained an attractive appearance that would be lost with the church building becoming more dominant.
2. Upset the water balance in wet weather.
3. Intrusion into privacy from car park without screen of trees.
4. Lack of need.



Epping Forest District Council

Area Planning Sub-Committee



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Agenda Item Number:	1
Application Number:	EPF/1914/07 TRE
Site Name:	Highway Verge opposite 19-27 Palace Gardens, Buckhurst Hill
Scale of Plot:	1/1250

Report Item no. 2

APPLICATION No:	EPF/1968/07
SITE ADDRESS:	9 The Summit Loughton Essex IG10 1SW
PARISH:	Loughton
WARD:	Loughton St Johns
APPLICANT:	Mrs Joan Nicholls
DESCRIPTION OF PROPOSAL:	TPO/05/93 - T1 Scots Pine - fell.
RECOMMENDED DECISION:	Refuse Permission

REASON FOR REFUSAL

- 1 Insufficient justification has been submitted as reasons for felling the tree that proves the necessity of felling the tree and, in the absence of this information, the proposal is contrary to policy LL9 of the Council's Adopted Local Plan and Alterations..

This application is before committee since all applications to fell preserved trees are outside delegated powers.

Description of Proposal:

T1. Pine. Fell and replace.

Description of Site:

This 18m tall tree is located in a small rear garden at the top of a steeply sloping section of the garden down to the road. It contributes to the wooded landscape bordering this residential cul de sac, which is set above the main road, Golding's Hill.

Relevant History:

TPO/EPF/05/93 was served to protect the best and most prominent trees on the site as well as areas and groups of woodland planting of screening merit.

TRE/EPF/1415/98 was granted permission to prune two sycamores by crown lifting them to a suitable height.

A recent two storey rear extension has been completed to number 11 The Summit, which now excludes much of the direct afternoon sunlight in to the applicant's garden

Relevant Policies:

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

Issues and Considerations:

Introduction

The application is made on the basis that the tree is very close to the house and would hit the house if it fell. 11 The Summit have extended into the their rear garden, which has blocked out light into the already small garden.

The issue is whether or not the tree's removal is justified and necessary due to the threat of it falling onto the house and the amount of light it blocks from the garden..

Considerations

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

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

1. What is the condition and pruning history of the tree?

The tree is observed to be in good structural and physiological condition. No indication of pruning works were observed and the tree appears to be of normal vigour with typical foliage density. Minor deadwood is present in the lower crown but generally the tree is of good form and health.

In respect of the likelihood of the tree falling on the house, there are no indications that the roots have been compromised, despite being on the edge of a steep slope. Pine has a good record for root firmness, which would place the tree at low risk collapse.

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

The tree stands in the rear garden, at the top of a steep slope and therefore cannot be said to command a prominent position in the general street scene. It does, however, form an important part of the wooded area to the rear of these properties and can be seen above the rooflines and between the two properties. Its removal will be a loss in terms of public landscape amenity, should permission be granted to fell it.

3. What other factors should be considered?

It must be noted that the tree has a very upright habit with a small crown spread and therefore the amount of light it blocks from the garden is relatively limited and already lost to the garden early in the day by the mass of tall trees to the south and east on the bank side.

The fact that a planning decision has been made to allow a sizeable rear extension directly to the south of the applicant's property is unfortunate but not justification alone for the tree's loss

The small size of the crown and the sheltering woodland surrounding the tree will reduce the risk of wind throw.

During a site discussion the applicant conceded that she may have devised an alternative solution for her garden usage with the tree retained with only minor pruning required to the lower crown.

Summary

The tree is alive and visible in part from public vantage points. The fears voiced about risk of falling are not strong enough to warrant the felling of the tree. Similarly, the light loss issue is not so acute that the only reasonable course of action would be to remove the tree.

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

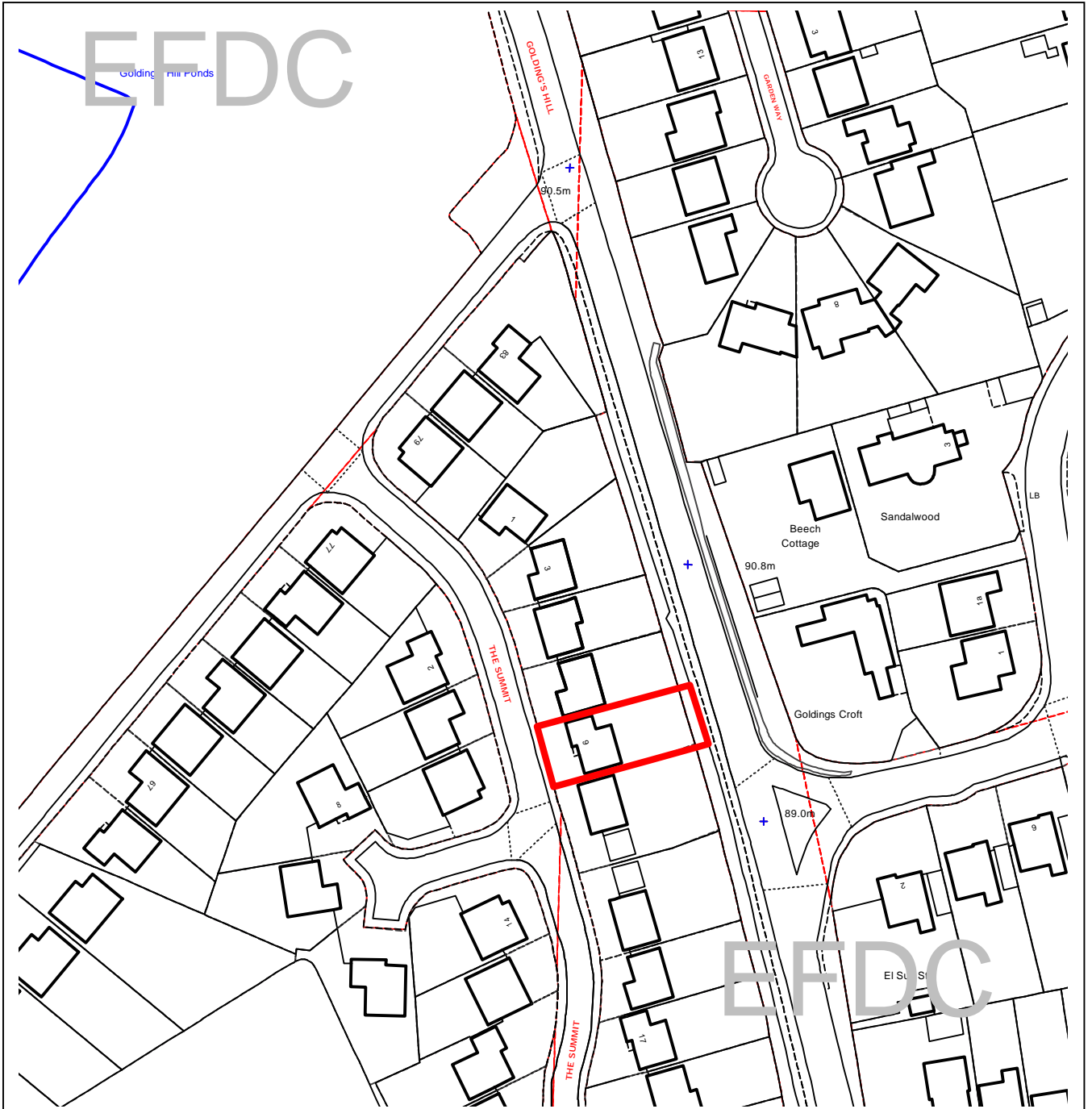
SUMMARY OF REPRESENTATIONS:

TOWN COUNCIL – The Committee objects to applications which will result in inappropriate treatment being carried out to any significant tree, and also objects to any application to fell such a protected tree. It therefore objected to the application.



Epping Forest District Council

Area Planning Sub-Committee



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Agenda Item Number:	2
Application Number:	EPF/1968/07 TRE
Site Name:	9 The Summit, Loughton
Scale of Plot:	1/1250

Report Item no. 3

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 Notwithstanding the details shown on the submitted plan (drawing no. 824/1a), details of parking and the forecourt layout shall be submitted to and agreed in writing by the Local Planning Authority prior to work commencing on site. The details as agreed shall be carried out prior to the first occupation of the flats hereby approved and remain as agreed thereafter.
- 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.

This item is before committee since it is for residential development in excess of 5 units recommended for approval.

This item was deferred at the 10 October 2007 Area Plans Sub-Committee South in order for Officers to report back with more details of highway and parking issues associated with this proposed development.

The applicant has submitted details of the current business, contracting and carrying out work on flats at no.107-109 and states that 3 cars park on the front forecourt and there are several vans making deliveries during the day. Other staff arriving by car, park in the local area. The house at no.111 has 2 cars parked in the front. Due to the current configuration, vehicles generally back onto the road off the site. The agent has advised the applicant to not change the current application because should it be refused at this meeting, it may hinder success at appeal and would rather take the planning application in the exact same form as that granted in June 2002. However, should the application be granted, they will revise the layout to show two parking spaces moved to the rear and therefore request a condition be added to the recommendation requiring further details be submitted and agreed.

Highway Officers have commented that the application will provide a similar and possibly even less traffic generation and even the submitted car parking layout is an improvement on the present situation.

Officers are of the opinion that there has been no material change in traffic generation and congestion since the last planning permission and understand the applicants predicament with changing the plans now and therefore support a revision to recommended condition 8, requiring parking details to be agreed before work commences on site.

The Planning Officers report is re-printed below with an update of the representations received.

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 impacts 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 impacts 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 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 Council's 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:

BUCKHURST HILL PARISH COUNCIL – If permission is granted, conditions should be position of kitchens to be enforced to ensure the rear rooms remain as bedrooms, further modification to bedroom windows to reduce the overlooking effect, proper consideration to vehicular access at this dangerous corner.

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 tranquillities 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.

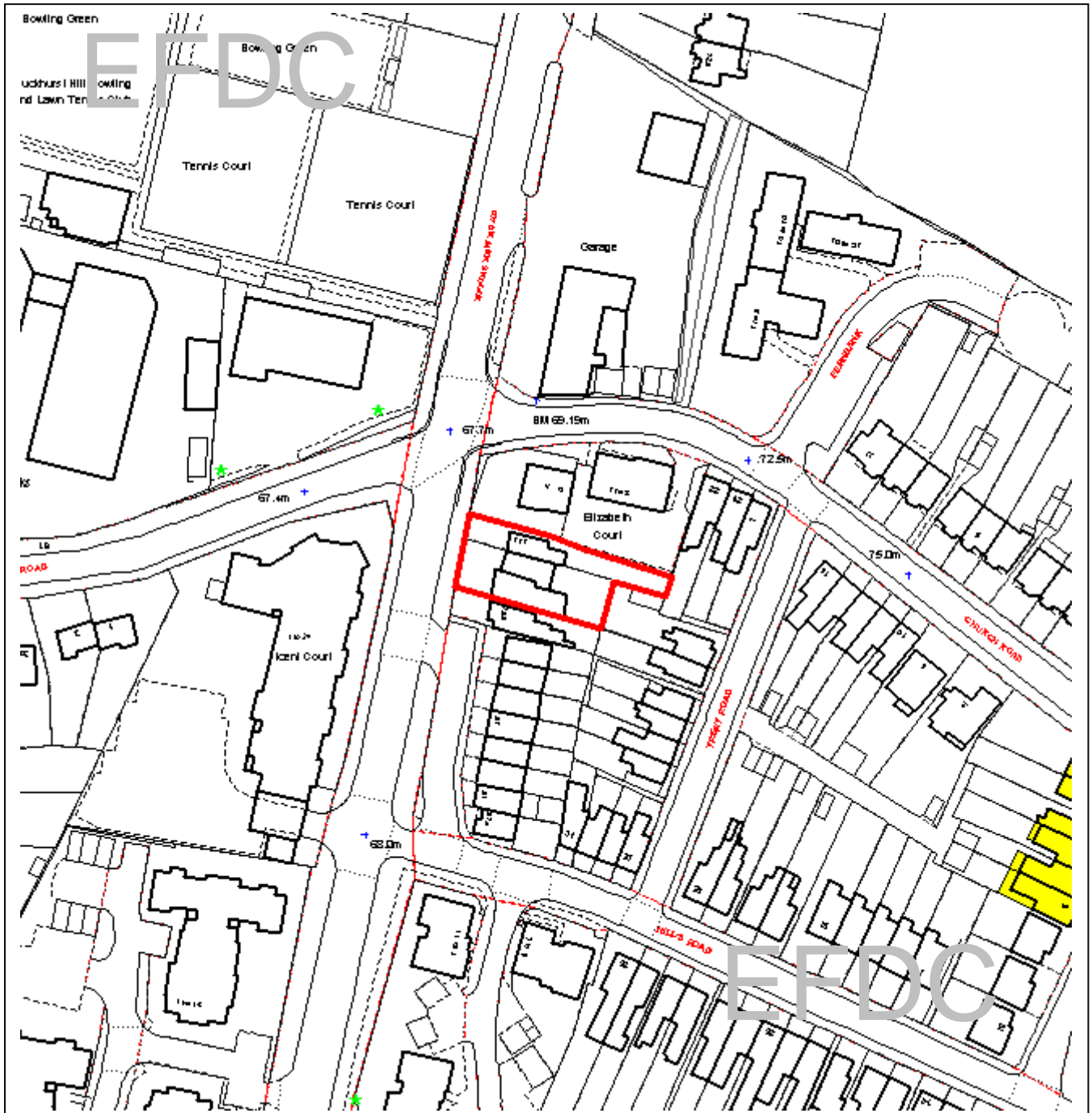
JOINT LETTER FROM 3 TRENT ROAD AND 22 CHURCH ROAD – Object, site lower than ours, overlooking of our rear living area, windows could be “v” shaped to stop overlooking, cars enter at front close to traffic lights and danger to highway and pedestrian users, , if approved like condition stating layout does not change and legal agreement controlling residents parking.

105 EPPING NEW ROAD – object as it shows our parking, brick wall and tree placed on our right of way.



Epping Forest District Council

Area Planning Sub-Committee South



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Agenda Item Number:	3
Application Number:	EPF/1887/07
Site Name:	107-111 Epping New Road, Buckhurst Hill, IG9 5TQ
Scale of Plot:	1/1250

Report Item no. 4

APPLICATION No:	EPF/1930/07
SITE ADDRESS:	29 Walnut Way Buckhurst Hill Essex IG9 6HU
PARISH:	Buckhurst Hill
WARD:	Buckhurst Hill East
APPLICANT:	Mr Grant Montague
DESCRIPTION OF PROPOSAL:	Demolition of detached garage and erection of a single storey side and rear extension. (Revised application)
RECOMMENDED DECISION:	Grant Permission (With Conditions)

CONDITIONS

- 1 The development hereby permitted must be begun not later than the expiration of three years beginning with the date of this notice.
- 2 Materials to be used for the external finishes of the proposed extension, shall match those of the existing building.
- 3 Notwithstanding the provision of the Town and Country Planning General Permitted Development Order 1995 (or of any equivalent provisions of any Statutory Instrument revoking or re-enacting the Order) no windows other than any shown on the approved plan shall be formed at any time in the flank walls of the building hereby permitted without the prior written approval of the Local Planning Authority.

This application is before committee since the recommendation differs from the views of the local council.

Description of Proposal:

This application is a revised scheme following a previous refusal EPF/0086/07. The revised scheme is for the demolition of a detached garage and erection of a single storey side and rear extension.

Description of Site:

The application site comprises a two-storey semi-detached 1930s dwelling situated in a rectangular plot and located on the east side of Walnut Way. The area is a residential neighbourhood and the street scene is varied with two-storey semi-detached dwellings in a relatively uniform building line.

The property has a detached garage in the rear garden on the boundary with no. 31. There is hard standing at the side of the property for parking and sufficient amenity space provided at the rear garden.

Neighbouring properties at no.31 and adjoining property at no. 27 both have single storey rear extensions.

Relevant History:

EPF/0086/07 - Demolition of detached garage and erection of a two-storey side and single storey rear extensions. Refused - 19/06/2007

Reason: The proposed two-storey extension by reason of its close proximity to the boundary with adjacent property at no. 31 would unacceptably reduce the visual gap between these 2 houses and could lead to a terracing effect, thus failing to complement the existing character of the street scene and is contrary to DBE10 of this council's adopted Local Plan and Alterations.

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 in considering this revised application is whether the reasons for the previous refusal have been overcome in relation to the design and appearance, amenity of neighbouring properties.

- This revised scheme has eliminated the first floor side extension on the boundary with no. 31, which overcomes the reason for the previous refusal under planning ref: EPF/0086/07.
- The remainder of the proposal remains the same for a rear conservatory 2.5m in depth and 5.7m in width and a side/rear extension built onto the boundary with no. 31.
- Both neighbours currently have single storey rear extensions. The depth of the rear conservatory matches that of adjoining neighbour at no. 27 and with the high boundary wall there will be no impact to this neighbour from the proposal.

- Part of this proposal will demolish the existing detached garage and replace this with an extension covering a similar footprint with an additional side extension on the boundary with no. 31. No. 31 has an existing single storey rear extension.
- Due to the presence of the existing garage, the extent of the proposed rear extension at 6.2m and side extension at 7.2m in depth close to the boundary with no. 31 is acceptable. The reason for this is there is a 2.0m high boundary fence that obscures the height of 2.8m of the side extension and the mono-pitched roof further reduces the impact to this neighbour.
- Objection from neighbour relating to 'Loss of light from habitable rooms' is noted, however; due to the east-west orientation of the dwellings and the existing side windows at no. 31 are obscured glazed, there will be no concerns of loss of light to this neighbour. The proposed rear extension will be built 0.2m higher than the existing garage and there will be no significant loss of light to rear windows at no. 31 property.
- Since the previous refusal, a loft conversion has been constructed with a hipped to gable roof alteration and large rear dormer window, but this is not the subject of this application and has been built under the terms of permitted development. The Parish council objects on grounds of overdevelopment, but the overall development proposed remains acceptable in relation to the original dwelling and there is sufficient amenity space provision on site.
- 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 and is therefore recommended for approval with conditions.

SUMMARY OF REPRESENTATIONS:

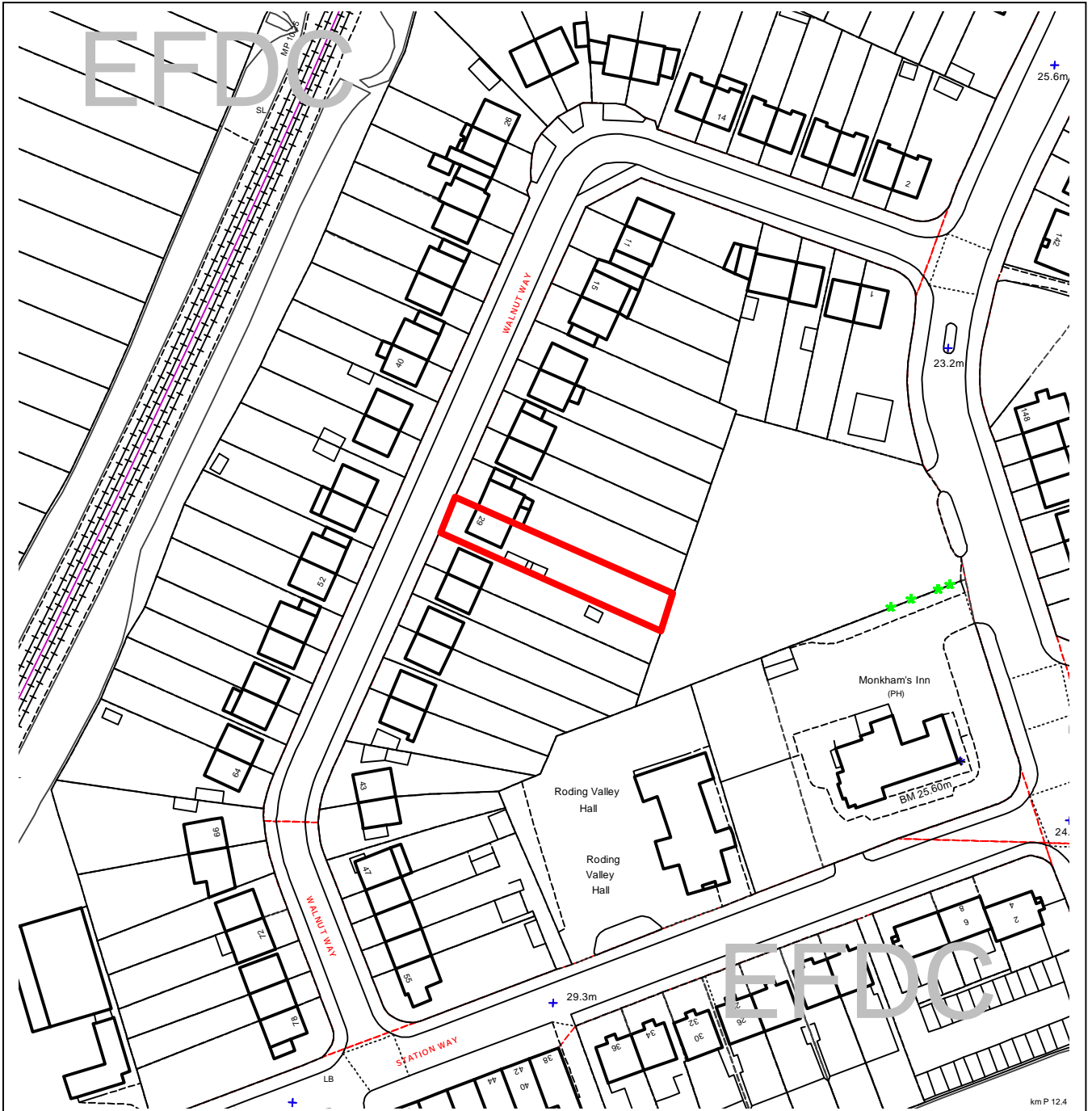
PARISH COUNCIL - Objects: Overdevelopment, which would adversely affect neighbouring property.

31 WALNUT WAY – Objects. Proximity of extension from lounge window would cause potential loss of light from habitable rooms.



Epping Forest District Council

Area Planning Sub-Committee



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Agenda Item Number:	4
Application Number:	EPF/1930/07
Site Name:	29 Walnut Way, Buckhurst Hill
Scale of Plot:	1/1250

Report Item no. 5

APPLICATION No:	EPF/1999/07
SITE ADDRESS:	4 The Stables Buckhurst Hill Essex IG9 5RQ
PARISH:	Buckhurst Hill
WARD:	Buckhurst Hill West
APPLICANT:	Mr & Mrs Pirovznia
DESCRIPTION OF PROPOSAL:	Two storey side and rear extensions.
RECOMMENDED DECISION:	Grant Permission (With Conditions)

CONDITIONS

- 1 The development hereby permitted must be begun not later than the expiration of three years beginning with the date of this notice.
- 2 Prior to first occupation of the building hereby approved the proposed window openings in the south flank wall shall be fitted with obscured glass and have fixed frames, and shall be permanently retained in that condition.
- 3 Materials to be used for the external finishes of the proposed extension, shall match those of the existing building.
- 4 Notwithstanding the provision of the Town and Country Planning General Permitted Development Order 1995 (or of any equivalent provisions of any Statutory Instrument revoking or re-enacting the Order) no windows other than any shown on the approved plan shall be formed at any time in the flank walls of the building hereby permitted without the prior written approval of the Local Planning Authority.
- 5 The development, including site clearance, must not commence until a tree protection plan, to include all the relevant details of tree protection has been submitted to the Local Planning Authority and approved in writing.

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

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

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

- 6 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.

- 7 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.

This item is before committee since the recommendation differs from the views of the local council..

Description of Proposal:

Two storey side and rear extension, including raising the ridgeline of the roof by 1.2m. The rear extension will be a maximum of 4m deep along the rear (east) elevation, and the side (north) extension will be a maximum of 3.9m deep along the whole of that elevation. The front door will be repositioned some 2m to the north of the present opening.

Description of Site:

A two-storey detached house on a large, roughly rectangular plot. The Stables is a cul de sac with detached houses of similar appearance and style. The land to south of the road is slightly higher than that to the north. The Green Belt bounds this site to the north and east, covering about two thirds of the rear garden. There is a mature leylandii screen along the north and east boundaries and a large tree in the back garden.

Relevant History:

EPF/0374/84	Single storey extension and chimney	approved
EPF/2124/05	Two storey and side extension	refused

Policies Applied:

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

Issues and Considerations:

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

1. Street Scene
2. Design
3. Amenities of neighbouring properties
4. Impact on the adjacent Green Belt
5. Highway Matters

A scheme for a two storey extension was refused in 2005. This scheme proposed a similar extension in terms of size, but had a completely different design, and also included a room above the existing garage, which is not present on this scheme.

1. Impact on Street Scene

- This is a compact mews type development. This scheme will increase the height and mass of the existing building.
- The current building is prominent in the street scene as it is at the end of the cul de sac and closes the street down.
- When viewed from the street the only portion of the scheme that will be visible would be the increase in height of the ridgeline and the repositioned front door.
- The door causes no harm to the street scene.
- The height of the ridge will be raised by 1.2m. When viewed from the entrance to the street, it is considered that this increase in height will not be particularly noticeable due to the perspective, when viewed from various positions within the street, and the fall in levels across the site from south to north.
- Although the height increase is combined with the depth of the rear extension which will be partially visible, depending on the position of the viewer, this will be read as part of the house and will not be intrusive within the street scene.
- The side extension on the north flank will be largely screened by No 3 The Stables and will not cause any adverse impact.
- This is a larger plot than any other in the street. The garden has been extended at some stage in the early 1980s by purchase as have several others.
- Whilst it is the case that the scheme will result in a dwelling that is larger than the other house in this development, it is on a plot which can easily accommodate the extensions, and due to the layout of the site, would not appear bulky or excessive within the street scene. The scheme sits comfortably on this plot and is not excessive in scale.
- Due to the specifics of this site the scheme causes no harm to the character and appearance of the street scene.

2. Design

- The extension integrates well into the existing property, which is itself of a modern appearance, and is a far more attractive scheme than the 2005 proposal, which had an unbalanced and asymmetrical appearance.
- The raising of the roof allows a more compact and well balanced scheme. This design also has the result of reducing the impact of the increase in the height and mass of the building when viewed from the rear garden area.
- Design is acceptable.
- Materials will match.

3. Residential Amenity

- The works would not have any adverse impact on overlooking to any neighbouring properties.
- The main neighbours to be affected would be No 3 and No 5 The Stables. There would be no adverse loss of sunlight to either property.
- No 5 would have some minor loss of light to its rear elevation, but due to the 8m gap from the property to the start of the extension, this loss would not be excessive or justify a refusal.
- There would be no adverse loss of light to No 3.
- No 5 have also commented that the scheme will be overbearing on their rear elevation and garden.
- It is the case that the extension will extend to just behind the existing garage. However, there is a 1.25m gap from No 5 to its boundary, and a further gap of 3.2m to No 4 due to the siting of their garage.
- The building has been designed so that the roof falls away to the garden of No 4, reducing its visual impact.
- In addition the rear elevation and garden of No 5 look in the same direction as No 4, and thus the extension is on the flank of No 5 and would be viewed from an angle when using the rear rooms and garden.
- Due to these factors it is considered that there will not be an excessive visual impact on No 5.
- No 15 The Drive has objected on overlooking, but the boundary screen is mature and high enough to prevent overlooking and in any event the rear elevation of No 15 is some 41m distant, at an angle.

4. Green Belt

- The site is bounded by the Green Belt, but no part of the scheme will encroach onto it, or the adjacent Epping Forest buffer land.
- Whilst this is a significant scheme it would be read as part of the existing development and viewed against the backdrop of the other buildings on the site. It is also an extension to an existing building.
- In any event the site is not visible from the Green Belt due to the tree screening on the boundaries.
- This is also the case with the adjacent footpath.
- The current screening prevents excessive light pollution, and there is in any event nothing to stop the erection of powerful external lighting on the building.

5. Highways

- Concerns have been raised by No 3 The Stable regarding the repositioning of the front door. However, this door opens inward, and the change of position will make no adverse difference to the current highway and parking arrangements.

6. Other Matters

- Concerns exist over the disturbance that will be caused by construction works and vehicle movements. Whilst this will be the case, it can be dealt with under Environmental legislation and the Building Regulations. It would, however, be appropriate to attach an hours of works condition.
- Mention is made of the plans showing other structures on the site, but these area are a patio, and a former building from before redevelopment of the site to its current form, which was not removed from the OS map. No harm is caused by this matter.

Conclusions

This is a significant scheme of extensions. However, it has been designed to integrate into the existing street scene and will sit comfortable on this large plot, without affecting the overall appearance of the area. It causes no undue adverse impact on any neighbouring property and differs significantly from the 2005 refusal. It is therefore recommended for approval.

Summary of Representations Received

PARISH COUNCIL – OBJECT, excessive overdevelopment in this particular area which is out of scale with this development of houses.

2 THE STABLES – OBJECT, overdevelopment and out of keeping, cause massive disruption in implementation

3 THE STABLES – OBJECT, this will hem us in, our plot is smaller than stated and we have an awkward triangular garden, increase in footprint is 100%, this will create a corridor effect to our garden, and be overbearing to our house and garden, cause a loss of light and visibility, and be the only thing we see from the whole length of our garden, be bulky and out of scale, public footpath on the other side of our garden, loss of privacy, out of keeping with area, pedestrian safety will be affected, noise and pollution will result

5 THE STABLES – OBJECT, No 4 is at the end of the news and very noticeable, especially with the raised height of the roof, original site had small garden, and surely this should be taken into account, plans shows extensions which do not exist, all other houses built at the same time are well maintained, extension would be overbearing and excessive for such a small development, delivery of materials and construction will cause health and safety issues, new front door will open into my driveway.

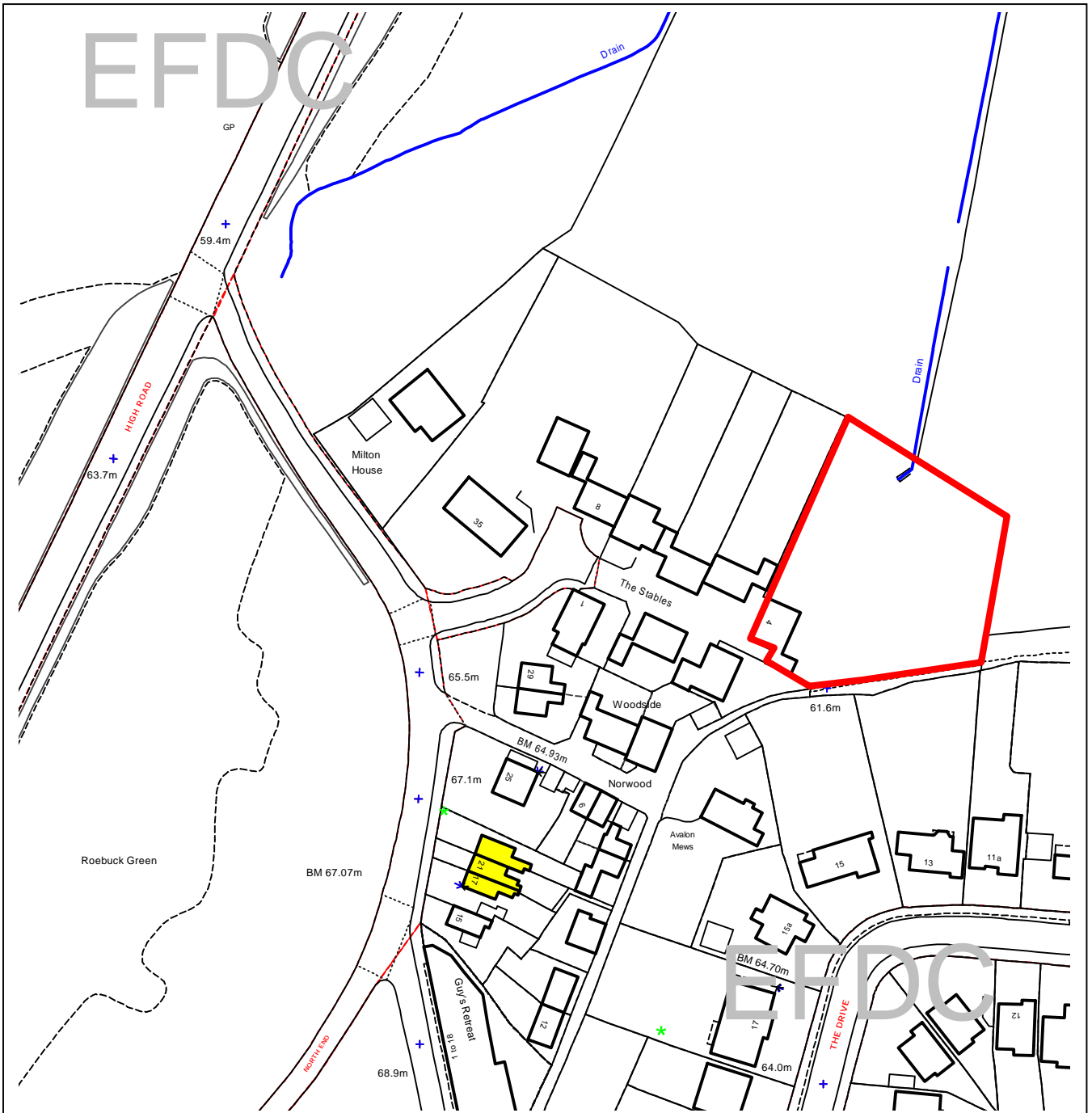
15 THE DRIVE – OBJECT, outlook impinged and my garden overlooked, encroach on Green Belt land and overlook a public right of way.

CITY OF LONDON CORPORATION – OBJECT, would be visually intrusive on adjacent buffer land if current screening was removed, and rear glazing has potential for light pollution.



Epping Forest District Council

Area Planning Sub-Committee



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EFDC licence No.100018534

Agenda Item Number:	5
Application Number:	EPF/1999/07
Site Name:	4 The Stables, Buckhurst Hill
Scale of Plot:	1/1250

Report Item no. 6

APPLICATION No:	EPF/2000/07
SITE ADDRESS:	37 Roebuck Lane Buckhurst Hill Essex IG9 5QN
PARISH:	Buckhurst Hill
WARD:	Buckhurst Hill West
APPLICANT:	Mr Jasmeet Sagoo
DESCRIPTION OF PROPOSAL:	First floor side and rear extension, part single storey rear extension.
RECOMMENDED DECISION:	Grant Permission (With Conditions)

CONDITIONS

- 1 The development hereby permitted must be begun not later than the expiration of three years beginning with the date of this notice.
- 2 Materials to be used for the external finishes of the proposed extension, shall match those of the existing building.
- 3 Notwithstanding the provision of the Town and Country Planning General Permitted Development Order 1995 (or of any equivalent provisions of any Statutory Instrument revoking or re-enacting that Order) no enclosure or balcony shall be formed at any time on any part of the roof of the development hereby approved without the prior written approval of the Local Planning Authority.

This item is before the Committee since the recommendation differs from the views of the local council.

Details of Proposal:

First floor extension at the rear, which will wrap around the side above an existing ground floor extension to provide enlarged bedroom, another bedroom and two on-suite bathrooms. The remainder of the rear addition will be in the form of a single storey extension, located towards the boundary with no. 39, to form a larger kitchen. The depth of the rear extension will be 4.3m.

Description of Site:

Corner two-storey detached house which has a single storey rear and side extension close to the side boundary of the site with Little Plucketts Way. The area is characterised by large and extended 1930's built detached houses. There is a slope in the road from north to south and a fall in levels west to east across the application site following Little Plucketts Way.

Relevant History

None.

Relevant Policies

Local Plan policies:-

DBE8 – Provision of private amenity space.

DBE9 – Protection of the living conditions of neighbours,

DBE10 – Design and impact on street scene.

Issues and Considerations

The main concerns in this case are:

1. Whether there will be a loss of amenity to the occupants of neighbouring properties,
2. Would there be a material harm caused to the character of the area, particularly the street scene.

Amenity of local residents

The neighbour to the south is located on the other side of Little Plucketts Way and will not suffer loss of visual or residential amenity. The occupants of 21 Little Plucketts Way are east of the rear garden and the proposed extensions will look towards the side wall of their house at a distance of 20m away; again there will be no harm to their living conditions.

The nearest house is adjacent north at no. 39 Roebuck Lane. The proposed ground floor extension will be close to the shared side boundary with this house and their ground floor side extension, which touches the shared side boundary. The proposed ground floor rear extension will project beyond at its full depth. However, there is a separation distance of 4m between the proposed extension and the main part of their house and given they are at a slightly higher garden

level and have a good tree and shrub screen on the same boundary, the proposed extensions will not unduly harm the amenities of this near neighbour. The proposed first floor extension is a further 3.4m away and will not result in loss of light or outlook to this neighbour. It will therefore comply with policy DBE10

Design and Appearance

The ground floor extension will be virtually hidden by the proposed first floor extension and will have a negligible visual impact on the street scene. The first floor additions will be more prominent, particularly on this corner. However, they will be set in the same 0.5m distance from the side boundary as the current ground floor extensions and the roof will be kept lower than the existing main roof and be of traditional hipped slope form so that it will appear in keeping and proportional with the main house. Whilst spreading the built form beyond the original house, it will not increase the footprint as viewed from the road and indeed will be similar in scale and position to the extensions on the side of no. 35 Roebuck lane, on the other corner to the south with Little Plucketts Way. It therefore accords with policy DBE10.

The Parish Council have raised one objection that of the proposal being an overdevelopment. It will make this a 5 bedroom house, but this is in keeping with the scale of houses in the vicinity and there will still be 155 square metres of rear garden, which is an adequate size and a useable shape to satisfy policy DBE8 in respect of provision of amenity space based on the number of habitable rooms (in this case 8).

Conclusion

There will be no loss of amenity to the residents of neighbouring residential properties and the scale, design and appearance is considered to be acceptable in this location. The extended house will be in proportion with its plot and sufficient private garden area will be retained to serve the occupants of the property, such that this will not represent overdevelopment in this case. The policies of the Local Plan are met and the application is recommended for approval.

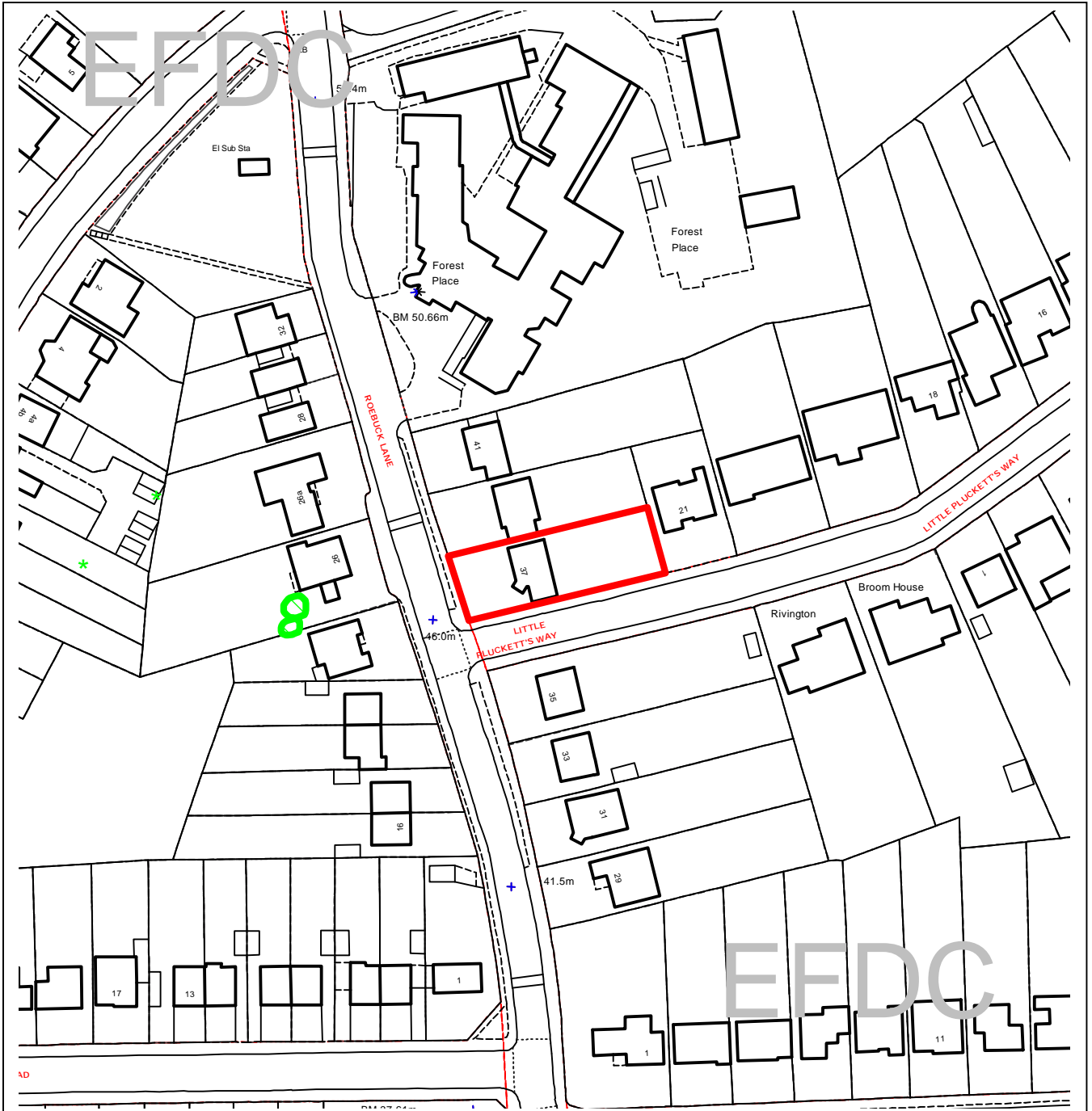
Summary of Representations:

PARISH COUNCIL – Object. Overdevelopment.



Epping Forest District Council

Area Planning Sub-Committee



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Agenda Item Number:	6
Application Number:	EPF/2000/07
Site Name:	37 Roebuck Lane, Buckhurst Hill
Scale of Plot:	1/1250

Report Item No: 7

APPLICATION No:	EPF/1077/07
SITE ADDRESS:	Land to east of Limes Farm Community Hall, Limes Avenue Chigwell Essex
PARISH:	Chigwell
WARD:	Grange Hill
APPLICANT:	EFDC- Leisure Services - Sara Hemmings
DESCRIPTION OF PROPOSAL:	To retain existing 'drop in centre'.
RECOMMENDED DECISION:	Grant Permission (With Conditions)

CONDITIONS

- 1 This consent shall inure for a limited period expiring three years from the date of this Notice, at which time the development permitted by this Notice shall be discontinued and the structure shall be demolished and the materials removed from the site.

This application is before committee since it is the Council's own development.

Description of Proposal:

This application is to retain an existing 'drop in centre'.

Description of Site:

The application site comprises a detached single storey demountable building located off a footpath in close proximity to Limes Hall Farm to the west and south of Limes Farm County Primary School grounds. Surrounding the building is a block of flats to the south and open space used for car parking.

Relevant History:

EPF/1084/95 - Installation of portable building for use as 'drop in' youth centre. Granted with conditions - 08/01/1996

EPF/1600/97 - To retain existing "drop in centre" on permanent basis. Granted with conditions - 18/02/1998

EPF/0164/03 - To retain existing 'drop in centre'. Granted with conditions - 31/03/2003

Policies Applied:

Policy CF12 states that the Council will not readily accept the loss of community facilities.
Policy DBE1 – appropriateness of buildings in their setting.

Issues and Considerations:

The main issues and considerations in relation to this application is the impact of the temporary building on the surrounding area:

Design & Neighbours amenity

- This application is to retain an existing single storey demountable building that measures 6.0m x 12.0m.
- The building already exists and was installed following the grant of planning permission in 1995 (see history). There is to be no change to the main building area with this application.
- In terms of access, the design and access statement cites that the building was designed with wheelchair access ramps from the main entry point, which is acceptable in terms of access as existing.
- The principle of a building for community use in this area is encouraged as this area is highly affected by crime. This drop-in centre serves the best interest of the local community and supports a necessary social function within the area.
- What is more in question is that this building has remained a temporary structure for nearly 12 years to date. From the first planning permission granted, renewed permission has consistently been granted on a temporary basis in order to judge the impact and in the anticipation that a more permanent building may be erected in its place.
- The design and appearance of the demountable building itself is unattractive in isolation but is well maintained. It is also located on a major thoroughfare within the community. However, as it serves as a useful function in the locality on this occasion we will not be able to justify a refusal.
- As the forms state that the building is to be further refurbished, it is recommended that the renewal for temporary permission be limited to 3 years in the hope that this will encourage a proposal for a permanent structure in its place.

Conclusion

The application is considered to be acceptable and is recommended for approval with a condition to impose a two-year time limit.

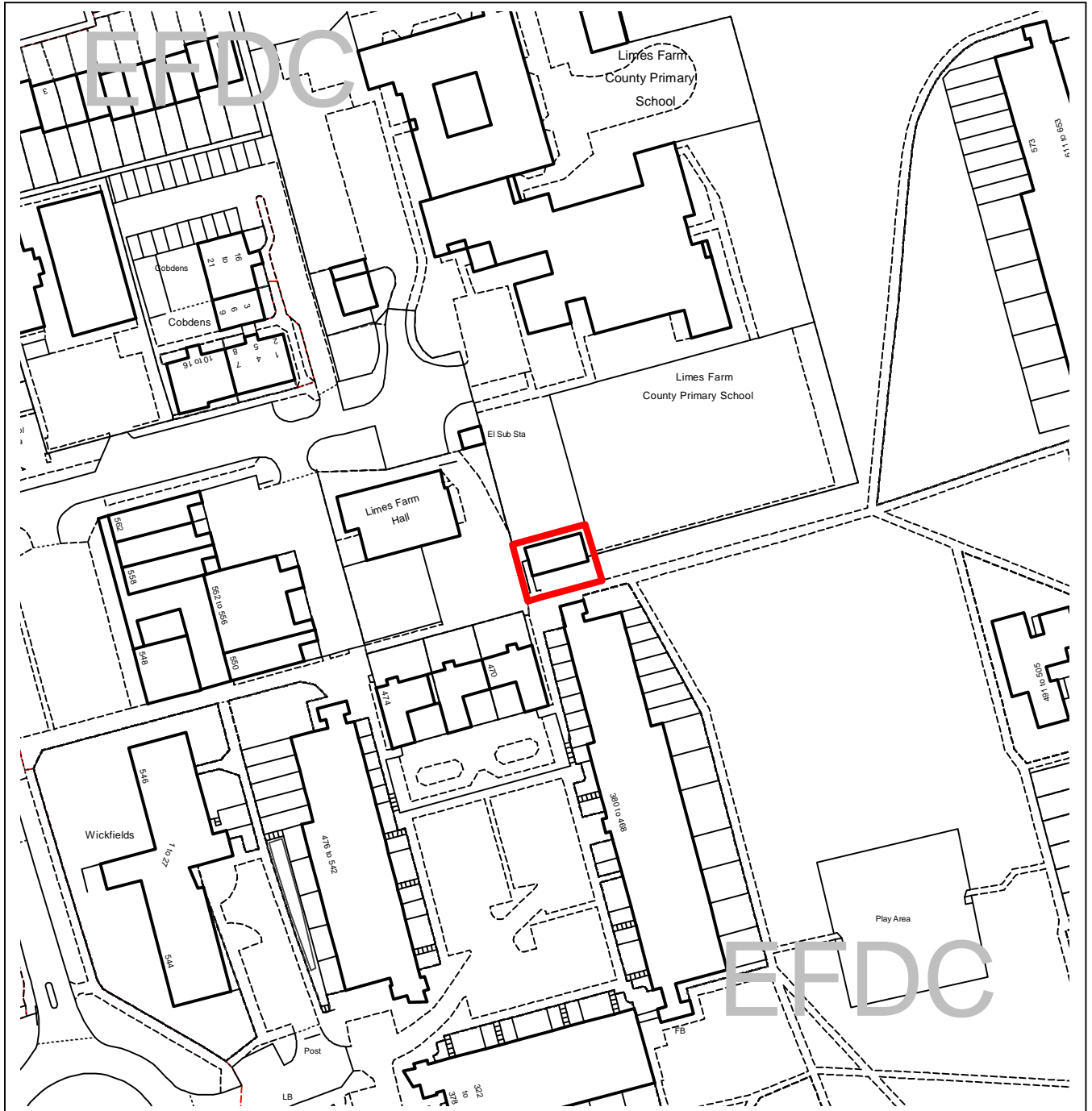
SUMMARY OF REPRESENTATIONS:

TOWN COUNCIL – No objection



Epping Forest District Council

Area Planning Sub-Committee



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Agenda Item Number:	7
Application Number:	EPF/1077/07
Site Name:	Land to the east of Limes Farm Community Centre, Chigwell
Scale of Plot:	1/1250

Report Item no. 8

APPLICATION No:	EPF/1902/07
SITE ADDRESS:	12 Whitehall Close Chigwell Essex IG7 6EQ
PARISH:	Chigwell
WARD:	Chigwell Row
APPLICANT:	Mr Brian Woodward
DESCRIPTION OF PROPOSAL:	Side dormer window to second floor.
RECOMMENDED DECISION:	Grant Permission (With Conditions)

CONDITIONS

- 1 The development hereby permitted must be begun not later than the expiration of three years beginning with the date of this notice.
- 2 Prior to first occupation of the building hereby approved the proposed window openings in side dormer window shall be fitted with obscured glass and have fixed frames, and shall be permanently retained in that condition.
- 3 Materials to be used for the external finishes of the proposed extension, shall match those of the existing building.

This item is before committee since the recommendation differs from the views of the local council.

Description of Proposal:

Permission is being sought for a side dormer window. This would be 1.4m wide and 1.85m deep with a pitched roof. It would be located on the side roof slope and would house the staircase to the loft area.

Description of Site:

Two storey semi-detached property located on the northwestern side of Whitehall Close, Chigwell, at the end of a cul-de-sac serving 27 properties.

Relevant History:

EPF/0650/01 – Two storey and single storey rear extension and first floor side extension – approved/conditions 25/07/01

EPF/0490/03 – Revision to planning permission EPF/650/01 for side and rear extensions to include front porch, rear roof dormer, front bay window, rear roof gable and alterations – approved/conditions 21/05/03

Policies Applied:

DBE9 and DBE10 – Residential Development Policies

Issues and Considerations:

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

Given the layout of the application site in relation to No. 11 Whitehall Close the proposed dormer window would be angled towards the front of the neighbouring dwelling and would be fairly close to a first floor bedroom window. The parish council have objected to the application on the grounds of overlooking and, whilst it is agreed that given the close proximity of these windows there could be some loss of privacy, the proposed dormer is felt to be acceptable on the following grounds:

As the proposed dormer window serves a staircase this can be conditioned to be obscure glazed with fixed frames to protect against overlooking. The neighbours window in question is located in the front aspect of the house, and therefore is currently overlooked from the street, plus the proposed dormer would be no less intrusive than the existing first floor flank window located directly beneath it.

Therefore, subject to the window being obscure glazed, the proposed side dormer would comply with policy DBE9 of the Local Plan.

The proposed side dormer window would be predominantly glazed with a pitched roof in line with local design guidance. It would be kept to a minimal size and would not be out of keeping with the original property.

Several properties in Whitehall Close have extended to the side, which have altered the character of the Close, and No. 10 has an almost identical side dormer currently being installed (which was approved in June 2007). Due to this the proposed dormer would not be detrimental to the character or appearance of the street scene.

Therefore the proposal complies with Local Plan policy DBE10.

A concern has been expressed about the length of time alterations are taking to complete at this site. Planning permissions do not require work to be completed within any time frame, only commenced. Logically it would be as well to carry out this last alteration while work is ongoing on site rather than complete once and then start again. An informative is being added to any permission urging the applicant to complete the works as soon as possible.

Conclusion:

In light of the above the proposed side dormer window complies with Local Plan policies DBE9 and DBE10 and is therefore recommended for approval.

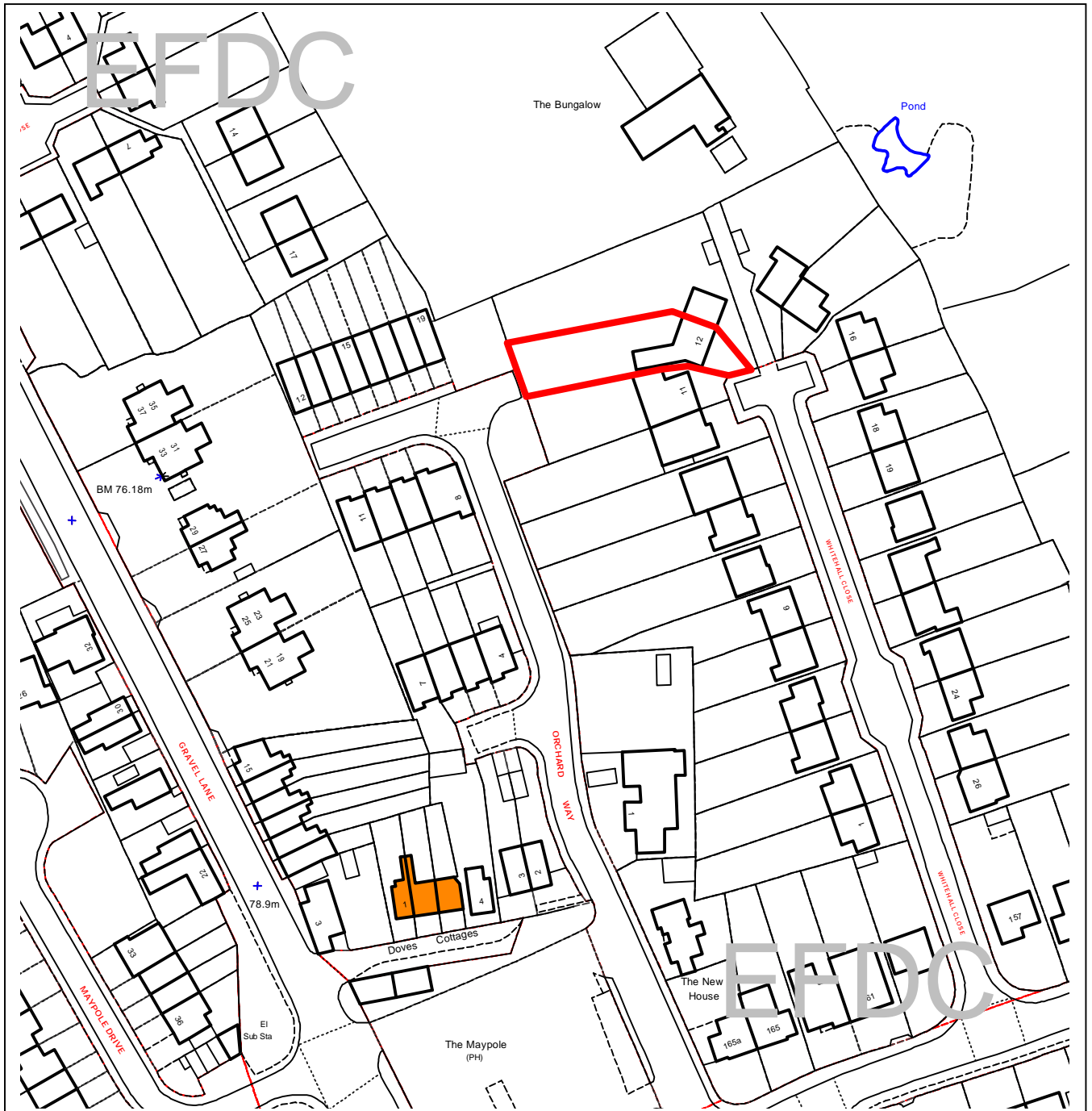
Summary of Representations:

PARISH COUNCIL – Objects on the grounds of over-looking of the adjacent property.
13 WHITEHALL CLOSE – Objects as building works for the previous extension have been ongoing for six years and this proposal should not be approved until that is complete.



Epping Forest District Council

Area Planning Sub-Committee



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Agenda Item Number:	8
Application Number:	EPF/1902/07
Site Name:	12 Whitehall Close, Chigwell
Scale of Plot:	1/1250

Report Item No. 9

APPLICATION No:	EPF/1964/07
SITE ADDRESS:	Garden Centre 212, Manor Road Chigwell Essex IG7 4JX
PARISH:	Chigwell
WARD:	Grange Hill
APPLICANT:	Forest Land Ltd
DESCRIPTION OF PROPOSAL:	Outline application for proposed development of 22 no. 2 bed flats, 2 no. 1 bed flats and 1 no. 3 bed flat plus car parking.
RECOMMENDED DECISION:	Refuse Permission

REASONS FOR REFUSAL

- 1 The proposed residential development would constitute inappropriate development within the Metropolitan Green Belt and also, due to its scale, would be a conspicuous development within the green belt, contrary to policies CP2, GB2A and GB7A of the Local Plan and Alterations. There are no very special circumstances put forward to justify this inappropriate development within the Green Belt.
- 2 The scale of the proposed development within the site would result in it having an overly prominent and overbearing impact on the street scene and particularly be harmful to the visual amenities of the occupants of the existing residential properties opposite, contrary to policies DBE1, DBE2 and DBE9 of the adopted Local Plan and Alterations.
- 3 The proposal, which proposes 25 residential units on the site, does not include any on-site provision for affordable housing within the scheme. It would therefore not contribute sufficiently to addressing housing needs within the district and is thus contrary to policies H5A and H7A of the Local Plan and Alterations.
- 4 The mix of dwelling sizes would not reflect the needs of the District, as identified in the Council's Housing Needs Survey, contrary to policy H4A of the of the Local Plan and Alterations.
- 5 The new access will result in a sub-standard access provision with inadequate driver to driver vision and inadequate junction stagger on Manor Road. There will be no vehicle turning area in Frogmore Lane resulting in detrimental highway movement at its junction with Manor Road, contrary to Policy ST4 of the adopted Local Plan and Alterations.

This item is being reported to the Committee at the request of Councillor Sandler.

Description of Proposal

This application seeks outline planning permission for a residential development comprising 25 flats. All matters are reserved for subsequent approval. The indicative plans submitted with the planning application show that the building would have three storeys. A small area of amenity space is provided, with four visitors parking spaces at ground level. An underground car park is proposed, containing 35 car parking spaces. Small areas are also designated for cycle and motorcycle storage.

The application site is approximately 45 metres by 45 metres and is located entirely within the Metropolitan Green Belt. The proposed development would have a density of approximately 125 dwellings per hectare. The area of land to the south of the site falls within the administrative area of London Borough of Redbridge, and the row of cottages opposite (195-209 Manor Road) are Grade II listed.

The applicant has advised that they are prepared to make a financial contribution of £200,000 towards affordable housing within the district.

Description of Site

The application site presently forms part of Jennikings Garden Centre. It is hard surfaced with a number of buildings occupying the site and an area of car parking front. There is an electricity sub station to the rear of the site. The front of the site is fairly open onto Manor Road.

Relevant History

CHI/0187/57. Layout of new roads & erection of 72 houses - Refused 21/08/57.

CHI/0132/73. Use of land for residential purposes. Refused 23/05/73.

CHI/0279/73. Proposed residential development. Refused 23/05/73.

CHI/0577/73. Use of land for residential purposes. Refused 30/01/74.

Policies Applied

Adopted Local Plan and Alterations

GB2A – Development in the Green Belt

GB7A – Conspicuous Development

GB16A – Affordable Housing

H2A – Previously Developed Land

H3A – Housing Density

H4A – Dwelling Mix

H5A – Provision for Affordable Housing

H6A – Site Thresholds for Affordable Housing

H7A – Levels of Affordable Housing

CP1 – Achieving Sustainable Development Objectives

CP2 – Protecting the Quality of the Rural and Built Environment

CP3 – New Development

CP4 – Energy Conservation
CP5 – Sustainable Building
DBE1 – Design of New Buildings
DBE2 – Impact of New Buildings
DBE8 – Amenity Space Provision
ST4 – Highways Considerations
ST6 – Car Parking Standards
LL11 – Landscaping Schemes
E4A – Protection of Employment Sites

Issues and Considerations

The main issues to be considered are the acceptability of the proposed development within the green belt, the impact of the proposed development on the amenities of the occupiers of neighbouring dwellings and on the character and appearance of the area and the proposed highways and parking arrangements. Consideration will also be given to the sustainability of the proposed development and the acceptability of the proposed financial contribution for off-site provision of affordable housing. Each of these matters will be considered in turn.

Acceptability within the Green Belt

The proposed residential development is inappropriate within the green belt, as it fails to meet any of the criteria for appropriate development as set out in PPG2 and policy GB2A of the local plan.

Furthermore, policy GB7A of the local plan states that the Council will refuse planning permission for development conspicuous from within or beyond the green belt which would have an excessive adverse impact upon the openness, rural character or visual amenities of the green belt. It is considered that the proposed development, by virtue of its scale (both height and width) would be detrimental to the open character of the green belt, contrary to this policy. It is noted that as this is an outline application, the plans submitted are indicative. However, it is not considered that the scale of the development sought could be accommodated within the site without being detrimental to the open character of the green belt.

Neighbouring Amenity

Due to the distance that would separate the proposed development from the nearest residential properties (approximately 25 metres from the site to the dwellings on the opposite side of Manor Road adjacent to the Underground station) it is not considered that there would be a material loss of amenity.

Objections have been received from the occupiers of the cottages that there would be a material loss of privacy to their front gardens (which are their main areas of amenity space). However, the development would be to the side of these properties and due to this relationship and the length of the gardens it is not considered that there would be a material loss of amenity.

However, the proposed plans show the building close to the front boundary of the site and at this height will be visually overpowering and overbearing in respect of the houses immediately opposite. In this respect, it will be harmful to the visual amenities of the occupants of these properties.

Appearance

The plans submitted with the application detailing the design of the building are only indicative. Notwithstanding this, it is considered that in order to accommodate this scale of development

within the site, any resulting building would be likely to have a similar height and footprint. It is considered that the building, which is to be positioned at the front of the site and would have a continuous frontage of approximately 45 metres, would be an overly prominent and dominating addition within the street scene. It is considered that the roof design does little to break up this elevation. Accordingly, it is considered that the proposed development would have a detrimental effect on the character and appearance of the area.

Highways and Parking

It is considered that the proposed level of car parking is acceptable. However, it is considered that insufficient space has been provided for the parking of cycles/ motorcycles having regard to the number of units. This could be dealt with by means of planning conditions.

The proposal will create a substandard access onto a classified road where the main function of the road is to carry traffic freely and safely between centres of population. The new access to Manor Road will be in addition to an existing access serving the rest of the overall site. There will be inadequate driver to driver vision and inadequate junction stagger between the new and existing junctions. The outcome of this is will be detrimental to highway safety.

Pedestrian access is shown from Frogmore Lane, that serves the cemetery at the end of this lane. Cars entering and dropping off pedestrians have no turning area and the junction here has restricted visibility to the east as cars leave to enter Manor Road.

Sustainability

Policies within the 'Core Policies' Chapter of the local plan seek to achieve sustainable development. Policy CP2 (ii) seeks to protect the quality of the rural and built environment by enhancing and managing land in the Metropolitan Green Belt and urban fringe. It is considered that accepting inappropriate development within the green belt would be contrary to this policy. Policies CP4 and CP5 seeks development designed to conserve energy and to incorporate renewable energy schemes. These policies do not appear to have been taken into consideration at this stage, although as this application only seeks outline permission, they may be incorporated at a later date.

The location of the proposed development in such close proximity to an Underground Station would be in accordance with policy CP3, although it is considered that the amount of cycle storage (approximately the area of one car parking space) is insufficient for 25 flats and would, therefore be contrary to policy CP5 (i). However, this matter may be dealt with at the reserved matters stage.

Affordable Housing

The Council seeks affordable housing provision of 40% on residential developments comprising 15 or more dwellings within the built-up area. According to this policy, 10 units within the scheme should be affordable. The only provision that has been made towards affordable housing is a financial contribution of £200,000. No evidence has been presented as to how this sum has been calculated and is extremely low. Notwithstanding this, no information has been provided as to why affordable housing cannot be provided within the site, and upon assessment of the plans, no reason for this is apparent. Accordingly, regardless of the amount of a commuted sum, it is considered that the scheme is unacceptable due to a lack of on-site affordable housing provision. There would in any case be a requirement for on-site affordable housing.

It should also be noted that policy GB16A of the local plan deals with affordable housing in green belt sites. It is unlikely that the provision of affordable housing at the 40% standard would be sufficient to justify the development in terms of green belt policy. To demonstrate very special

circumstances to accept development in the Green Belt, this figure would need to be at or very close to 100%.

Other Matters

The application site is considered to be located far enough away from the listed cottages (which are set well back from the road) that there would be no harm to their setting.

It is considered that the mix of dwellings (with the vast majority being two bed) does not meet the needs of the district, as identified by the Council's Housing Needs Survey, which identifies a need for one bedroom properties.

It is considered that the layout shown on the indicative plans submitted with the planning application would leave little room for the provision of landscaping to the front of the site. The layout of a scheme should be such that landscaping (which may be dealt with by condition) is provided at the front of the site to screen the development.

Again, notwithstanding that this is an outline application, there is no provision for refuse storage within close proximity of the public highway.

Policy E4A safeguards employment land from redevelopment. The supporting text to this policy states that *small employment sites within and close to rural settlements can make an important contribution to the local economy. They enable small and medium enterprises to develop, which can be vital for local economic success and protection against loss of green belt elsewhere.* It is considered that the applicant has failed to justify the loss of this employment land for residential use.

It is considered that the area of amenity spaces would be acceptable, due to the size of the units proposed.

Conclusion

In light of the above appraisal, it is considered that the proposed development would be inappropriate within the green belt and by virtue of its size would be detrimental to the openness of the green belt. It is further considered that the scale of development and its proximity to Manor Road would result in the development having an overly prominent and overbearing impact on the street scene, to the detriment of the character and appearance of the area. The lack of affordable housing provision would also be contrary to local plan policy. Accordingly, it is recommended that planning permission be refused.

SUMMARY OF REPRESENTATIONS

CHIGWELL PARISH COUNCIL - Objection. The Council objects to this application on the grounds of overdevelopment and that there are no special circumstances which would deem it to be appropriate development within the green belt.

38 Letters of Objection have been received from the following addresses:

193, 195, 197, 199 MANOR ROAD;
1, 7, 17 MOUNT PLEASANT ROAD;
9, 17, 21, 31, 36, 38, 48, 50, 53, 58, 66, 68, 70, 71, 74, 77, 84 GRANGE CRESCENT;
1A; 124 LONG GREEN;
57 OAK LODGE AVENUE;

9, 11, 15, 18, 19, 22, 25, 26, 27 WARREN COURT;
9 MANFORD WAY; and
29 MILWELL CRESCENT.

The grounds of objection are summarised below:

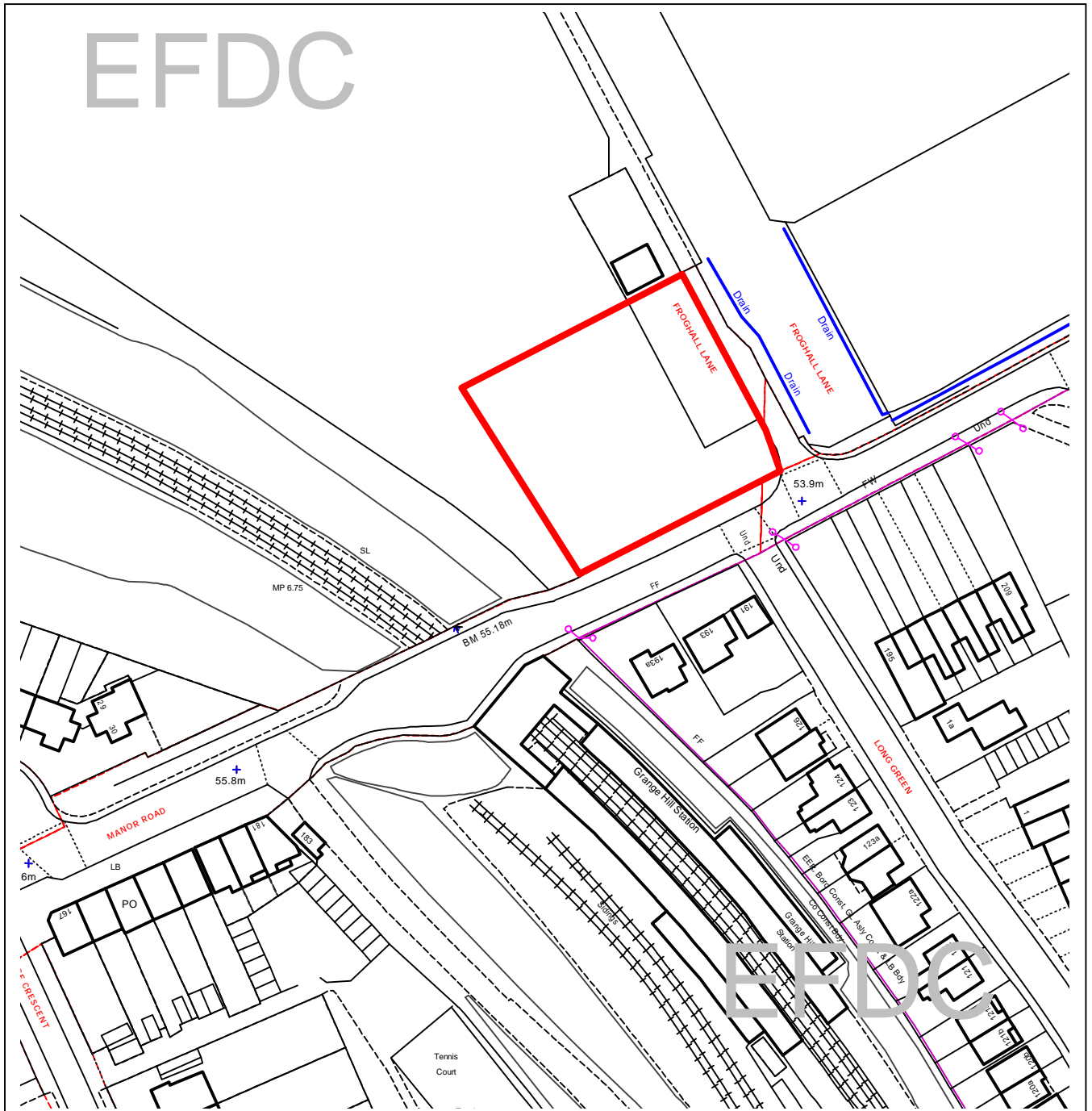
- A building of this scale is not appropriate in a semi rural setting.
- It would be the only building within the 2.5 miles from Woodford Ridge to Chigwell Row that would front directly onto Manor Road and would set a precedent.
- The building, due to its scale, would overpower the historic railway house and the row of listed buildings.
- The development will cause noise and pollution.
- 4 visitor parking spaces are not sufficient. Long Green, Warren Court, Manford Way and Grange Crescent will all suffer and car parking is already stressed.
- Will cause a serious loss of light and overshadowing of the listed cottages.
- The first and second floors of the building will look directly into bedrooms and lounges of the detached houses and a number of the cottages.
- The proposed building will be out of scale with its immediate neighbours and the area in general.
- No mention has been made to water efficiency; energy efficiency; greenhouse gas emissions; drought, floods and storm surges; or SUDS.
- The application lies within the green belt and makes no mention of low cost housing.
- The development (particularly the underground parking) could cause problems with catastrophic results or the listed cottages (which have little in the way of foundations and have already been underpinned).
- Problems with sewerage and surface water in the local area have only recently been alleviated and the proposed development could potentially cause these problems to return.
- References to the site as 'previously developed land' are misleading.
- No reference to local schools.
- Overlooking of front gardens of cottages (which form the main areas of private amenity space).

WEST ESSEX RAMBLERS ASSOCIATION - Objection. Such a proposed housing development on land used as a garden centre would represent a radical departure, not only from the visual aspect but also the fact that this area lies within the Green Belt. As one of our aims is to protect such land we trust your Council will reject this application outright.



Epping Forest District Council

Area Planning Sub-Committee



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Agenda Item Number:	9
Application Number:	EPF/1964/07
Site Name:	Garden Centre, 212, Manor Road, Chigwell
Scale of Plot:	1/1250

Report Item no. 10

APPLICATION No:	EPF/1974/07
SITE ADDRESS:	13 Audleigh Place Chigwell Essex IG7 5QT
PARISH:	Chigwell
WARD:	Grange Hill
APPLICANT:	Mr D Tingling
DESCRIPTION OF PROPOSAL:	Electrically operated sliding gate and fixed fence to front of house.
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 proposed fence and hinged gate hereby approved shall not exceed 2m in height, and the proposed electronically operated sliding gate hereby approved shall not exceed 2.3m in height.

This item is before committee since the recommendation differs from the views of the local council.

Description of Proposal:

Consent is being sought for the erection of front gates and a fence. The vehicle gate would be an electronically operated sliding gate 2m in height with an approximate 2.3m high, decorative rounded top. The fence and hinged pedestrian gate would be a straight topped design 2m in height.

Description of Site:

A detached two storey dwelling located at the eastern end of Audleigh Place, Chigwell. Audleigh Place is a small cul-de-sac serving 14 houses, and No's 11, 12 and 13 are accessed via a semi-private section of road.

Relevant History:

None

Policies Applied:

DBE1 and DBE2 – Affect upon the surrounding area
ST4 – Highways Safety

Issues and Considerations:

The main issues here relate to the design and the potential impact on highway safety.

The fence is to a maximum height of 2m, with the vehicle gate being slightly higher. The submitted drawings do not scale 100% correctly, however a maximum height condition can be added to ensure the proposal does not exceed the stated height. The Parish Council objected to the proposal as the gate exceeds 2m in height. Although 2m is a fairly standard height for railings and gates this is not a specified height restriction and given the property's location a slightly higher decorative gate would not be detrimental.

The majority of houses in Audleigh Place have relatively open frontages, however No. 9 does have similar railings and gates as those proposed. Due to this, and given the location of this property at the end of the road accessed by a semi-private drive, this proposal would not be entirely out of character in the street scene. This therefore complies with policies DBE1 and DBE2.

The proposed gates would be electronically operated and would be accessed from a semi-private driveway. There is adequate room within the site to allow vehicles to turn and therefore both enter and leave the site in forward gear. Due to this the proposal would not be detrimental to highway safety and therefore complies with policy ST4.

Conclusion:

Due to the above the proposed front gates and fence are acceptable and are therefore recommended for approval.

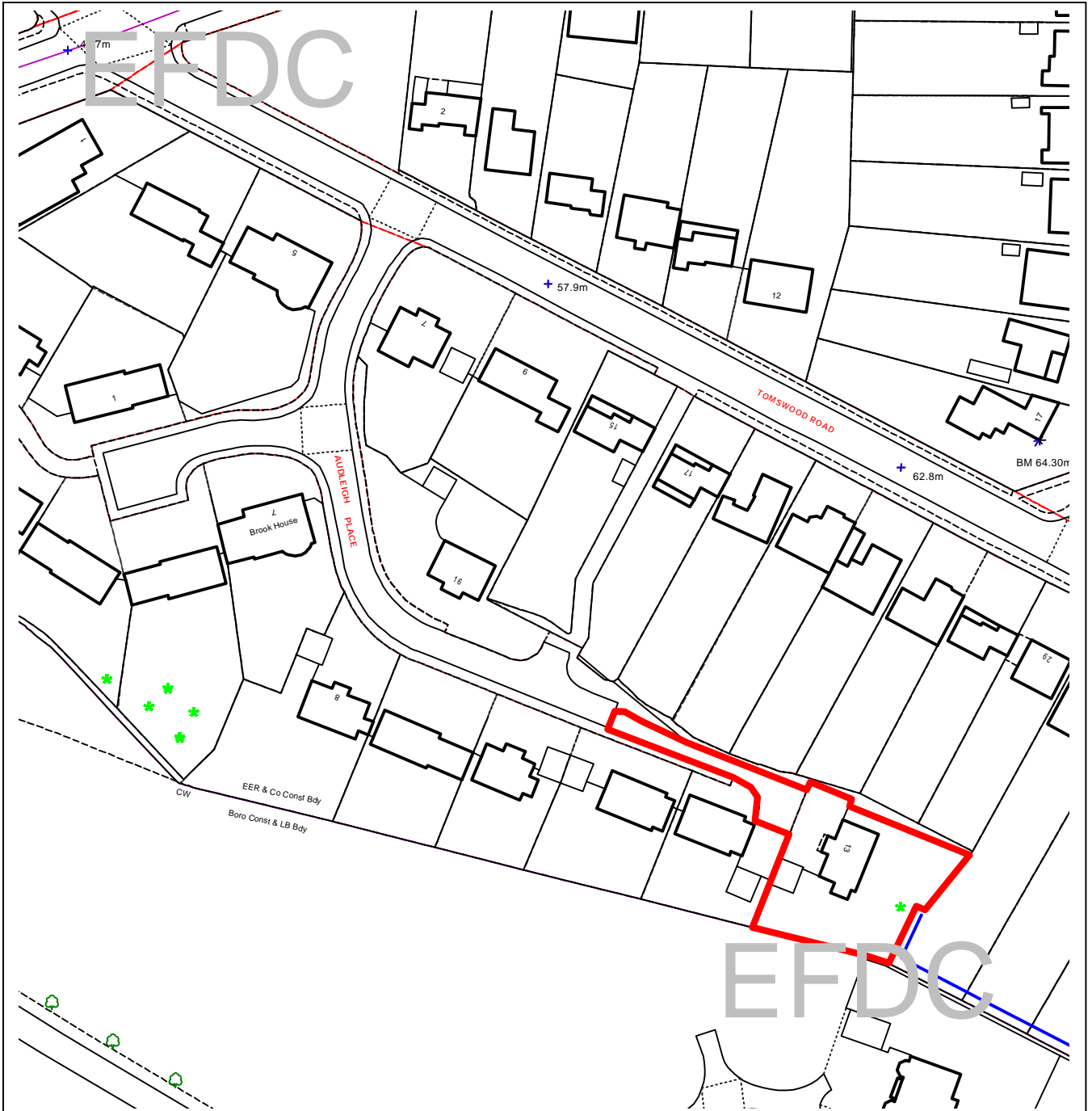
Summary of Representations:

PARISH COUNCIL – Object on the grounds that the height of the gates is in excess of 2m.



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Agenda Item Number:	10
Application Number:	EPF/1974/07
Site Name:	13 Audleigh Place, Chigwell
Scale of Plot:	1/1250

Report Item no. 11

APPLICATION No:	EPF/2032/07
SITE ADDRESS:	28 Forest View Road Loughton Essex IG10 4DY
PARISH:	Loughton
WARD:	Loughton Forest
APPLICANT:	Mr & Mrs N Carver
DESCRIPTION OF PROPOSAL:	Retention of rear roof dormer window.
RECOMMENDED DECISION:	Grant Permission

NO CONDITIONS

This application is before committee since the recommendation differs from the views of the local council.

Description of Proposal:

Permission is being sought for the retention of a rear roof dormer window. This is 2.7m wide and 2m deep with a flat roof. It is located in place of a previously approved inset patio door and opens onto a balcony.

Description of Site:

Two storey linked detached house located on the southeastern side of Forest View Road, Loughton.

Relevant History:

EPF/0553/05 – Two storey side extension and loft conversion with rear balcony window – Approved/conditions 27/05/05

Policies Applied:

DBE9 and DBE10 – Residential Development Policies

Issues and Considerations:

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

This application is for the retention of the rear dormer window, and not for the balcony or principle of a large window in the roof slope. Planning permission was granted in 2005 for inset patio doors and the roof balcony, which is the main issue objected to by the Town Council and some of neighbouring properties. The creation of a dormer with patio doors onto the existing balcony, rather than a fully inset patio door opening onto the balcony, would not be any more detrimental to neighbouring properties in terms of loss of privacy than that previously approved. Therefore the rear dormer complies with policy DBE9 of the Local Plan.

The dormer window is a minor addition and does not significantly alter the appearance or character of the property. It is located at the rear of the dwelling and is not seen from the street scene, and is subordinate to the roof slope. There are other rear dormer windows evident in the locality and due to this the addition is not detrimental to the character of the surrounding area and complies with Local Plan policy DBE10.

Conclusion:

In light of the above the rear dormer window complies with Local Plan policies DBE9 and DBE10 and is therefore recommended for approval.

Summary of Representations:

TOWN COUNCIL – Objects as its contrary to DBE9 (ii) as it is felt that the balcony would overlook the neighbours.

30 FOREST VIEW ROAD – Support this application as it is of an acceptable size and design.

45 FOREST VIEW ROAD – Support this application as the dormer is well designed and is nestled into the roof.

28 CONNAUGHT AVENUE – Support the application as it appears acceptable in its current form, style and location, it does not detract from their outlook and visual amenity, and it is not oversized in relation to the property.

26 CONNAUGHT AVENUE – Object as the balcony overlooks the rear of neighbouring properties.

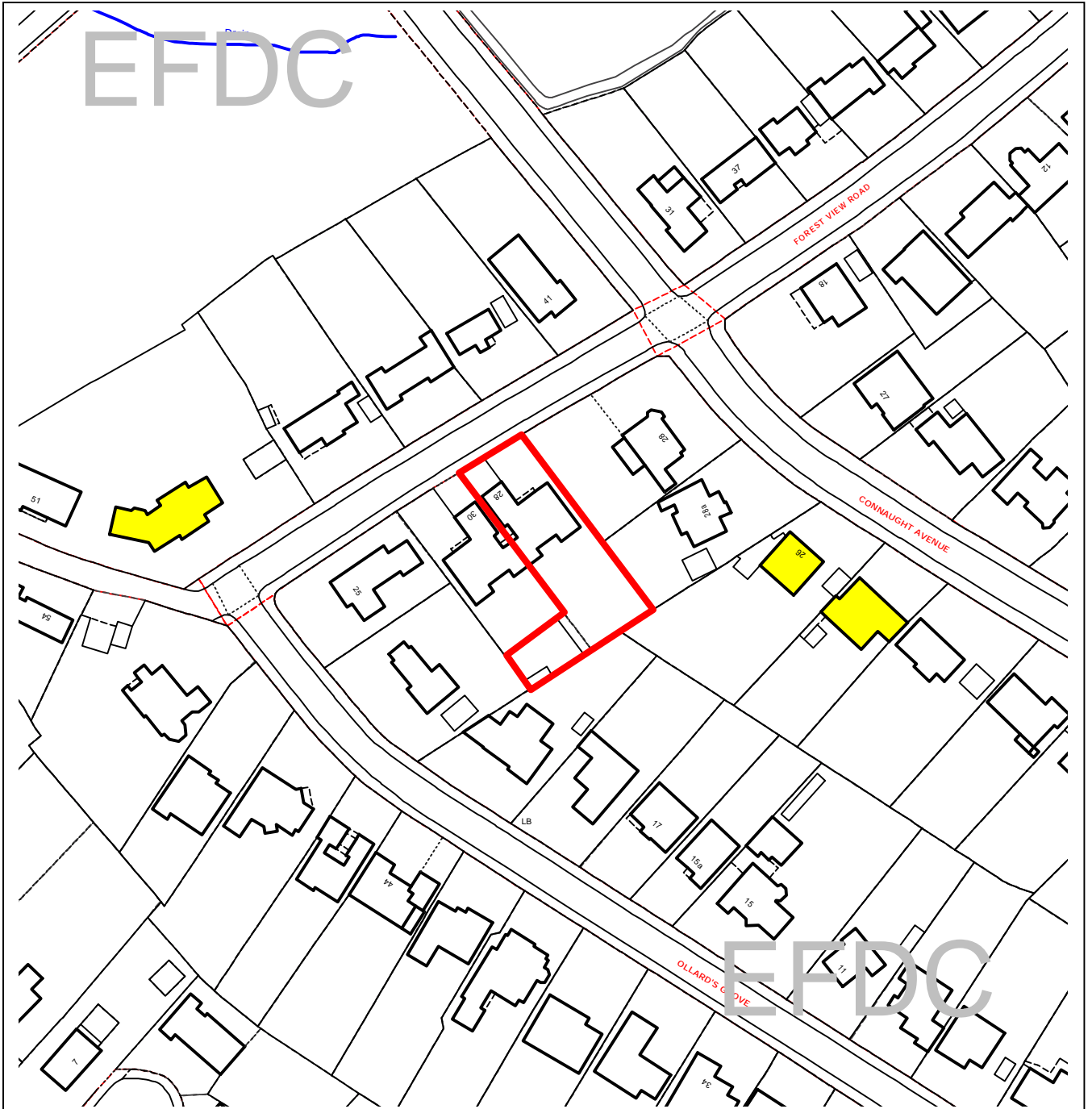
28A CONNAUGHT AVENUE – The dormer and balcony is detrimental to the amenity of the adjacent properties as it overlooks neighbouring properties.

23 OLLARDS GROVE – Object due to a loss of privacy.



Epping Forest District Council

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Agenda Item Number:	11
Application Number:	EPF/2032/07
Site Name:	28 Forest View Road, Loughton
Scale of Plot:	1/1250

Report Item no. 12

APPLICATION No:	EPF/1733/07
SITE ADDRESS:	94A High Road Loughton Essex IG10 4HT
PARISH:	Loughton
WARD:	Loughton Forest
APPLICANT:	Abbotts Countrywide
DESCRIPTION OF PROPOSAL:	Change of use from residential to office.
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 occupation of the dwelling hereby approved, details of sound proofing measures to be carried out when the building is converted shall be submitted to the local planning authority for approval in writing. The conversion shall be carried out in accordance with the approved details.

This application is before committee since the recommendation differs from the views of the local council.

Description of Proposal:

This application seeks planning permission for the change of use of 94A (comprising the first floor and the rear part of the ground floor) from a flat to office space. No external changes are proposed to the building. The applicant is Abbotts Countryside, an estate agents who presently occupy the ground floor of the building.

Description of Site:

The application site comprises an end terrace building and adjacent yard to the side and rear, located towards the southern end of Loughton High Road. The building is in A2 use at ground floor facing onto the High Road and is presently occupied by Abbotts Countrywide estate agents. The rear of the ground floor and the first floor of the building are currently in residential use. The yard to the side provides vehicular access and there is room for several vehicles to park at the rear and side. The first floor of no. 96 appears to be in residential use.

Relevant History:

None relevant.

Policies Applied:

Adopted Local Plan and Alterations

DBE9 – Neighbouring Amenity

ST4 – Road Safety

ST6 – Vehicle Parking

Issues and Considerations:

The main issues in this case are:

1. The impacts of the proposed change of use on the occupiers of neighbouring dwellings;
2. Parking and highway considerations; and
3. The acceptability of the change of use in policy terms.

1. Neighbouring Dwellings.

With regard to the impact of the proposed use on the occupiers of neighbouring dwellings, the first floor of the adjacent building (no. 96) appears to be in residential use and accordingly there may be some disturbance arising from the proposed change of use, if the main living areas adjacent to the party wall. If necessary, this may be dealt with by a planning condition requiring soundproofing when the conversion is undertaken.

2. Parking and Highways

There is parking to the side and rear of the application site and having regard to this and the central location of the site, it is not considered that there would be any adverse parking or highways issues arising from the change of use.

3. Planning Policy

There are no policies within the local plan that either encourage or discourage residential uses within town centres. Accordingly, the development is considered to be acceptable in policy terms.

Conclusion

In light of the above appraisal, it is considered that the proposed change of use would not be harmful to the amenities of the occupiers of neighbouring dwellings and would not result in any adverse parking or highway issues. The proposed change of use would be acceptable in policy terms. The Parish Council's reasons for objecting are noted, but in this instance it is not considered that the concerns raised would justify the refusal of planning permission. Accordingly, it is recommended that planning permission be granted.

SUMMARY OF REPRESENTATIONS:

LOUGHTON TOWN COUNCIL. Objection. The Committee objected to this application and raised concerns over the loss of a residential unit and problems with extra parking that this proposal may cause.

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Epping Forest District Council

Area Planning Sub-Committee



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Agenda Item Number:	12
Application Number:	EPF/1733/07
Site Name:	94A High Road, Loughton
Scale of Plot:	1/1250

Report Item no. 13

APPLICATION No:	EPF/1843/07
SITE ADDRESS:	Forest House Nursery Road Loughton Essex IG10 4EA
PARISH:	Loughton
WARD:	Loughton Forest
APPLICANT:	Mr & Mrs D Oliver
DESCRIPTION OF PROPOSAL:	Loft conversion with dormer windows and hip to gable extension, change of roofing material to existing porch, alterations to ground floor bay windows.
RECOMMENDED DECISION:	Grant Permission (With Conditions)

CONDITIONS

- 1 The development hereby permitted must be begun not later than the expiration of three years beginning with the date of this notice.
- 2 Materials to be used for the external finishes of the proposed extension, shall match those of the existing building.
- 3 Prior to first occupation of the extension hereby approved the proposed window opening in the rear dormer window shall be fitted with obscured glass and have fixed frames, and shall be permanently retained in that condition.
- 4 Notwithstanding the provisions of the Town and Country Planning General Permitted Development Order 1995 as amended (or any other order revoking, further amending or re-enacting that order) no development generally permitted by virtue of Part 1, Class B shall be undertaken without the prior written permission of the Local Planning Authority.

This application is before committee since the recommendation differs from the views of the local council..

Description of Proposal:

This application seeks planning permission for extensions to the roof of the dwelling, comprising a hip to gable extension to the front roof slope and the insertion of a dormer and roof light, a dormer and a roof light in the rear roof slope and the insertion of windows in the gable end of the north east side elevation. The existing bay window on the north east side is proposed to be increased in

width and alterations are also proposed to the existing conservatory (described as a porch) involving the addition of a tiled roof and changes to the fenestration.

Description of Site:

The application site comprises a detached dwelling which fronts onto nursery road, but has vehicular access to the garage on Upper Park. The dwelling, which is mock Tudor clad, has an attached double garage to the side and a conservatory to the rear of the garage. The main private amenity space for the dwelling is to the side.

Relevant History:

EPF/1308/99. Proposed side/rear conservatory. Approved 03/11/99.

Policies Applied:

Adopted Local Plan and Alterations

DBE9 – Neighbouring Amenity
DBE10 – Residential Extensions

Issues and Considerations:

The main issues to be considered are:

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

1. Impact on Neighbours

With regard to the impact of the proposed development on the amenities of the occupiers of neighbouring dwellings, it is not considered that there would be any material loss of light or outlook to any neighbouring dwellings. However, it is considered that there would be a material loss of privacy arising from the dormer window in the rear roof slope. The only windows in the rear elevation at present serve bathrooms and it is considered that the dormer would introduce overlooking of this property, as it would have a view over the neighbouring dwelling into the rear garden. However, if planning permission was to be granted this may be dealt with by the imposition of a planning condition.

2. Appearance and Design

Turning to the impact of the proposed development on the character and appearance of the area, the alteration to the conservatory would be in keeping with the character and appearance of the dwelling. The hip to gable extension is considered to be in keeping with the style of the dwelling. Whilst there would be a large amount of glazing in the gable which would result in it having a quite contemporary appearance, the application dwelling is outside a conservatory area and not within a uniform street and it is not considered that this would be justification for refusing the planning application. The dormers are both modestly sized and well located within the roof. The extension to the bay window would be a minor alteration and not harmful to the appearance of the dwelling.

Conclusion

In light of the above appraisal, it is considered that the proposed extensions and alterations would have an acceptable appearance and would not be harmful to the amenities of the occupiers of neighbouring dwellings (subject to the condition requiring that the rear dormer be obscure glazed and fixed closed). Accordingly, it is recommended that planning permission be granted.

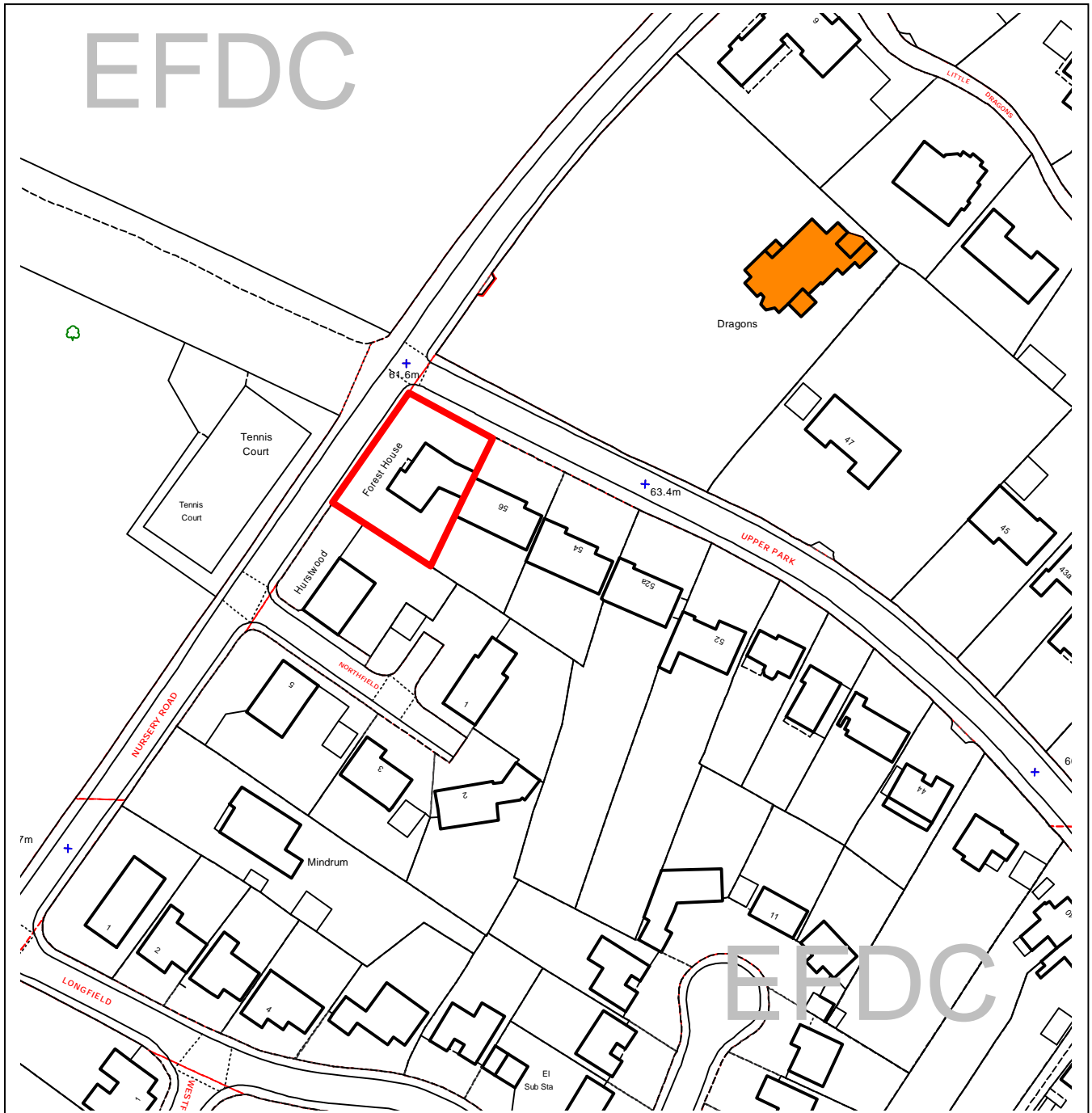
SUMMARY OF REPRESENTATIONS:

LOUGHTON TOWN COUNCIL. Objection. The committee objected to this application which was contrary to Policy DBE9 (ii) of Epping Forest District Council's adopted Local Plan and Alterations due to the proposed rear dormer window overlooking the neighbouring property.



Epping Forest District Council

Area Planning Sub-Committee



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Agenda Item Number:	13
Application Number:	EPF/1843/07
Site Name:	Forest House, Nursery Road, Loughton
Scale of Plot:	1/1250

Report Item no.14

APPLICATION No:	EPF/1876/07
SITE ADDRESS:	126 High Road Loughton Essex IG10 4BE
PARISH:	Loughton
WARD:	Loughton Forest
APPLICANT:	NRG UK Ltd
DESCRIPTION OF PROPOSAL:	First floor extension to restaurant.
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 amplified music shall be played in the hereby permitted development.

This application is before committee since the recommendation differs from the views of the local council.

Description of Proposal:

This application is a revised scheme following a previous refusal for the erection of first floor side conservatory style extension to an existing restaurant. It is now a purpose-built extension at first floor level at the rear of this building.

Description of Site:

The property is a three storey Victorian style building located within Loughton Town Centre and situated on a corner plot with Smarts Lane to the west and the Loughton High Road to the east. Adjacent to the site on the southern boundary is an un-named one-way access road that connects

the two roads. Bordering this access road is a triangular shaped patch of land to the southern boundary of the site landscaped with trees, an open grassed area and outdoor seating is also provided.

There are new residential two-storey flats 'The Triangle' located to the west of the site and to the north and east surrounding the site are various mixed use developments.

Relevant History:

EPF/1245/06 - Erection of first floor side conservatory style extension. Refused - 23/08/2006
Reason: Insufficient information has been submitted with regard to the proposed glazing and ventilation to the conservatory and whether or not amplified music is to be played within it, so that the Council is unable to fully consider and assess the impact of this proposal in terms of excessive noise pollution on the amenities of surrounding properties. In the absence of this further information it is considered that the conservatory addition could give rise to excessive noise, and would therefore be harmful to the living conditions of surrounding residential properties and have a serious and adverse effect on their amenities, contrary to Policies RP5A, DBE2 and DBE9 of the Replacement Local Plan.

Policies Applied:

Development Policies from Epping Forest District Council's Replacement Local Plan:

RP5A – Amenity considerations.

DBE 2 – Extension design criteria.

DBE9 - Amenity

Issues and Considerations:

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

- This is a revised application following a previous refusal for a similar proposal (see history) due to insufficient information provided to determine the application.
- The new proposal is similar to what was proposed however; additional supporting information has been supplied relating to noise and the originally intended glazed roof has been replaced with a lead roof.
- The property is currently used as a restaurant and despite the objection received from the neighbour; we have not received a planning application to change this into a nightclub.
- The proposal is for a first floor rear extension that will serve as a waiting area for the existing restaurant area. The extension measures 4.6m in width at the rear, 6.2m in depth to the front of the access road with an overall height of 2.8m.

Noise Issues

- The proposed depth will leave a separation distance of 4.5m to the newly built flats 'The Triangle' that front Smarts Lane at the rear of the site while retaining the existing open courtyard between the two sites.
- The only route for the public to gain access to the proposed seating area will be from the main entry doors accessed from the High Road and through the existing restaurant.
- The proposed extension will be enclosed and there is no music intended within this area. The environmental health officer is satisfied that with a condition, there will be no negative effects to neighbours amenity relating to increase in noise levels from this proposal.

Design Issues

- The proposed extension will have a wall to the rear and side with one glazed side directly overlooking the one-way access road.
- In terms of good urban design, this proposal will overlook the access road and open green triangle on the southern boundary of the site. Natural surveillance of streets is a good urban design principle that could help in reducing potential street crime and the fear of crime.
- The design is contemporary and plain and legitimately makes no attempt to copy the Victorian building. It is set back from the main side wall of the existing. This is a reasonable approach to designing an extension to a Victorian, heavily decorated building.
- In terms of the style of glazing proposed, the building itself is not listed or within a conservation area. On the street scene, the fenestration is varied, as the glazing on the new flats does not match that of the proposal site. Plain glazed windows will act as a backdrop to tie-in the two buildings and will allow maximum views of the attractive green area below for the users of the site.
- There will be no negative impact in terms of the character of the area.

Amenity Issues

- The hours of operation for the restaurant will remain the same i.e. 12.00pm to 11.00pm Wednesday and Thursday, 12.00pm to 12.00am Friday and Saturday. Outside of these hours the restaurant will remain closed to the public.
- There will be no overlooking, overshadowing or loss of privacy to surrounding neighbours.
- Objection from the neighbour and Parish Council in terms of noise has been noted however; there is no evidence that there will be an increase in noise from the proposal as determined above and supported with comments from the environmental health officer.
- Objection from Loughton Residents Association is also noted for the windows to match existing windows below. However, below the proposed first floor extension is a plain white brick wall, which is an additional extension to the original building. As determined above, the proposed windows will not be out of place in relation to the original dwelling.

Conclusion

The proposal will add vitality to the street scene, will be an attractive feature and adopts good urban design principles of designing out crime. There will be no adverse impact on the amenity of adjacent neighbours and on the character and appearance on the street scene.

The proposed first floor rear extension will not cause any detrimental harm to the amenities of neighbouring occupiers and will not be out of character with the existing dwellings and surrounding area. The revised scheme complies with Local Plan Policies and is therefore recommended for approval with conditions.

SUMMARY OF REPRESENTATIONS:

TOWN COUNCIL – Object. Contrary to Policy DBE9 (iv) of the Epping Forest District Council's adopted Local Plan and Alterations due to this being a nightclub, it felt that the noise would have an adverse effect on the newly built flats and other residents.

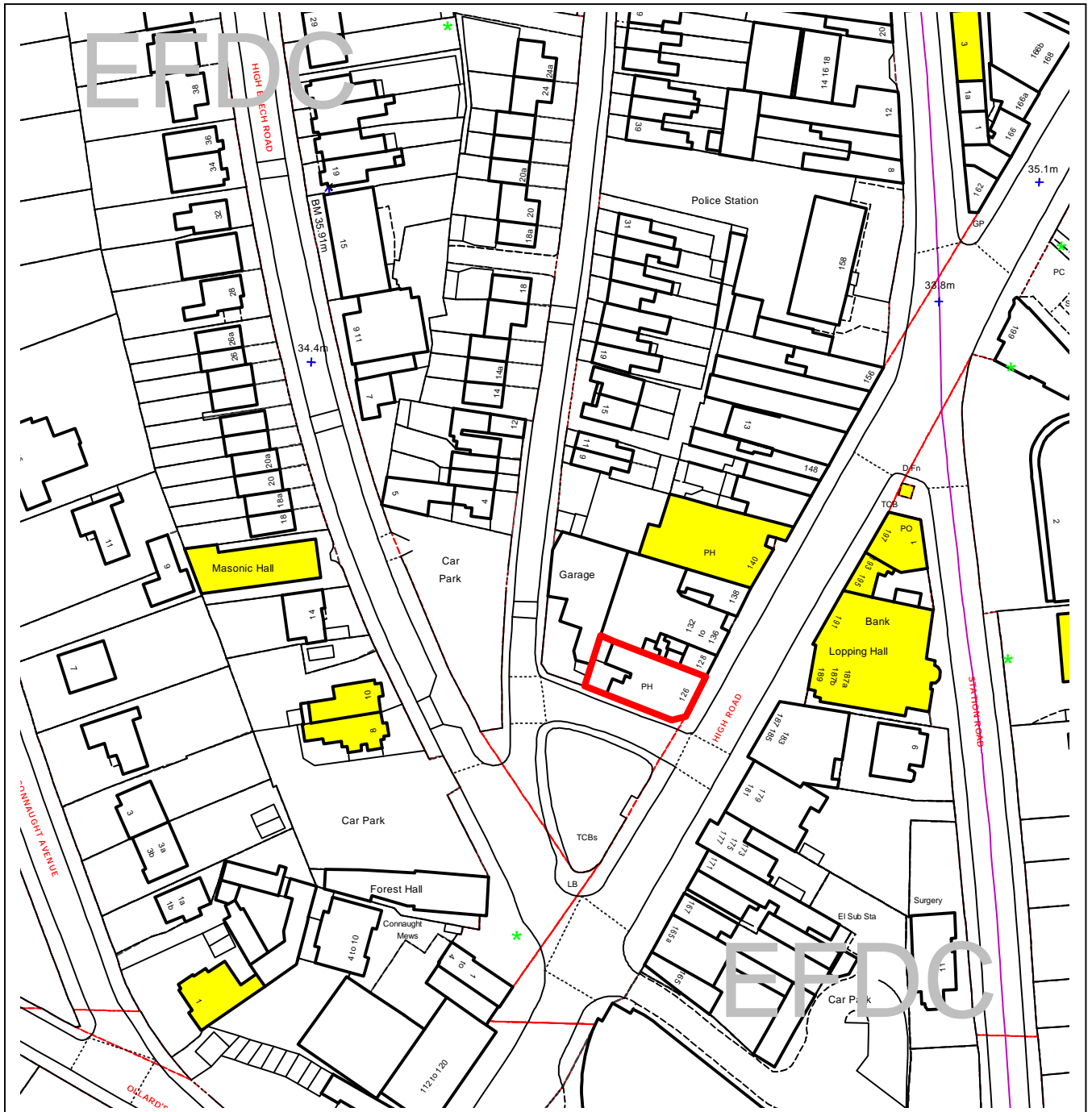
LOUGHTON RESIDENTS ASSOCIATION – Object. Proposed windows do not match the rest of the windows. It is understood that a condition was imposed when the building was converted to its present use that glazing bars should be installed on the ground floor windows to maintain the look of the building. Objection will be withdrawn if a suitable condition could relate to the windows matching those below.

48 OLLARDS GROVE - Objects:- The Royal Standard pub is a landmark building with windows, copings and tiling. Extension does not take any of these features into account and design is out of keeping; restaurant is in used as a nightclub and any increase in floor space will result in an increase in the number of patrons and the disturbance caused.



Epping Forest District Council

Area Planning Sub-Committee



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Agenda Item Number:	14
Application Number:	EPF/1876/07
Site Name:	126 High Road, Loughton
Scale of Plot:	1/1250

Report Item no. 15

APPLICATION No:	EPF/1979/07
SITE ADDRESS:	18 Clifton Road Loughton Essex IG10 1EA
PARISH:	Loughton
WARD:	Loughton St Marys
APPLICANT:	Ella Martin
DESCRIPTION OF PROPOSAL:	Single storey side extension.
RECOMMENDED DECISION:	Grant Permission (With Conditions)

CONDITIONS

- 1 The development hereby permitted must be begun not later than the expiration of three years beginning with the date of this notice.
- 2 Materials to be used for the external finishes of the proposed extension, shall match those of the existing building.
- 3 Notwithstanding the provision of the Town and Country Planning General Permitted Development Order 1995 (or of any equivalent provisions of any Statutory Instrument revoking or re-enacting the Order) no windows other than any shown on the approved plan shall be formed at any time in the flank walls of the building hereby permitted without the prior written approval of the Local Planning Authority.

This application is before committee since the recommendation differs from the views of the local council.

Description of Proposal

The proposed extension would be some 1.9m wide and 5.6m deep, finished with a lean-to roof. It would replace an existing glazed lean-to structure with a similar plan area.

Description of Site

The application site lies within the built up area of Loughton, in a short residential street, close to the town centre. It is occupied by a two storey terraced house. Original building lines in the vicinity of the site are generally uniform.

Relevant History

None

Policies Applied

DBE9 - Impact of New Development
DBE10 – Residential Extensions

Issues and Considerations

The main issues in this application are the effect of the development on the amenities of the neighbouring residential property at no 17 Clifton Road, and on the character and appearance of the existing building.

The proposed extension would be slightly higher than that existing and it would be finished in solid walls rather than clear glazing. However, its impact on no 17 would be similar to that of the existing structure. It would face a small (non-habitable) kitchen in the rear addition of no 17, and whilst the ground floor living room of that house has a rear-facing window near the proposed extension, that room is also lit by a window to the front of the house. Therefore, it is considered that the proposed extension would not cause no 17 to suffer a material loss of light or outlook. It could be argued that the substitution of glazed panels by a blank wall would enhance the privacy of the occupiers of that house. Therefore, it is considered that the development would not harm the amenities of the neighbouring residential property, and that it complies with policy DBE9.

The proposed extension would have pleasing appearance and modest proportions and it would not be visible from the public highway. It will be more in keeping with this and the neighbouring house than the current glazed lean-to conservatory. As such, it is considered that it would not harm the character and appearance of the existing building and complies with policy DBE10.

The Town Council comments have been noted, but it is considered that the relevant local plan policies are met and approval is recommended.

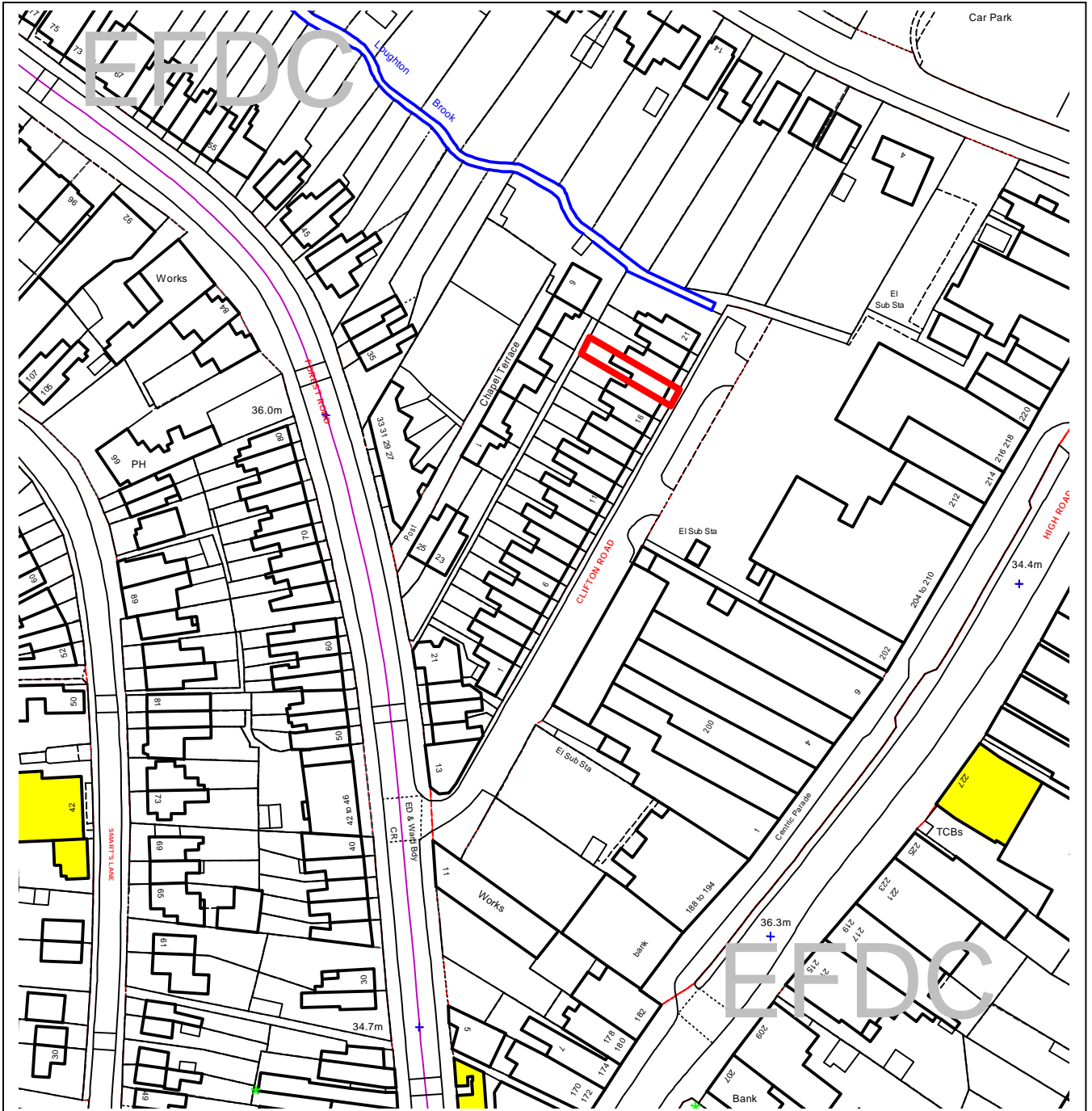
SUMMARY OF REPRESENTATIONS

TOWN COUNCIL – Object. Concerned about the loss of amenity to the occupier of no.17.



Epping Forest District Council

Area Planning Sub-Committee



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Agenda Item Number:	15
Application Number:	EPF/1979/07
Site Name:	18 Clifton Road, Loughton
Scale of Plot:	1/1250