

**Report Item No: 1**

<b>APPLICATION No:</b>	EPF/2084/07
<b>SITE ADDRESS:</b>	5 New Forest Lane Chigwell Essex IG7 5QN
<b>PARISH:</b>	Chigwell
<b>WARD:</b>	Grange Hill
<b>APPLICANT:</b>	Assured Associates Ltd
<b>DESCRIPTION OF PROPOSAL:</b>	Demolition of existing house and construction of new dwelling.
<b>RECOMMENDED DECISION:</b>	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 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.
- 4 Notwithstanding the detail on the approved plans, prior to the commencement of the development hereby permitted, details of the proposed windows in the rear elevation shall be submitted to the local planning authority for approval in writing. the development shall proceed in accordance with the approved detail.
- 5 All material excavated from the below ground works hereby approved shall be removed from the site unless otherwise agreed in writing by the Local Planning Authority.
- 6 The development, including site clearance, must not commence until a scheme of landscaping and a statement of the methods of its implementation have been submitted to the Local Planning Authority and approved in writing. The approved scheme shall be implemented within the first planting season following the completion of the development hereby approved.

The scheme must include details of the proposed planting including a plan, details of species, stock sizes and numbers/densities where appropriate, and include a

timetable for its implementation. If any plant dies, becomes diseased or fails to thrive within a period of 5 years from the date of planting, or is removed, uprooted or destroyed, it must be replaced by another plant of the same kind and size and at the same place, unless the Local Planning Authority agrees to a variation beforehand, and in writing.

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

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

*This application is before this Committee since the recommendation differs from the views of the local council (Pursuant to Section P4, Schedule A (g) of the Council's Delegated Functions).*

### **Description of Proposal:**

This planning application seeks permission for the demolition of the existing dwelling and the construction of a replacement dwelling.

The proposed dwelling would be almost identical in its finished appearance to the scheme that was approved earlier this year for extensions to the existing dwelling. In addition, a lift is proposed below ground that would carry cars from ground level down to a garage within the basement. Furthermore, the proposed steps down to the new patio level from the rear doors in the ground floor have been removed. Access from the ground floor would be via two side doors and in addition, the basement floor would have access onto a patio area below ground, with steps up to the surface.

### **Description of Site:**

The application site comprises a detached dwelling and its garden, in which there is presently a swimming pool. Along both side boundaries there are hedges which are approximately the height of the ground floor.

### **Relevant History:**

EPF/92/74. Rear Extension. Approved 15.05.74.

EPF/114/79. First Floor Side Extension. Approved 09.03.79.

EPF/210/83. First Floor Rear Extension. Approved 29.04.83.

EPF/1435/89. Single Storey Rear Conservatory Extension. Approved 20.10.89.

EPF/0282/07. Two storey rear extension and balcony, loft extension with balcony to rear and new basement. Refused 15/3/07.

EPF/0886/07. Two storey rear extension and balcony, loft extension with balcony to rear and new basement. Approved 15/06/07.

## **Policies Applied:**

### Local Plan and Alterations

DBE1 – New buildings  
DBE2 – New buildings amenity  
DBE6 – Car parking  
DBE8 – Amenity Space  
DBE9 – Neighbour Amenity  
DBE10 – Visual Amenity  
ST1 – Location of Development  
ST2 – Accessibility of Development  
ST4 – Road Safety  
ST6 – Vehicle Parking

## **Issues and Considerations:**

The main issues in this case are:

1. Impact on neighbours
2. Appearance on new dwelling
3. Highways and parking

There have been no material changes since the previous planning application was approved earlier this year. At that time, with regard to the main issues of the appearance of the development and its impact on neighbours, it was considered that the development would be acceptable.

### *1. Impact on neighbours*

With regard to the impact of the proposed development on the amenities of the occupiers of neighbouring dwellings, the proposed building would project approximately 4 metres beyond the main rear elevations of the neighbouring dwellings (although number 3 has a ground floor extension that projects a similar distance) at the greatest point. However having regard to the distance which the proposed building would be located from the neighbouring properties (particularly as its depth decreases closer to the neighbouring dwellings) it is not considered that the building would result in a material loss of light or outlook.

### *2. Design and Appearance*

Turning to the impact of the proposed development on the character and appearance of the area, there are a mix of property designs within the locality and it is considered that the proposed development, although contemporary in its appearance, would not be unacceptable in principle. It is considered that the proposed dormers would be located an acceptable distance from the sides of the roof and the eaves that they would not be overly prominent within the roof slope. Whilst the proposed roof would have a large flat roofed section, this would be located towards the centre of the roof and would not be visible from the ground, and it is not considered that this feature would be unacceptable.

### *3. Highway Consideration*

The vehicular access to the site would remain unchanged and it is considered that the proposed garage within the basement and access by car lift are acceptable.

#### 4. Other Matters

The Parish Council have objected to the planning application on the basis that the rear elevation design is not clear enough to understand. However, with the exception of the removal of the steps, this elevation is identical to that which was approved earlier this year (to which the Parish Council raised no objection) and it is considered that it sufficiently conveys what is proposed.

#### **Conclusion**

In light of the above appraisal, it is considered that the proposed development be almost identical to the scheme that was approved earlier this year, and since there have been no material changes in either policy or circumstance, it is recommended that planning permission be GRANTED.

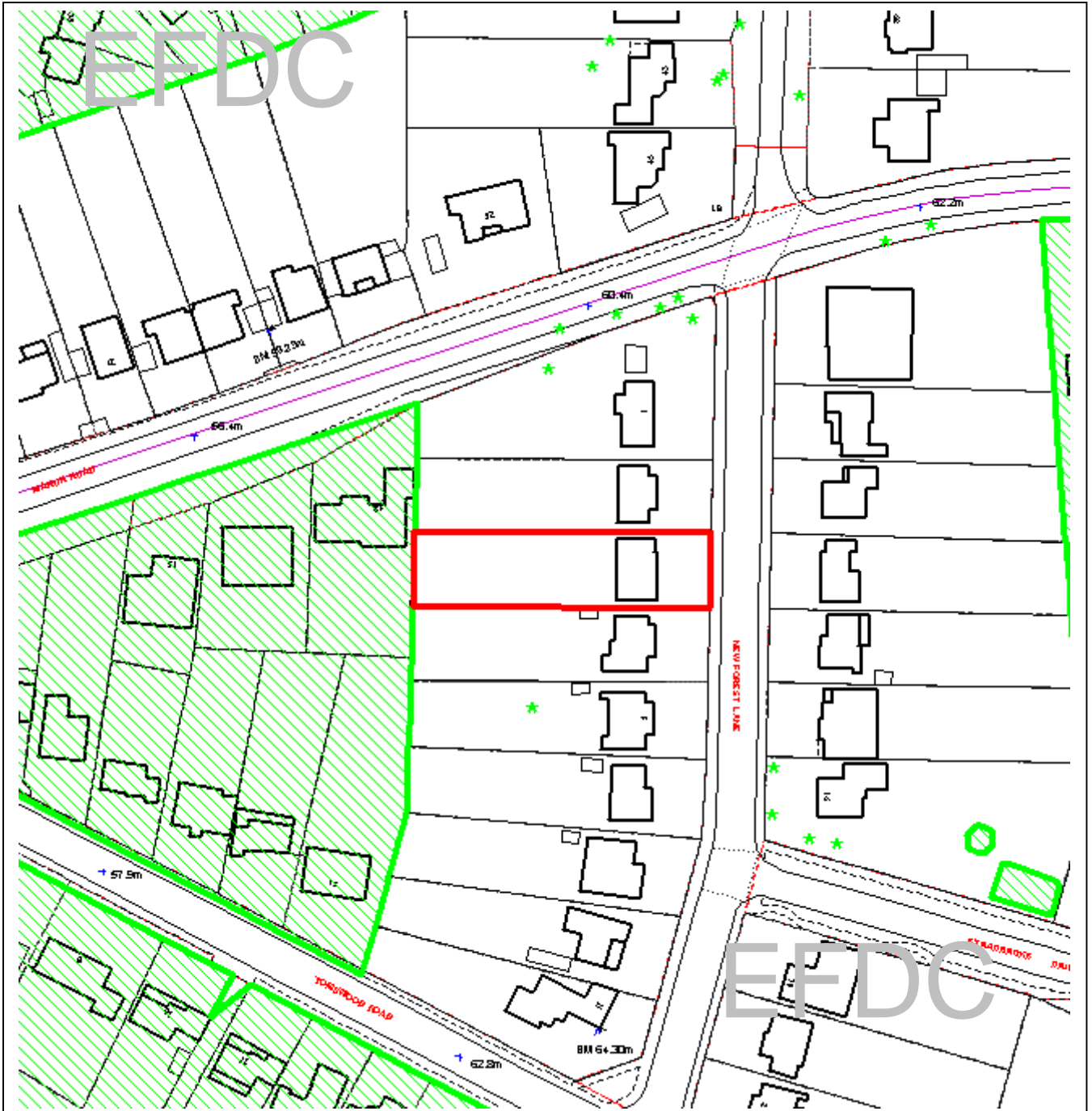
#### **SUMMARY OF REPRESENTATIONS:**

PARISH COUNCIL. Objection. The rear elevation design is not clear enough to make a decision.



# Epping Forest District Council

Area Planning Sub-Committee South



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<b>Agenda Item Number:</b>	1
Application Number:	EPF/2084/07
Site Name:	5 New Forest Lane, Chigwell, IG7 5QN
Scale of Plot:	1/1250

**Report Item No: 2**

<b>APPLICATION No:</b>	EPF/2115/07
<b>SITE ADDRESS:</b>	6 Chigwell Park Drive Chigwell Essex IG7 5BD
<b>PARISH:</b>	Chigwell
<b>WARD:</b>	Chigwell Village
<b>APPLICANT:</b>	Mrs J Chand
<b>DESCRIPTION OF PROPOSAL:</b>	Single storey extensions to front, side and rear and loft conversion with dormer windows.
<b>RECOMMENDED DECISION:</b>	Grant Permission (With Conditions)

**CONDITIONS**

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

*This application is before this Committee since the recommendation differs from the views of the local council (Pursuant to Section P4, Schedule A (g) of the Council's Delegated Functions).*

**Description of Proposal:**

Consent is being sought for a single storey front, side and rear extension and loft conversion with one front, one rear, and two side dormer windows.

The front extension would be 4.6m wide and 1.6m deep. The eastern side extension would be 2.6m wide and 5.1m deep.

The western side extension would be 3.7m wide and 4.7m deep, stepping back to 3m width for another 3.8m. This side extension would adjoin the proposed front extension.

The rear extension would be 10.6m wide and 3m deep. All the extensions would have pitched roofs, varying in height from 6.1m (rear extension) to 5m (eastern side extension).

The front and rear dormer windows would be 2.6m wide and 2.1m high with flat topped pitched roofs, and the two side dormers (one on each flank) would be 1.5m wide and 1.7m high with pitched roofs.

### **Description of Site:**

Detached bungalow located on the southern side of Chigwell Park Drive, Chigwell. The area is predominantly made up of two storey detached and semi-detached houses, although there are other detached bungalows in evidence. The neighbour to the east is a detached bungalow and the neighbours to the west and south are detached two storey dwellings.

### **Relevant History:**

None

### **Policies Applied:**

DBE9 and DBE10 – Residential Development Policies  
ST4 – Highway Safety

### **Issues and Considerations:**

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

#### *1. Impact on No. 4*

The neighbouring bungalow has an existing detached garage built to the shared boundary with the application site. The proposed eastern side extension would not extend beyond the front or rear wall of the structure and would therefore have no impact on this neighbour.

The proposed rear extension would be located 2.5m from the shared boundary, and would therefore not result in a loss of light or visual amenity.

The proposed side dormer facing the neighbours site would serve an en-suite bathroom and would therefore be obscure glazed.

#### *2. Impact on No. 8*

Due to an angled boundary the proposed western side extension would be built to within 1m of the shared boundary at certain points, although the majority of it would be set back more than this. Most of this side extension would replace an existing single storey detached garage built to the shared boundary, which has greater impact on the neighbouring property than this proposal would.

The proposed rear extension would be located 3m from the shared boundary with No. 8 and would not detrimentally impact on this neighbour, who themselves have a single storey rear extension to a similar depth.

The proposed side dormer facing the neighbouring property would serve an ensuite bathroom and would therefore be obscure glazed.

Due to the above the proposed addition complies with Local Plan policy DBE9.

### 3. Design and Appearance

The proposed extensions all have pitched roofs in keeping with the original property. The rear extension and part of the western side addition would extend off of the main ridge slope and would match the original roof. The front extension, eastern side extension, and part of the western side addition would have lower roof heights and would appear subordinate to the main dwelling.

The proposed additions would not result in the property filling the entire site, as the eastern side extension would be set off the boundary by 1m. However given the angled western boundary the west side extension would extend to within 1m of the boundary in places, although given that these additions are single storey and the front part of the side extension would be set back 1m this would not be detrimental to the character of the street scene.

The proposed dormer windows would be predominantly glazed and have pitched roofs in line with local design guidance. There would only be one dormer on each roof slope, which would alleviate any cluttering effect that could occur, and the overall appearance would be common to a chalet bungalow.

The Parish Council has objected as they feel the scheme is an overdevelopment of the property. Although the additions are extensive, the majority of properties in the locality are two storey and many have had large additions to the side and rear. Therefore it is not felt that this proposal would be detrimental to the character or appearance of the street scene.

Therefore this proposal complies with policy DBE10.

This development proposes the installation of a carriage driveway, utilising the existing dropped kerb and installing a second vehicle access. The neighbouring property at No. 4 has a similar carriage driveway and this proposal would not be detrimental to highway safety.

Complies with policy ST4 of the Local Plan.

#### **Conclusion:**

In light of the above the single storey side, rear and front extensions, loft conversion with dormer windows, and carriage driveway are acceptable and are therefore recommended for approval.

#### **Summary of Representations:**

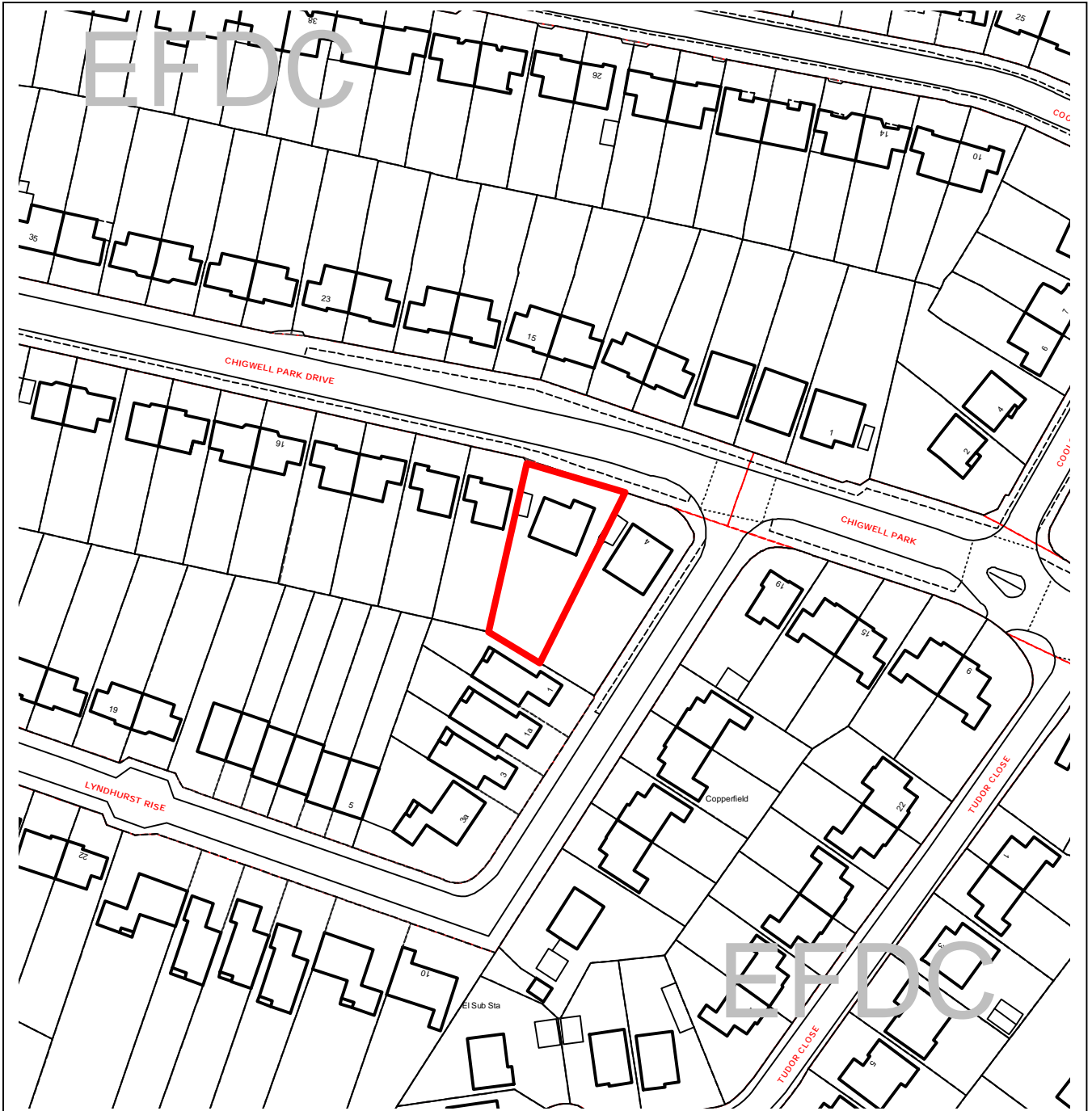
PARISH COUNCIL – Object on the grounds that it is an over-development of the site and is out of keeping with the street scene.





# Epping Forest District Council

## Area Planning Sub-Committee South



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<b>Agenda Item Number:</b>	<b>2</b>
Application Number:	EPF/2115/07
Site Name:	6 Chigwell Park Drive, Chigwell, IG7 5BD
Scale of Plot:	1/1250

**Report Item No: 3**

<b>APPLICATION No:</b>	EPF/2132/07
<b>SITE ADDRESS:</b>	92 Hainault Road Chigwell Essex IG7 5DH
<b>PARISH:</b>	Chigwell
<b>WARD:</b>	Grange Hill
<b>APPLICANT:</b>	Mr S Henry
<b>DESCRIPTION OF PROPOSAL:</b>	Increase width of vehicle crossover.
<b>RECOMMENDED DECISION:</b>	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 use of the access a 1.5metre x 1.5 metre pedestrian visibility sight splay as measured from the highway boundary, shall be provided on both sides of the vehicular access. There shall be no obstruction above a height of 600mm as measured from the finished surface of the access within the area of the visibility sight splays thereafter.

*This application is before this Committee since the recommendation differs from the views of the local council (Pursuant to Section P4, Schedule A (g) of the Council's Delegated Functions).*

**Description of Proposal:**

This application is to increase the width of an existing vehicle crossover.

**Description of Site:**

The property is a semi-detached two-storey dwelling situated in a rectangular plot and located on the eastern side of Hainault Road, a classified road within the built up area of Chigwell. The street scene comprises of a varied mix of house styles and designs.

### **Relevant History:**

None relevant to this application although historically planning permission has been sought and granted for:

Granted 1974: Two-storey side extension and provision of a garage at the end of rear garden

Granted 1983: Conservatory

Granted 2006: Two storey and single storey rear extensions with roof alterations (Revised application)

Granted 2007: Erection of porch, two storeys and single storey rear extensions and loft conversion.

### **Policies Applied:**

The main issues and considerations in relation to this application are road safety and amenity of neighbouring properties.

- The property is a semi-detached dwelling and the proposed development would be located along Hainault Road, a classified road and hence the reason for this application.
- The proposal is to increase the existing crossover from 2.9m to 5.8m. This increase will have no adverse impact on public transport operations; bus stops, pedestrian access or the free flow of traffic to the property.
- There will be no impact on the highway, trees or any other amenity feature.
- The crossover will not entail the removal of any highway equipment.
- It will have no adverse impact on road safety, will provide adequate sight lines and there will be room to easily accommodate vehicles within the site in compliance with ST4.
- There is hard standing in front of the property that provides off street parking for a minimum of two parking spaces, sufficient to meet the parking standard requirements.
- The planter at the front of the property will be reduced from 5.7 to 2.8m to enable the proposal, however, planning permission is not required in order to do this, hence this cannot justify a refusal.
- The Parish Council Objects that the proposed crossover will be too wide and will be out of keeping with the street scene, however; numerous other crossovers exist in the immediate vicinity with widths similar or wider to what is proposed, including adjoining semi-detached dwelling no. 90 Hainault Road.
- Therefore, the proposal will not be out of keeping and will fit in with surrounding properties and on the street scene.

### **Conclusion**

The application is considered to be acceptable and is recommended for approval with conditions.

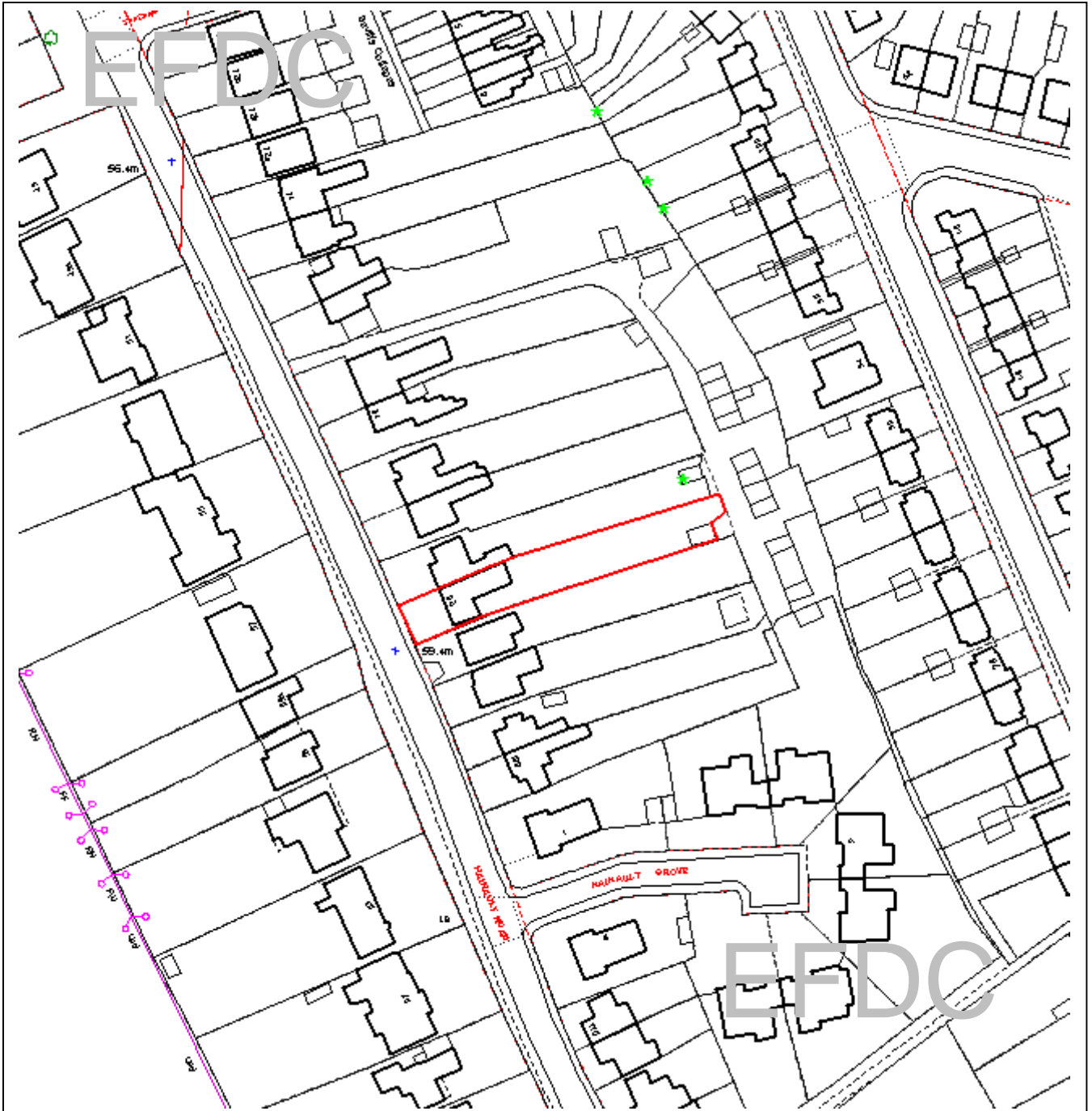
### **SUMMARY OF REPRESENTATIONS:**

PARISH COUNCIL – objects on the grounds that the crossover width would be too wide and that it would be out of keeping with the street scene.



# Epping Forest District Council

## Area Planning Sub-Committee South



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<b>Agenda Item Number:</b>	<b>3</b>
Application Number:	EPF/2132/07
Site Name:	92 Hainault Road, Chigwell, IG7 5DH
Scale of Plot:	1/1250

**Report Item No: 4**

<b>APPLICATION No:</b>	EPF/2279/07
<b>SITE ADDRESS:</b>	27 Hycliffe Gardens Chigwell Essex IG7 5HJ
<b>PARISH:</b>	Chigwell
<b>WARD:</b>	Grange Hill
<b>APPLICANT:</b>	Mr A.Foot
<b>DESCRIPTION OF PROPOSAL:</b>	Single storey rear/side extension. (Amended application)
<b>RECOMMENDED DECISION:</b>	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.

*This application is before this Committee since the recommendation differs from the views of the local council (Pursuant to Section P4, Schedule A (g) of the Council's Delegated Functions).*

**Description of Proposal:**

Consent is being sought for a single storey rear/side extension. This would be 3m deep and 7m wide to the rear and would extend around the corner by an additional 1.2m width and 2.4m depth. This would have a pitched roof to a maximum height of 3.5m.

**Description of Site:**

Two storey semi-detached dwelling located on the southern side of Hycliffe Gardens, Chigwell.

**Relevant History:**

EPF/1771/07 - Single storey rear extension – withdrawn 24/09/07

**Policies Applied:**

DBE9 and DBE10 – Residential Development Policies

### **Issues and Considerations:**

The submitted plans show a loft extension, which involves the erection of a hip to gable extension and installation of a rear dormer window. These are to be built as permitted development, and do not require planning permission. Therefore the main issues here relate to the potential impact on the neighbouring properties and with regards to the design of the single storey rear extension.

#### *1. Impact on No. 25*

The neighbouring dwelling has an existing single storey rear conservatory to the same depth as the proposed extension. This has a half glazed wall on the shared boundary facing the application site. Whilst the light from this part of the conservatory would effectively be blocked out the remainder of the conservatory would still gain direct sunlight throughout most of the day. Although slightly obscured the glazing in the side wall of the neighbour's conservatory still directly overlooks the application site's rear garden. This proposed rear extension would overcome this issue and would be a reasonable addition to the property.

#### *2. Impact on No. 29*

The proposed single storey rear/side extension would be set 1m off the side boundary with No. 29. This extension would be to an acceptable depth of 3m beyond the existing rear wall of both the application dwelling and the neighbours property, and would have a roof which pitches away from the shared boundary to minimise the height of the proposal. Although there would be some loss of morning sunlight to the neighbours side kitchen door, this room is adequately served and lit by a rear window and due to this there would be no detrimental impact on this neighbouring property. Therefore complies with Local Plan policy DBE9.

The proposed rear/side extension would have a pitched roof in keeping with the main dwelling. It would be a reasonable sized addition to this semi-detached property, and would be similar to other rear extensions in the locality. Although the roof of the proposed extension is slightly higher than the roof of the existing side garage, given the set back from the front of the property this would not be immediately visible from the street scene. Due to this the proposal complies with Policy DBE10 of the Local Plan.

Whilst the loft conversion to be erected as permitted development is not under consideration here it is worth noting that this is very similar to the existing loft conversion on No. 25. This hip to gable extension and rear dormer are within the permitted development rights and, provided they are erected prior to the single storey rear extension, they would not require planning permission. An informative to this effect will be placed on the Decision Notice, should the Committee agree to grant planning permission.

### **Conclusion:**

In light of the above the single storey rear/side extension is acceptable and is therefore recommended for approval.

### **Summary of Representations:**

PARISH COUNCIL – Object as they feel the permitted development rights have already been exhausted and that the proposal represents an overdevelopment of the site and would have an overbearing impact on the neighbouring property and reduce their light.

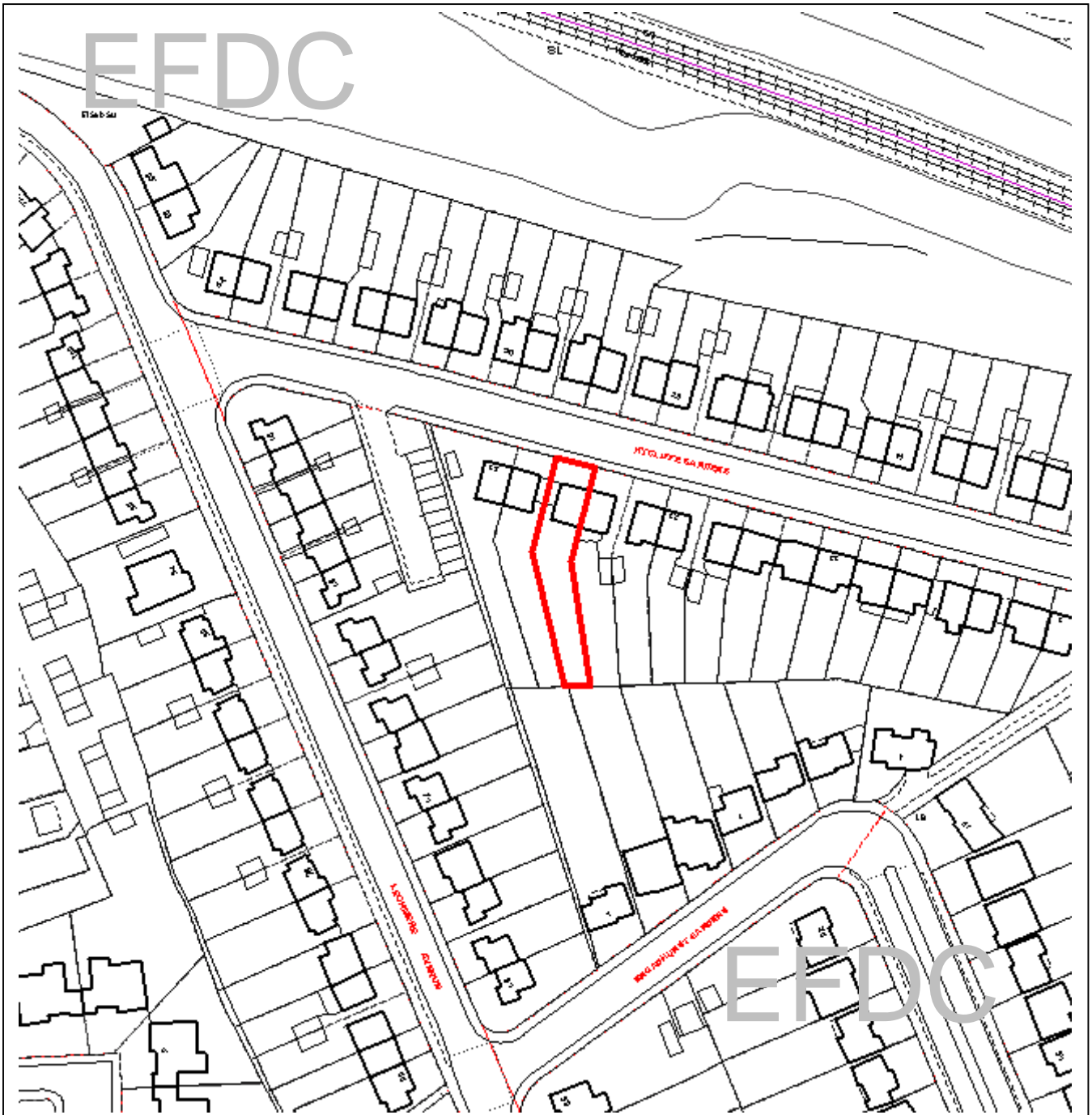
25 HYCLIFFE GARDENS – Object as the rear extension would result in a loss of light, may not compliment the existing building, and combined with the loft extension and existing garage would result in an overdevelopment of the site.

29 HYCLIFFE GARDENS – Object as the rear/side extension would restrict daylight to the kitchen, the extension would be an overdevelopment of the property, and the extension would be bulky and overbearing.



# Epping Forest District Council

## Area Planning Sub-Committee South



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<b>Agenda Item Number:</b>	<b>4</b>
Application Number:	EPF/2279/07
Site Name:	27 Hycliffe Gardens, Chigwell, IG7 5HJ
Scale of Plot:	1/1250



**Report Item No: 5**

<b>APPLICATION No:</b>	EPF/1910/07
<b>SITE ADDRESS:</b>	197 The Broadway Loughton Essex IG10 3TE
<b>PARISH:</b>	Loughton
<b>WARD:</b>	Loughton Broadway
<b>APPLICANT:</b>	Mr R Allen
<b>DESCRIPTION OF PROPOSAL:</b>	Erection of two storey dwelling house, single storey rear extension and front porch.
<b>RECOMMENDED DECISION:</b>	Grant Permission (With Conditions)

**CONDITIONS**

- 1 The development hereby permitted must be begun not later than the expiration of three years beginning with the date of this notice.
- 2 Details of the types and colours of the external finishes shall be submitted for approval by the Local Planning Authority in writing prior to the commencement of the development, and the development shall be implemented in accordance with such approved details.
- 3 Prior to first occupation of the building hereby approved the proposed window openings in the first floor flank wall shall be fitted with obscured glass with top hung night vents only, and shall be permanently retained in that condition.
- 4 Notwithstanding the provision of the Town and Country Planning General Permitted Development Order 1995 (or of any equivalent provisions of any Statutory Instrument revoking or re-enacting the Order) no windows other than any shown on the approved plan shall be formed at any time in the flank walls of the building hereby permitted without the prior written approval of the Local Planning Authority.
- 5 Notwithstanding the provision of the Town and Country Planning General Permitted Development Order 1995 (or of any equivalent provisions of any Statutory Instrument revoking or re-enacting that Order) no enclosure or balcony shall be formed at any time on any part of the roof of the development hereby approved without the prior written approval of the Local Planning Authority.
- 6 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 A, B and D shall be undertaken without the prior written permission of the Local Planning Authority.

- 7 Pedestrian to driver visibility splays of 1.5m x 1.5m, as measured from the back of the footway, shall be provided on both sides of the access and shall not contain obstructions above the height of 600mm.
- 8 Gates shall not be erected on the vehicular access to the site without the prior written approval of the Local Planning Authority.
- 9 The parking area and turning area shown on the approved plan shall be provided prior to the first occupation of the development and shall be retained free of obstruction thereafter.
- 10 The access hereby approved shall not exceed a gradient of 4% and shall not be formed of unbound material.

*This application is before this Committee since the recommendation differs from the views of the local council (Pursuant to Section P4, Schedule A (g) of the Council's Delegated Functions).*

**Description of Proposal:**

Consent is being sought for the erection of a two storey attached dwelling house and a single storey rear extension and front porch to the existing property.

**Description of Site:**

Two-storey semi detached dwelling located on the western side of The Broadway, Loughton. This property is one of two double wide plots, the other of which (No. 195) has had permission granted for the erection of a new dwelling. There was an existing two storey side extension and single storey detached garage on this site, which have now been removed.

**Relevant History:**

EPF/0775/92 - Erection of first floor extension to side – approved/conditions 15/09/92  
EPF/0195/07 - Alteration and extension to existing dwelling to provide 4 no. 2 bed flats – refused 05/04/07  
EPF/1326/07 - Alteration and extension to existing dwelling to provide 4 no. 2 bed flats (revised application) – refused 16/08/07

**Policies Applied:**

DBE1 – Building in Context  
DBE2 & DBE9 – Amenity Considerations  
DBE8 – Amenity Space Provision  
DBE10 – Residential Extensions  
ST4 – Road Safety  
ST6 – Vehicle Parking

## **Issues and Considerations:**

The main issues here are whether the development would be out of character with the immediate surrounding area, its effects to the amenities of nearby residents, its design and layout, and with regards to highway safety.

### *1. Appropriateness*

The character of this section of The Broadway is predominantly terraced and semi-detached houses. The adjoining site, No. 195, received planning approval for an almost identical scheme in 2005, and therefore this proposal would result in two rows of three terraced properties. The site is a double width plot and due to this the erection of an additional house in this location would not be detrimental to the character of the street scene.

### *2. Design*

The proposed house would result in three terraced dwellings. The neighbouring site, No. 195, has recently erected an attached house forming three terraced properties almost identical to this scheme, and there are several other examples of terraced houses in the surrounding area. Due to this there would be no unduly detrimental impact on the appearance of the street scene.

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

The proposed front porches on both No. 197 and on the new house would be similar to several others in the locality and would not be detrimental to the street scene.

### *3. Neighbouring Amenity Considerations*

The impact on 195 would be minimal as the new dwelling would be set back by 1m from the boundary at its closest point and would be of an almost identical size. Also the neighbouring site is set 0.5m higher than the application site, which lessens any potential impact.

The single storey rear extension on the existing property would be to an acceptable depth of 3m and would not detrimentally impact on light or visual amenities to the neighbour at No. 199.

The Town Council have objected to the application under policy DBE2 as the proposal would have a 'detrimental effect upon neighbouring properties by causing a terracing effect'. Policy DBE2 does not relate to the creation of a terracing effect. This is dealt with under DBE10, which deals with extensions to properties and not new buildings. As previously mentioned the creation of a row of three terraced properties would not be out of character with the street scene, as there is a row of three terraced houses at No. 193-195b and several terraced properties opposite the site, and any monetary concerns regarding property value are not planning issues.

### *4. Amenity Provision*

The existing property currently sits in a double width plot with a lengthy rear garden. Even when subdivided the amenity space would be adequate to serve both the existing house and the proposed new dwelling.

### *5. Highways Issues*

This application proposes four parking spaces in the front garden accessed from the existing crossover, which would more than adequately meet the vehicle parking standards for two

dwellings in a sustainable location close to public transportation and local amenities. This is an almost exact replica of the car parking layout approved on No. 195, and subject to conditions would not be detrimental to highway safety.

**Conclusion:**

The erection of an attached dwelling, single storey rear extension and front porch would comply with Local Plan policies and is therefore recommended for approval.

**Summary of Representations:**

TOWN COUNCIL – Object to the application which was contrary to policy DBE2 due to the detrimental effect upon neighbouring properties by causing a terracing effect.



**Report Item No: 6**

<b>APPLICATION No:</b>	EPF/2146/07
<b>SITE ADDRESS:</b>	Rear of unit 1 and unit 2 258 High Road Loughton Essex IG10 1RB
<b>PARISH:</b>	Loughton
<b>WARD:</b>	Loughton St Marys
<b>APPLICANT:</b>	Mr Peter Pendleton
<b>DESCRIPTION OF PROPOSAL:</b>	To change the use of the office space to the rear of the ground floor of unit 1 258 High Road Loughton, to a class A3 restaurant with an ancillary takeaway element, to be used in conjunction with the adjacent existing restaurant (unit 2). Permission is also sought for the installation of a new shop front to unit 2, the erection of a small extension at the rear of the property and installation of some new ventilation/ air-conditioning equipment.
<b>RECOMMENDED DECISION:</b>	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 Equipment shall be installed to suppress and disperse cooking/food preparation fumes and smell to a minimum. The equipment shall be effectively operated and maintained for so long as the use continues. Details of the equipment shall be submitted to, and approved by, the Local Planning Authority and the equipment shall be installed and be in full working order to the satisfaction of the Local Planning Authority prior to the commencement of use.
- 4 The restaurant hereby permitted shall not be open to customers outside the hours of 12:00 to 23:30 on Monday to Saturday, and 12:00 to 22:30 on Sundays or Bank/public holidays.
- 5 The outside areas shall not be used by customers after 22:00 and the patio doors shall be closed at 22:00 and retained as such thereafter.

*This application is before this Committee since the recommendation differs from the views of the local council (Pursuant to Section P4, Schedule A (g) of the Council's Delegated Functions).*

### **Description of Proposal:**

Application for the change of use of the office space to the rear of the ground floor of unit 1 from Class A1 (retail) and Class B1 (offices) to Class A3 (restaurant with ancillary takeaway) to be used in conjunction with the adjacent restaurant within unit 2.

The application also proposes the installation of a new shop front for unit 2, the erection of an 8m wide by 3m deep flat roofed single storey rear extension, and the installation of new ventilation/air conditioning units on the new extension and rear wall of the property.

### **Description of Site:**

The application site comprises a two storey building and it is part of three ground floor units located at the northwestern side of the High Road. The front part of Unit 1 was last used for temporary sale of fireworks and prior to that a vacant dry cleaners (A1) in unit 1, a restaurant (A3) in unit 2, and a sandwich bar (A1) in unit 3, and lies within the key frontage of Loughton Town Centre. The first floor is occupied by office space and permission was granted in 2003 for a third storey mansard roof extension.

### **Relevant History:**

EPF/0444/07 – Change of use of the ground floor unit 1, from Class A1(dry cleaners) to Class A3 (restaurant with ancillary takeaway) to be used in conjunction with adjacent existing restaurant (unit 2). Installation of a new shop front, erection of a rear extension and installation of new ventilation/air conditioning equipment – refused 27/04/07

EPF/1431/07 – Change of use of the ground floor unit 1, from Class A1(dry cleaners) to Class A3 (restaurant with ancillary takeaway) to be used in conjunction with adjacent existing restaurant (unit 2). Installation of a new shop front, erection of a rear extension and installation of new ventilation/air conditioning equipment – refused 05/09/07

### **Policies Applied:**

TC3 – Town Centre Function  
DBE9 – Amenity Considerations  
DBE12 – New Shopfronts  
RP5 – Noise and Other Forms of Pollution

### **Issues and Considerations:**

The main concerns are the loss of the A1 unit, any possible effect on the vitality and viability of the town centre, and any impact on neighbouring properties. The previous applications were refused on the following grounds:

1. The proposed change of use from A1 to A3 would result in more than two adjacent non-retail units within the Key Frontage and would be detrimental to the vitality and viability of the Town Centre, contrary to policies TC3 and TC4 of the adopted Local Plan and alterations.
2. Insufficient information has been submitted with regard to the specifications of the proposed extract duct. In the absence of this information, it is considered that the duct

would result in an odour nuisance to neighbouring residential and commercial properties, contrary to policies DBE9 and RP5 of the adopted Local Plan and alterations.

Due to this the main consideration in this application is whether these reasons for refusal have been overcome.

### 1. Loss of the retail unit

Unlike the previously refused application, this proposal for a new restaurant does not propose to change the use of the rear part of unit 1 and would retain the front part as A1.

Details have been submitted regarding council tax from 1997 showing that the rear part of this unit has been used as an office for more than 10 years. The Council is not convinced that this has been the case, especially since there are previously planning applications from 1997 showing the entire unit as one shop (EPF/0926/97), however it is accepted that the rear office has been in use as a separate unit to the front shop for several years, as it is shown on plans from 2003 as a separate unit (EPF/1494/03). Therefore the loss of this existing office to a restaurant in conjunction with the existing restaurant in unit 2 would not be any more detrimental to the viability of the town centre than existing, and would bring this section of the High Road back into use.

As the front of the unit would retain its A1 use, policy TC4 is no longer relevant. This is because the frontage to the street will still have a retail use and not a double fronted restaurant use. Visually, there is no functional change in the street scene from the current authorised use. Whilst this retail unit is small it is the same size as before and furthermore is currently vacant. It is possible for small shops and units to occupy a unit of this size, and with the restaurant coming back into use, the additional footfall that would be brought to this area could attract a new retail unit, should the current applicants not take over this unit themselves. The proposal therefore will not harm but add to the vitality and viability of this frontage and therefore the shopping centre.

### 2. Extract Duct

Further information has been received regarding the extract duct and its effect on neighbouring properties. The duct riser will run vertically up the back wall of the flats to a height 1m above the main roof. However, this is at the rear and there is what appears to be a plant equipment structure on the roof, such that its view from the street scene is minimal. With more technical information this time supplied, it is now felt that, subject to conditions, this would be acceptable. No objections have been raised by Environmental Health Officers.

### 3. Shop Front

The existing shop front to unit 2 is run down and unsightly and the proposed new shop front would be much more attractive and improve the visual aspect of this section of the High Road. The application proposes an outdoor seating area to the front of the site, on an area of privately owned pavement, which is 2.6m deep. At this location the pavement is especially wide (due to a combination of the public highway and the privately owned pavement) and there is adequate space for an outdoor seating area without interrupting the free flow of pedestrian movement. There is a postbox and telephone booth almost directly outside unit 2, on the public section of the highway, however even with this seating area there would be sufficient space for pedestrians to negotiate this area. The seating area would not extend beyond the wall enclosing the private pavement in front of the Methodist Church, and is felt to be acceptable.



#### 4. Rear Extension

The proposed single storey extension would have a floor area of 24 sq. m. and would be located to the rear of the site. It would have no detrimental impact on any neighbouring properties and, although flat roofed, would be designed in keeping with the original building. It will therefore have a limited impact on visual amenity.

#### 5. Other Considerations

The proposed opening times of the restaurant would be 12:00 until 23:30. Although in general this would be acceptable within a town centre, given the close proximity of the site to residential properties above Brooklyn Court (opposite) and above No. 252 (adjacent), use of the outside areas for restaurant use should be limited to 22:00 and the patio doors leading out from the restaurant to the outside seating area, should be closed also at this time.

#### **Conclusion:**

The revised application has overcome the previous reasons for refusal and complies with Local Plan policies. The extra floorspace for the proposed restaurant will not change the frontage and therefore with the front part of unit 1 remaining retail, the vitality and viability of the frontage and the shopping centre will not be harmed. The shopfront change will be in keeping with the street scene and the extract duct will not be harmful to the locality. Therefore this application is recommended for approval.

#### **Summary of Representations:**

TOWN COUNCIL – Object to the application due to the takeaway element because of the rubbish produced by this type of premises and possible disorderly conduct caused by customers. The retail space remaining does not look big enough to be viable.

LOUGHTON RESIDENTS ASSOCIATION – Object as the retail unit would be too small to be viable.

16 YORK HILL – Support the application as the existing unit is in a poor state and its use as a 'dim t' restaurant would be an advantage to the town centre (also contained petition signed by 21 people).

184 HIGH ROAD – Support the application as the existing vacant unit is an eyesore.

9 MARJORAMS AVENUE – Support the application as the existing vacant unit is an eyesore.

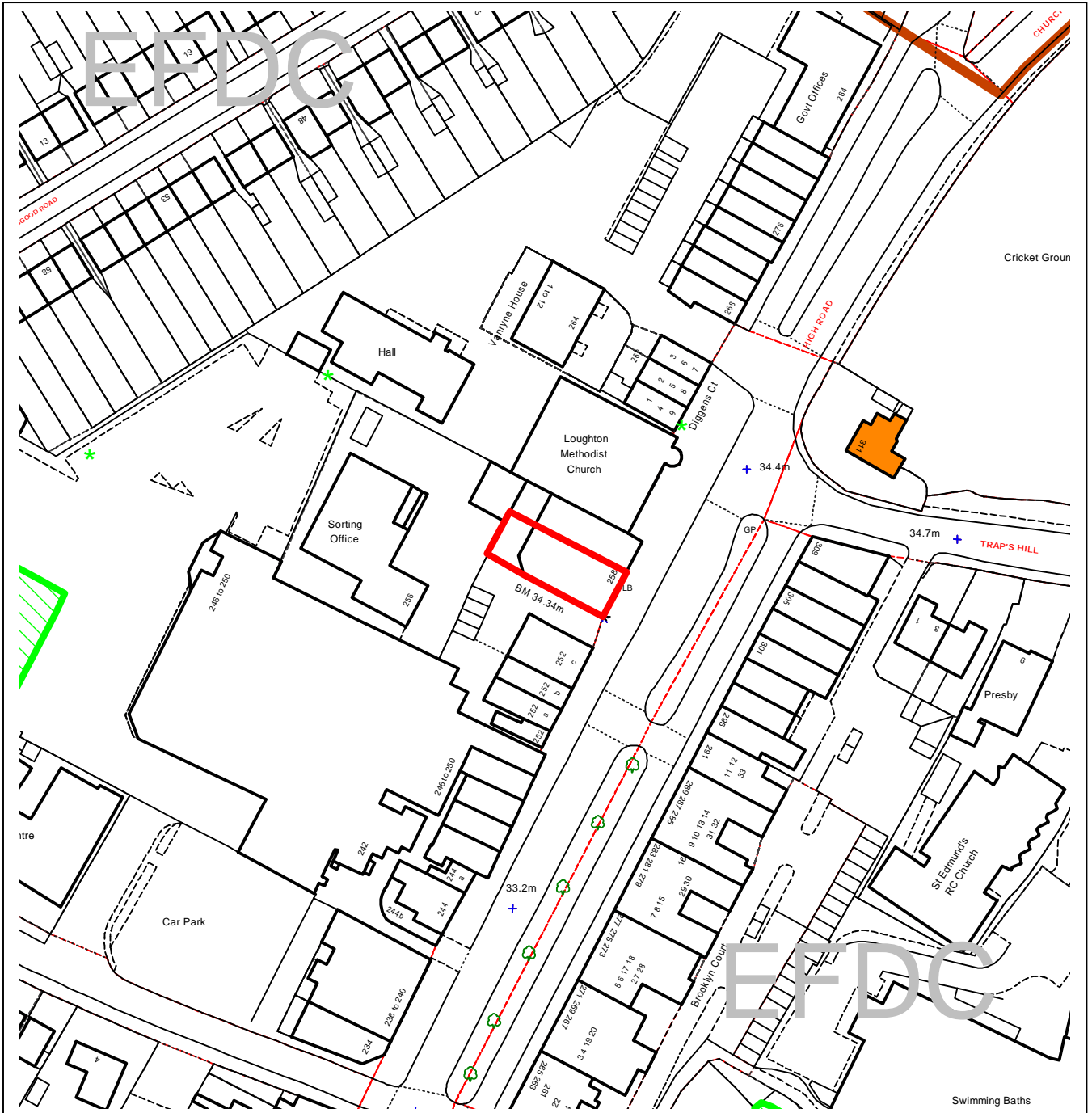
AUTO REPAIR CENTRE, RECTORY LANE – Support the application as the vacant unit is in a state and a double restaurant would be an improvement.

6 NEWNHAM CLOSE – Support the application



# Epping Forest District Council

## Area Planning Sub-Committee South



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<b>Agenda Item Number:</b>	<b>6</b>
Application Number:	EPF/2146/07
Site Name:	Rear of Unit 1 & 2, 258 High Road, Loughton, IG10 1RB
Scale of Plot:	1/1250

**Report Item No: 7**

<b>APPLICATION No:</b>	EPF/2251/07
<b>SITE ADDRESS:</b>	45 The Crescent Loughton Essex IG10 4PU
<b>PARISH:</b>	Loughton
<b>WARD:</b>	Loughton Forest
<b>APPLICANT:</b>	J Moncur
<b>DESCRIPTION OF PROPOSAL:</b>	Demolition of existing detached dwelling and erection of new two storey five bedroom detached house.
<b>RECOMMENDED DECISION:</b>	Grant Permission (With Conditions)

**CONDITIONS**

- 1 The development hereby permitted must be begun not later than the expiration of three years beginning with the date of this notice.
- 2 Details of the types and colours of the external finishes shall be submitted for approval by the Local Planning Authority in writing prior to the commencement of the development, and the development shall be implemented in accordance with such approved details.
- 3 Prior to first occupation of the building hereby approved the proposed window openings in the northwest facing first floor flank wall shall be fitted with obscured glass and have fixed frames, and shall be permanently retained in that condition.
- 4 Notwithstanding the provision of the Town and Country Planning General Permitted Development Order 1995 (or of any equivalent provisions of any Statutory Instrument revoking or re-enacting the Order) no windows other than any shown on the approved plan shall be formed at any time in the flank walls of the building hereby permitted without the prior written approval of the Local Planning Authority.
- 7 Prior to commencement of development, details of levels shall be submitted to and approved by the Local Planning Authority showing the levels of the site prior to development and the proposed levels of all ground floor slabs of buildings, roadways and accessways and landscaped areas. The development shall be carried out in accordance with those approved details.
- 8 A flood risk assessment shall be submitted to and approved by the Local Planning Authority prior to commencement of the development. The assessment shall demonstrate compliance with the principles of Sustainable Drainage Systems (SuDS). The approved measures shall be carried out prior to the first occupation of the building hereby approved and shall be adequately maintained in accordance with a management plan to be submitted concurrently with the assessment..

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

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

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

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

*This application is before this Committee since the recommendation differs from the views of the local council (Pursuant to Section P4, Schedule A (g) of the Council's Delegated Functions).*

**Description of Proposal:**

This is a revised application following a previously withdrawn scheme for the demolition of existing detached bungalow dwelling and erection of two-storey five bedroom detached house.

**Description of Site:**

The application site comprises of a detached bungalow in a rectangular plot, situated on the northeastern side of The Crescent. Tennis courts border the rear of the site. Access into the site is not level ground and the ground level drops at the rear of the site. Surrounding properties are of varied designs and styles comprising of two-storey dwelling houses and bungalow dwellings set in a relatively uniform building line.

**Relevant History:**

EPF/1678/07 - Demolition of existing detached dwelling and erection of new two storey five bedroom detached house: Withdrawn - 04/01/2002

## **Policies Applied:**

### Local Plan:

DBE1- Design of new buildings

DBE2 – Detrimental effect on existing and surrounding properties

DBE9 – Amenity considerations.

LL10 – Landscaping

T17 - Parking

## **Issues and Considerations:**

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

This is a revised application to a previous withdrawn application (see history) of a similar description. The proposal is to demolish the existing bungalow and erect a two-storey detached dwelling.

### *1. Design:*

In consideration of the acceptability of a two-storey dwelling to replace the existing bungalow, an important aspect is that the street scene is a varied mix of two-storey dwellings and bungalows. As there are no predominant building styles on the street scene, a two-storey dwelling with appropriate materials will fit in appropriately on the street scene.

The siting of the new dwelling adopts a minimum 1.0m set back from the boundaries and maintains the existing front building line. The fenestration is simple in style and a rendered finish is proposed with a pitched crown roof with added attractive design elements to the façade that will be in keeping in the street scene.

In support of the application the design and access statement offers that the stepped entrance will be revised to a flush entrance to meet with requirements for disable access. Also, the self-contained sitting room on the ground floor could be adapted into a ground floor bedroom if necessary for disabled use in line with the lifetime homes initiative.

The principle of replacing the existing bungalow with a two-storey dwelling is acceptable and the overall design meets with this council's requirements.

### *2. Effect on existing and surrounding properties:*

The property covers a similar footprint to the existing bungalow. Whereas the existing bungalow measures 9.3m in width and 8.4m in depth, with additional small rear kitchen extension and outbuilding close to the boundary with no. 45a and an attached garage onto the boundary with no. 47, in comparison, the proposed two-storey dwelling measures 10.3m at the widest width towards the rear and 8.1m in depth with an additional 0.5m for the entrance porch. The new dwelling maintains a minimum distance of 1.0m from both boundaries of the site, which is acceptable on the street scene and adopts an overall appearance that fits in with neighbouring surroundings in terms of scale, siting, proportion, height, orientation and roofline.

A condition will require details of the types and colours of materials to be submitted during construction to ensure that the finishing will match that of surrounding dwellings.

### 3. Amenity:

There are no windows that serve habitable rooms on the flank wall of both adjacent properties to the site. The proposed new dwelling is set back 2.4m from the dwelling at no. 45a and 2.8m from no. 47. The height of the proposed two-storey dwelling measures 4.5m to the eaves and the overall height with the pitched crown roof is 7.2m. Due to the combination of the proposed height and the relationship with adjacent dwellings, there will be no significant effects of overlooking or overshadowing to neighbours amenity from this proposal.

There is a front facing dormer window at no. 45a and a first floor window on the flank wall of the proposed new dwelling, as this window serves a bathroom, a condition for obscure glazing will overcome any concern relating to loss of privacy.

Neighbours objections have been noted however, there are no additional concerns relating to neighbours amenity from this proposal.

### 4. Parking:

For a five-bedroom dwelling, parking standards recommends 2 parking spaces. Two off-street parking spaces have been provided at the front of the site that meets with parking standard requirement.

### 5. Landscaping:

There are no preserved trees within the curtilage of the site. The tree officer has recommended that a landscaping scheme at the front of the proposed dwelling will enhance the appearance and this can be achieved with a landscaping condition.

## **Conclusion**

The proposed two-storey detached dwelling will not cause any detrimental harm to the amenities of adjacent neighbours and will not be out of character in the surrounding area. It complies with relevant Local Plan Policies DBE1, DBE2, DBE9, DBE10, LL10 and T17 and is therefore recommended for approval with conditions.

## **SUMMARY OF REPRESENTATIONS:**

TOWN COUNCIL - Will present comments at meeting

46 THE CRESCENT - Objects: Two bungalow dwellings have been demolished this year. Proposal will cause noise, pollution, parking problems, pressure on water supply and existing sewage. The two-storey dwelling will overlook her property opposite the site.

47 THE CRESCENT - Objects: Two-storey dwelling will overlook her garden and patio, which will intrude on privacy. Roof will block light and proposal will cause parking problems.

45a THE CRESCENT - Objects: Two storey dwelling will be considerably higher than their roofline leading to loss of sunlight. Will worsen existing major parking problems. Insufficient space for two vehicles to park within front boundary. Confirm side wall of proposed building adjacent to their property will be at same position as existing bungalow wall. Concerned about contractors/builders to be used.



# Epping Forest District Council

## Area Planning Sub-Committee South



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<b>Agenda Item Number:</b>	7
Application Number:	EPF/2251/07
Site Name:	45 The Crescent, Loughton, IG10 4PU
Scale of Plot:	1/1250

**Report Item No: 8**

<b>APPLICATION No:</b>	EPF/2277/07
<b>SITE ADDRESS:</b>	Land adj 18 Dunmow Close Loughton Essex IG10 3AS
<b>PARISH:</b>	Loughton
<b>WARD:</b>	Loughton Roding
<b>APPLICANT:</b>	Mr & Mrs G Torresan
<b>DESCRIPTION OF PROPOSAL:</b>	Erection of three bedroom attached house.
<b>RECOMMENDED DECISION:</b>	Grant Permission (With Conditions)

**CONDITIONS**

- 1 The development hereby permitted must be begun not later than the expiration of three years beginning with the date of this notice.
- 2 Materials to be used for the external finishes of the proposed extension, shall match those of the existing building.
- 3 Notwithstanding the provision of the Town and Country Planning General Permitted Development Order 1995 (or of any equivalent provisions of any Statutory Instrument revoking or re-enacting the Order) no windows other than any shown on the approved plan shall be formed at any time in the flank walls of the building hereby permitted without the prior written approval of the Local Planning Authority.
- 4 Wheel washing or other cleaning facilities for vehicles leaving the site during construction works shall be installed in accordance with details which shall be submitted to and agreed in writing by the Local Planning Authority and these facilities installed prior to the commencement of any building works on site, and shall be used to clean vehicles leaving the site.
- 5 Details of vehicular access to the site shall be submitted to and agreed in writing by the Local planning Authority before any work commences on site.
- 6 Prior to the commencement of the development details of the proposed surface materials for the driveway shall be submitted to and approved in writing by the Local Planning Authority. The agreed surface treatment shall be completed prior to the first occupation of the development
- 7 Prior to first occupation of the building hereby approved the proposed window opening in the rear elevation (facing south) nearest the boundary with nos. 1-3 Danbury Road at first floor level, shall be fitted with obscure glass in fixed frames up to a height of 1.7m as measured from the internal floor level of that room and shall be permanently retained in that condition thereafter.



- 8 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 A and B shall be undertaken without the prior written permission of the Local Planning Authority.

*This application is before this Committee since the recommendation differs from the views of the local council (Pursuant to Section P4, Schedule A (g) of the Council's Delegated Functions).*

**Description of proposal:**

Erection of an attached three bedroom house, measuring 7m x 6.6m, by 8.2m high with gable end pitched roof and an off street parking space, on the east flank of No 18 Dunmow Close. This would change a pair of semis into a terrace of three.

**Description of Site:**

A roughly triangular area of garden on the east flank of No 18 Dunmow Close, a semi detached two storey dwelling near the end of the cul de sac. The surrounding area consists of two storey semi detached houses and two storey terraces in this area. There are a number of mature trees in the garden area.

**Relevant History:**

EPF/0381/06 Two bed roomed detached house  
Appeal dismissed Apr 2007. refused

**Policies Applied:**

DBE 1 New buildings  
DBE 2 New buildings amenity  
DBE 6 Car Parking  
DBE 8 Amenity space  
DBE 9 Neighbour Amenity  
DBE 10 Visual Amenity  
LL10 Landscaping  
ST4 Traffic Criteria

**Issues and Considerations:**

The main issues in this application are:

1. Whether the site can accommodate a new building
2. Design
3. Residential amenity
4. Landscaping
5. Highway safety.

In the 2007 appeal decision the Inspector was of the opinion that a detached house would adversely affect the openness of the road, be incongruous and out of keeping with the street scene, and be of a cramped appearance.

#### 1. Building in Context

- This scheme would see a two storey house of very similar appearance to the existing pair erected on the eastern flank of the existing dwelling. This would change a pair of semi detached houses into a short terrace.
- The plot that will be created is a maximum of 12m wide and a maximum of 24m deep, and is roughly a triangular shaped opening.
- A minimum gap of 0.9m will be maintained to the site boundary, although this will be considerably greater for the majority of the side and rear wall of the building.
- The housing in this cul de sac are two storey semi-detached houses/maisonettes on wide plots, and this is a prominent plot in the street due to its position (which is on a junction between two gardens, resulting in an open aspect when viewed from the street)
- The scheme differs from the previous application by not being detached and it is considered that the scheme would integrate well with the existing pair of houses and would leave a satisfactory gap to the boundary due to its orientation and layout.
- It is the case that this scheme satisfactorily addresses the Inspector's concerns regarding the plot and the effect of a development upon it, resulting in a scheme which is not cramped or incongruous.
- This is a proposal which is considered acceptable in this urban area, and is in keeping with Government advice on the best utilisation of urban land and the provision of a diverse range of housing types
- The Town Council have raised the issue of this proposal turning a pair of semi-detached houses into a terrace. Whilst this is the case the area has a number of terraces in the vicinity and this proposal is of a restrained design which will not harm the character of the area.

#### 2. Design

- The proposed building will be very similar to the existing pair and integrates well with them. The Planning Inspector had criticised the previous detached house proposal because it was narrow fronted and not like the adjacent houses which are more broad fronted. This has been rectified in this latest submission.
- The materials can be conditioned to be similar to the local style.
- This is an acceptable design, respecting the properties in the immediate vicinity.

#### 3. Residential Amenity

- There is potential for overlooking into the garden area of the maisonettes at nos. 1-3 Danbury Road. Conifer trees provide some screening, but subject to the nearest first floor rear window being frosted (it serves a bathroom), then there will be no undue overlooking or loss of privacy.
- There would be no adverse loss of light to any of the neighbouring properties.
- No 1/3 Danbury Road would have a view, at an angle, into the new rear garden, from the first floor windows, but it is considered that this would not be so adverse as to justify a refusal.
- The private amenity space provided by the rear garden would be some 65m<sup>2</sup>. For a building with 4 habitable rooms the local plan recommends an area of 80m<sup>2</sup>. However, there is also amenity land at the side and front of the property and the shape of the rear garden, despite being smaller than its neighbours, is suitable for a three bedroom house.

#### 4. Landscaping

- No trees would be removed from the site.

5. *Highways*

- Both properties would have off street parking and the access would be widened to accommodate the new building. This would be across a highway verge and with the appropriate conditions would not cause any hazard.

**Conclusions**

For the reasons laid out above this application is therefore recommended for approval.

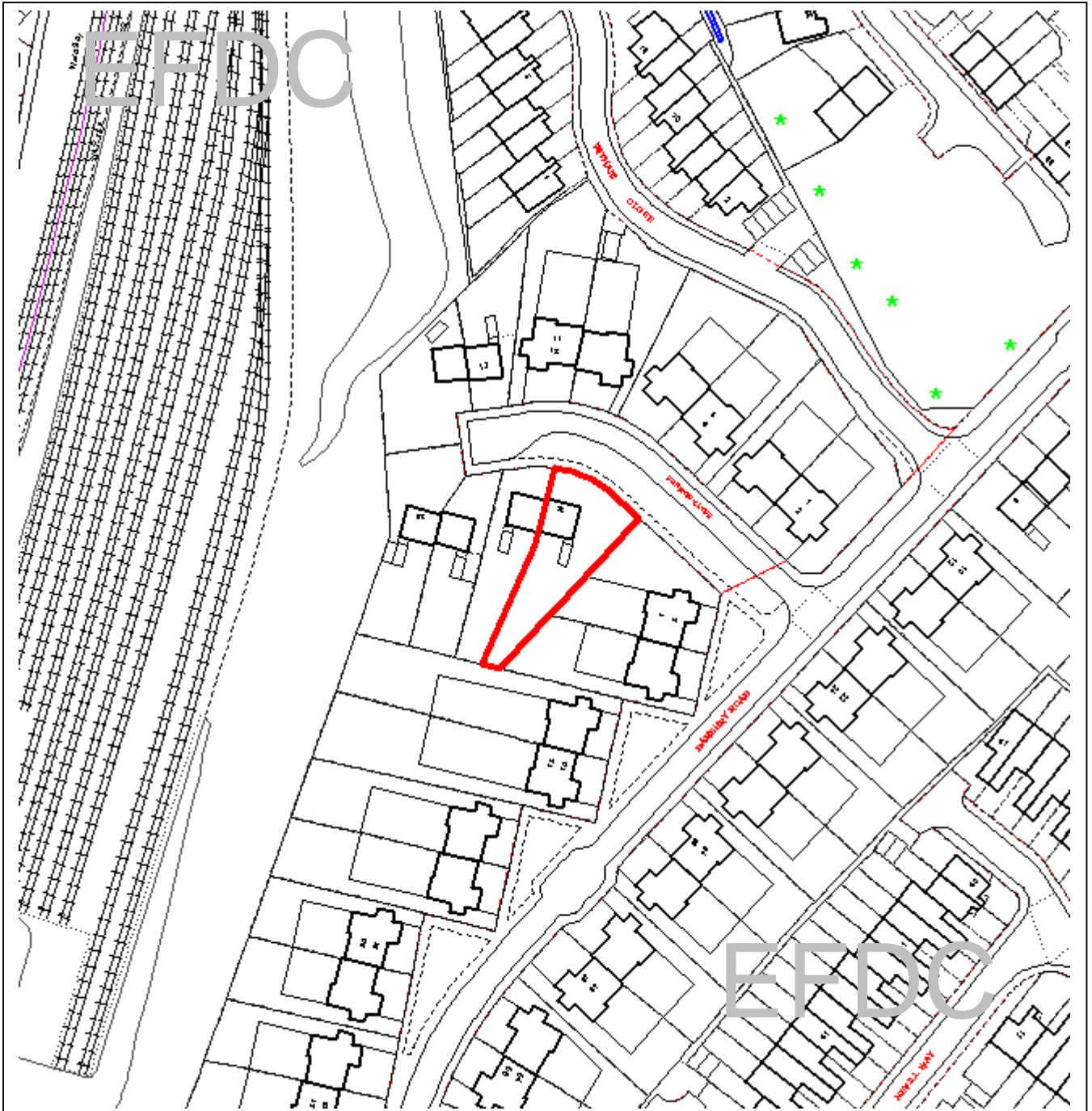
**SUMMARY OF REPRESENTATIONS**

TOWN COUNCIL – Object, contrary to policy DBE 2 due to the detrimental effect on neighbouring properties of turning a semi detached property into a terraced.



# Epping Forest District Council

## Area Planning Sub-Committee South



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<b>Agenda Item Number:</b>	<b>8</b>
Application Number:	EPF/2277/07
Site Name:	Land adj 18 Dunmow Close, Loughton, IG10 3AS
Scale of Plot:	1/1250

**Report Item No: 9**

<b>APPLICATION No:</b>	EPF/2302/07
<b>SITE ADDRESS:</b>	33 Barrington Road Loughton Essex IG10 2AX
<b>PARISH:</b>	Loughton
<b>WARD:</b>	Loughton Broadway
<b>APPLICANT:</b>	Norman Grace
<b>DESCRIPTION OF PROPOSAL:</b>	Single storey rear extension, two storey side extension, loft conversion and front porch.
<b>RECOMMENDED DECISION:</b>	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 this Committee since the recommendation differs from the views of the local council (Pursuant to Section P4, Schedule A (g) of the Council's Delegated Functions).*

**Description of Proposal:**

The rear extension would span the full width of the property and would be three metres in depth, with the corner cropped, following the boundary line.

The two storey element of the side extension would be approximately 3.3 metres in width and recessed from the front elevation of the dwelling by 0.5 metres and would project approximately 3.3 metres to the rear.

The single storey element of the side extension would be located to the front and side of the two storey section. The element to the side would be approximately 3 metres in width and the front

section would have a maximum depth of 2 metres and would be cropped, also following the line of the site boundary. It would have a hipped roof.

The front porch would be joined to the side of the extension and would be approximately 1.5 metres in depth.

The loft conversion would result in the insertion of four roof lights in the rear elevation.

### **Description of Site:**

The application site comprises an end of terrace dwelling located opposite a bend in Barrington Road. To the side of the dwelling is a garage block, which is accessed from Vere Road. There are hedges/shrubs along the boundary of the application site with 31 Barrington Road. The application property is set at a lower level than the road and the properties located on the other side of the bend.

### **Relevant History:**

EPF/1635/07. Single storey rear extension, two storey side extension, loft conversion and front porch. Refused 19/09/07.

This application was refused for the following reasons:

- The proposed two storey side extension, by virtue of its height and width would be an overly prominent addition that would be harmful to the character and appearance of the area, contrary to policy DBE10 of the Adopted Local Plan and Alterations.
- The proposed flat roofed dormer in the rear roof slope of the dwelling would by virtue of its height and position, be an incongruous addition that would be harmful to the character and appearance of the dwelling, contrary to policy DBE10 of the Adopted Local Plan and Alterations.

### **Policies Applied:**

#### Adopted Local Plan and Alterations

DBE9 – Residential Amenity

DBE10 – Extensions to Dwellings

### **Issues and Considerations:**

The main issues in this case are:

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

#### *1. Impact on neighbours*

With regard to the impact of the proposed development on the amenities of the occupiers of neighbouring dwellings, the two properties which would be most affected would be 31 and 35 Barrington Road.

31 Barrington Road is detached from the application dwelling and is located at an angle. The extensions would be set off the site boundary by at least a metre. Due to the position of the extension in relation to the neighbouring dwelling, it is not considered that there would be a

material loss of outlook or loss of light to the occupiers of the dwelling. Furthermore, the only windows which would face directly towards this property are the ground floor bathroom windows and lounge window and the window to the bedroom in the front of the extension. Any overlooking from the ground floor windows would be prevented by boundary treatment. The bedroom window would have a view over the front of no. 31, which is visible from the street. On this basis, it is not considered that there would be a material loss of privacy to the occupiers of this dwelling

Turning to the impact on no. 35, it is considered that the single storey rear extension would not result in any material loss of amenity, due to its depth and height. Concern has been expressed by the occupiers of this property that the two storey extension would result in a loss of light. However, the two storey element would be located a distance of approximately 5.7 metres from this neighbouring property and it is not, therefore, considered that there would be a material loss of amenity.

## 2. Design and Appearance

The main two storey and single storey side extensions are designed to be subservient to the main dwelling and their roofs are pitched at the same angle. It is considered that they are in keeping with the appearance of the existing dwelling and, following the revision from the previous application, it is considered that they are proportionate to the size of the property. The corner of the ground floor front extension would be cropped, to maintain the setback from the site boundary. Due to the application site being set at a considerably lower level than the street and due to the dwellings location on a corner in the road, it is considered that the extension would not be overly prominent within the street scene. The proposed loft conversion would involve the insertion of four roof lights in the rear roof slope of the dwelling. It is not considered that this would harm the appearance of the area.

## 3. Other matters

Concern has been raised by a neighbouring resident regarding the adequacy of the car parking available for the site. The parking is located to the rear of the site, accessed from Vere Road. The parking provision is in accordance with the Council's required standards. The site is also in close walking distance of shops in The Broadway and is very accessible.

## **Conclusion**

In light of the above approval, it is not considered that the proposed development would result in any material loss of amenity to the occupiers of neighbouring dwellings and it is not considered that the extension would be detrimental to the character and appearance of the area. Accordingly, it is recommended that planning permission be granted.

## **SUMMARY OF REPRESENTATIONS:**

*This report has been prepared just prior to the expiry of the consultation period (29/11/07). Any representations received prior to the meeting will be reported verbally by the presenting officer.*

TOWN COUNCIL. Objection. The Committee OBJECTED to this application which was contrary to Policies DBE 9 (i) & (ii), DBE 10 (i), (ii) and (a) of Epping Forest District Council's adopted Local Plan & Alterations due to being overbearing on the streetscene, possible overlooking and considered the development too big for the plot.

35 BARRINGTON ROAD. Objection. Lack of parking space – existing garage and one space in the garden is insufficient for six bedrooms. Although the rear of the existing house is to have a single storey, which will block some light, the two-storey extension on the side of the property,

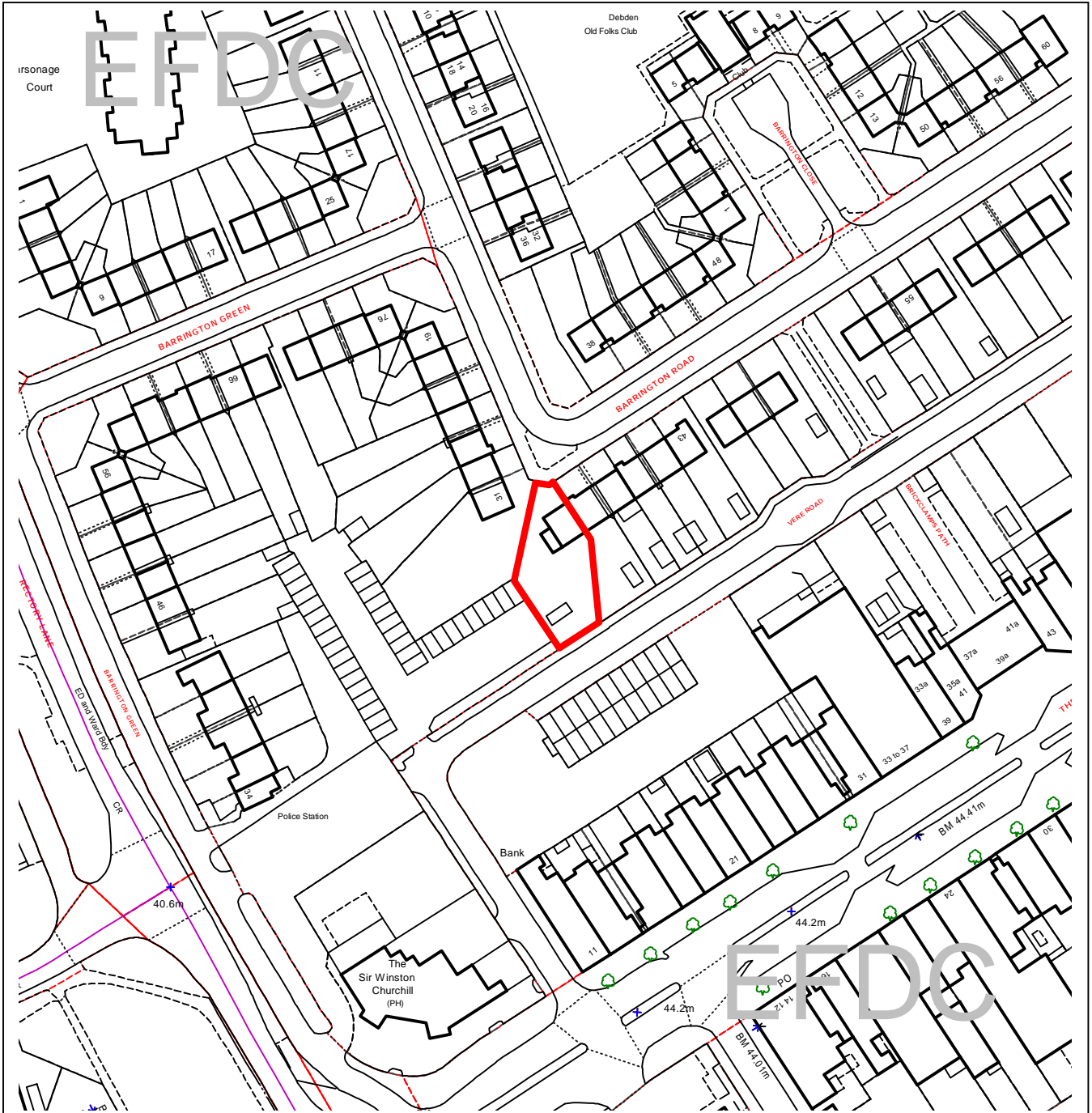
which appears to extend to the same line as the kitchen extension, will mean that I receive no light in my kitchen. The proposed development is not in keeping with the surrounding buildings, especially from the rear, as the house practically doubles in width.





# Epping Forest District Council

## Area Planning Sub-Committee South



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<b>Agenda Item Number:</b>	<b>9</b>
Application Number:	EPF/2302/07
Site Name:	33 Barrington Road, Loughton, IG10 2AX
Scale of Plot:	1/1250

**Report Item No: 10**

<b>APPLICATION No:</b>	EPF/2196/07
<b>SITE ADDRESS:</b>	Land to rear of 67 Lower Queens Road Buckhurst Hill Essex IG9 6DS
<b>PARISH:</b>	Buckhurst Hill
<b>WARD:</b>	Buckhurst Hill East
<b>APPLICANT:</b>	Mr. P Bowler
<b>DESCRIPTION OF PROPOSAL:</b>	Erection of new three bedroom dwelling. (Revised application)
<b>RECOMMENDED DECISION:</b>	Grant Permission (With Conditions)

**CONDITIONS**

- 1 The development hereby permitted must be begun not later than the expiration of three years beginning with the date of this notice.
- 2 Details of the types and colours of the external finishes shall be submitted for approval by the Local Planning Authority in writing prior to the commencement of the development, and the development shall be implemented in accordance with such approved details.
- 3 Prior to first occupation of the building hereby approved the proposed window openings in the first floor eastern flank wall shall be fitted with obscured glass and have fixed frames with top hung night vents only, and shall be permanently retained in that condition.
- 4 Notwithstanding the provision of the Town and Country Planning General Permitted Development Order 1995 (or of any equivalent provisions of any Statutory Instrument revoking or re-enacting the Order) no windows other than any shown on the approved plan shall be formed at any time in the flank walls of the building hereby permitted without the prior written approval of the Local Planning Authority.
- 5 Notwithstanding the 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 A, B, C and D shall be undertaken without the prior written permission of the Local Planning Authority.
- 9 The development, including site clearance, must not commence until a scheme of landscaping and a statement of the methods of its implementation have been submitted to the Local Planning Authority and approved in writing. The approved scheme shall be implemented within the first planting season following the completion of the development hereby approved.

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

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

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

*This application is before this Committee since the recommendation differs from the views of the local council (Pursuant to Section P4, Schedule A (g) of the Council's Delegated Functions) and the recommendation differs from more than one expression of objection (Pursuant to Section P4, Schedule A (f) of the Council's Delegated Functions).*

### **Description of Proposal:**

Revised application for the erection of a three bedroom detached property. The new house would be 7.7m wide and a 5.5m deep with a 4.6m by 4.5m two storey rear protrusion. The dwelling would be a low ridged, chalet bugalow style house with a total height of 6.8m. Access to the site would be from the existing access road serving several parking areas and No's. 17-23 The Windsors.

### **Description of Site:**

The site is part of the rear garden of No. 67 Lower Queens Road and an area of land located to the rear of the garden. This piece of land currently contains a detached double garage and paved area (currently full of scrap), and a parking area containing three parking spaces.

### **Relevant History:**

EPF/1132/07 - Erection of a proposed three bedroom detached property on part of rear garden and part waste land – withdrawn 16/07/07

### **Policies Applied:**

CP3 – New Development  
DBE1 – Impact of New Buildings  
DBE2/DBE9 – Impact of New Development  
DBE8 – Private Amenity Space

LL10 – Existing Landscaping  
LL11 – New Landscaping  
ST1 – Location of Development  
ST6 – Vehicle Parking

### **Issues and Considerations:**

The main issues in this application would be the suitability of the site for development and its effect on the street scene, the impact on neighbouring dwellings, amenity considerations, and issues regarding parking.

#### *1. Location*

Policies CP3 and ST1 promote development in areas well served by public transport and which promote cycling and walking. This development is located in a built up urban area which is well served by public transport and is close to a train station. There are local shops and facilities within the local area, and therefore this development in principle would be acceptable. Whilst this proposal could be considered as backland development this site has the unique benefit of having rear access from The Windsors. Therefore the new dwelling would have its own frontage and would not be a traditional 'backland development'.

The proposed dwelling would be located to the rear of No. 67 Lower Queens Road off an existing parking area. The predominant house types in this estate and surrounding roads are terraced and semi-detached houses, however the adjacent site contains four small back to back 1 bed houses accessed off this same parking area. The existing site is somewhat of an eyesore and contains a single storey double garage accessed from The Windsors. The proposed one and a half storey chalet bungalow style dwelling would improve the appearance of this area and, given its subordinate scale due to the use of the roof space and side and rear hip ended roof, this would not be an overbearing or intrusive feature.

#### *2. Design*

The proposed chalet bungalow style dwelling is of an acceptable design. When viewed from The Windsors the front gable and inset dormer window allow for a more prominent appearance, whereby the low ridge height and hip ended roof to the western side retain a low and subordinate design. From the rear the only visible window above ground floor level would be a small rooflight in the main roof slope. Therefore, given the low ridge height and large roof, this would have a somewhat single storey 'outbuilding' appearance to it. It is located in an area containing a variety of house designs and therefore would not be out of character with the area as a whole.

Issue has been raised by the parish council with regards to the removal of trees as part of this application. There are some fairly large trees on the boundary of the neighbouring properties, which would need protection during the course of the development, however the majority of vegetation to be removed would be Japanese Knotweed. There is a large amount of this, however this is not a desirable species to have and its removal would be beneficial to the area. Despite this, it does provide a large amount of greenery to this site. A good level of landscaping would be required in this location to replace this lost greenery and to generally improve the appearance of the street scene.

#### *3. Amenity Considerations*

The amount of private amenity space for both the new dwelling and for No. 67 Lower Queens Road would meet the minimum requirement set out in the Local Plan.

In terms of loss of amenity the only first floor flank window facing the rear garden of No. 69 Lower Queens Road would serve a landing and could be conditioned to be obscure glazed. There would be no rear windows facing No. 67 Lower Queens Road and the only side window facing Albert Terrace would be overlooking a semi-private shared access way and rear detached garages. The distance between the proposed dwelling and the rear windows of the houses in Albert Terrace would be some 17m, which would be sufficient distance to not result in an undue loss of privacy.

#### **4. Parking**

The existing site contains a detached double garage and three parking bays. The double garages would be removed, but they do not appear to have been used as the area is overgrown. Given the site location close to public transport and local shops and services, their loss would not appear to be detrimental to parking facilities in the locality and the proposed house will provide one parking space. The new development proposes to use the existing parking space for No. 21 The Windsors (also in the applicants ownership) for the new dwelling and to reallocate a replacement parking space for No. 21 within its front curtilage. Both the parking space for No. 67 Lower Queens Road and No. 23 The Windsors would be retained. Objections have been raised regarding potential highways issues this may cause by intensifying the use of this area. As the access road currently serves four dwellings and a large parking area, the increase in use resulting from this scheme is unlikely to be any more detrimental to highway safety than existing.

#### **Conclusion:**

The applicants agent has demonstrated on this revised planning application that there is space to provide a new house in this location without detriment to the living conditions of the existing residents or highway safety. There are no objection from Highway Officers. Visually, it will enhance the appearance of the site and has the advantage of a frontage to an estate road. Due to the above the proposed new dwelling complies with the relevant Local Plan policies and is therefore recommended for approval.

#### **SUMMARY OF REPRESENTATIONS:**

PARISH COUNCIL – Object as it represents backland development which overlooks neighbouring properties exacerbated by the removal of existing trees, the existing allocated car park spaces will be compromised or removed by this development, and question as to the ownership of the ‘waste land’.

8 ALBERT TERRACE – Object due to loss of parking and increased traffic.

16 ALBERT TERRACE – Object due to problems with parking and overlooking concerns.

17 ALBERT TERRACE – Object due to overlooking of their rear garden, as the replacement fence belongs to the occupiers of Albert Terrace and not the applicant, and there would be a loss of parking space.

18 ALBERT TERRACE – Object due to overlooking and traffic concerns.

19 ALBERT TERRACE – Object as the fence to be replaced does not belong to the applicant and on highway grounds.

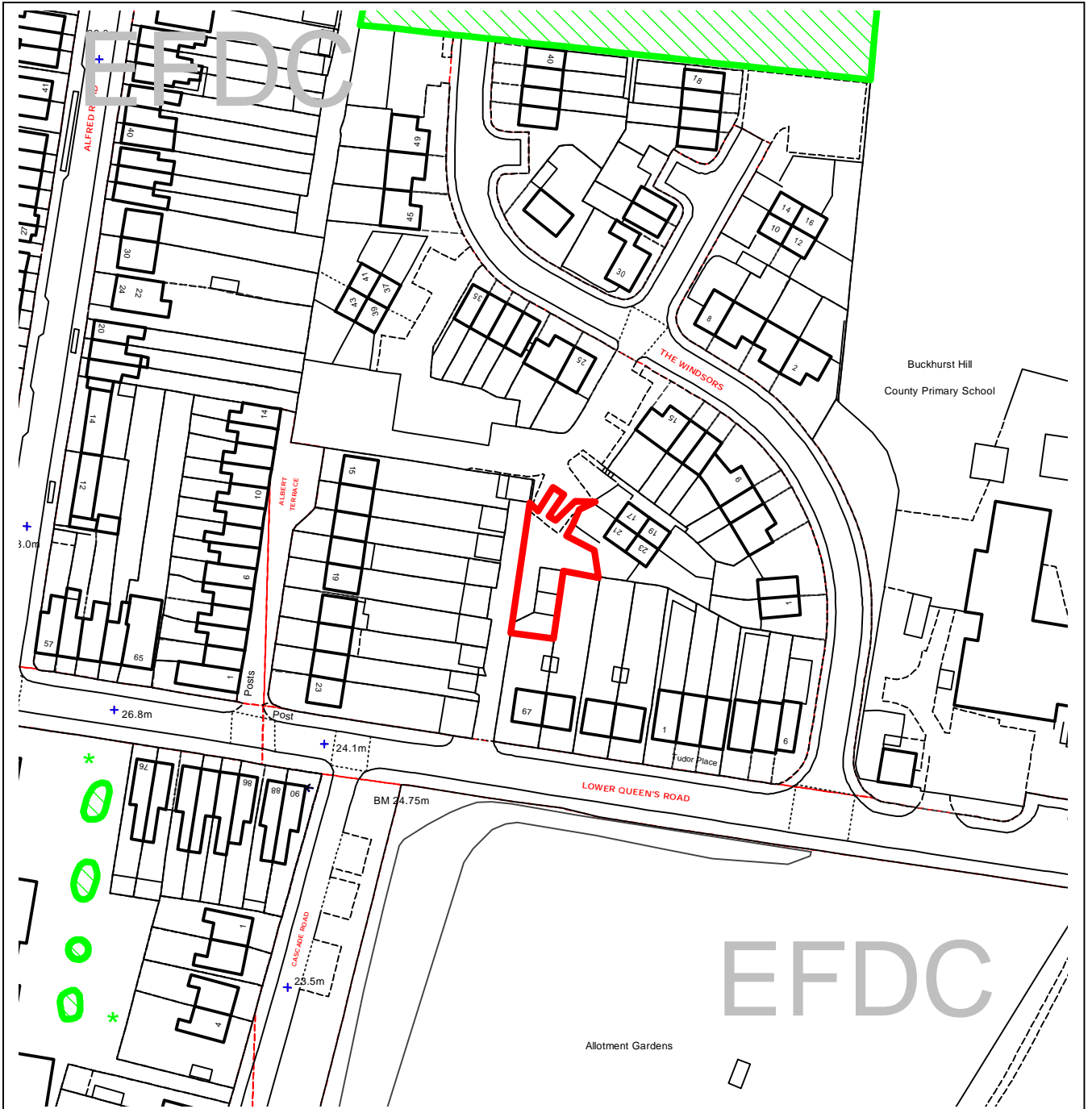
20 ALBERT TERRACE – Object due to traffic and parking issues and as the fence to be replaced does not belong to the applicant.

21 ALBERT TERRACE – Object due to highway concerns and with regards to overlooking.



# Epping Forest District Council

## Area Planning Sub-Committee South



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<b>Agenda Item Number:</b>	<b>10</b>
Application Number:	EPF/2196/07
Site Name:	67 Lower Queens Road, Buckhurst Hill, IG9 6DS
Scale of Plot:	1/1250

**Report Item No: 11**

<b>APPLICATION No:</b>	EPF/2208/07
<b>SITE ADDRESS:</b>	107 Princes Road Buckhurst Hill Essex IG9 5DX
<b>PARISH:</b>	Buckhurst Hill
<b>WARD:</b>	Buckhurst Hill West
<b>APPLICANT:</b>	M Driver
<b>DESCRIPTION OF PROPOSAL:</b>	Two storey side extension, conservatory and loft conversion.
<b>RECOMMENDED DECISION:</b>	Grant Permission (With Conditions)

**CONDITIONS**

- 1 The development hereby permitted must be begun not later than the expiration of three years beginning with the date of this notice.
- 2 Materials to be used for the external finishes of the proposed extension, shall match those of the existing building.
- 3 Notwithstanding the provision of the Town and Country Planning General Permitted Development Order 1995 (or of any equivalent provisions of any Statutory Instrument revoking or re-enacting the Order) no windows other than any shown on the approved plan shall be formed at any time in the flank walls of the building hereby permitted without the prior written approval of the Local Planning Authority.
- 4 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 application is before this Committee since the recommendation differs from the views of the local council (Pursuant to Section P4, Schedule A (g) of the Council's Delegated Functions).*

**Description of Proposal:**

This application is a revised scheme following a previous refusal to erect a two-storey side extension, rear conservatory and loft conversion.

### **Description of Site:**

The application site comprises of a two-storey semi-detached dwelling in a rectangular plot, located on the northern side of Princes Road within the built up area of Buckhurst. The property has various additions to the original building and the character of the area is made up of a mixture of styles comprising of detached, semi-detached and terraced style dwellings.

### **Relevant History:**

EPF/1342/99 Grant/ Conditions - Pitched roofs on rear and side extensions. 03/11/1999  
EPF/1568/07 Refused – Reason: The overall design of the roof combined with the large side dormer would, due to its bulk, size and appearance, be an intrusive addition, out of scale and character with the existing and surrounding dwellings. This would have a serious and adverse effect on the visual amenity of the locality.

### **Policies Applied:**

Residential Development Policies from Epping Forest District Council's Replacement Local Plan:  
DBE9 – Amenity considerations.  
DBE10 – Extension design criteria.

### **Issues and Considerations:**

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

- This revised scheme has eliminated the side dormer, which was the reason for the previous refusal. All other elements of the proposal remain the same as with the previous application that was refused under EPF/1568/07.
- The proposal is for two-storey side extension, rear conservatory and loft conversion.
- The property as it exists with the additional extensions is 'L' shaped in plan. The proposal will square this off at the side with a two-storey side extension and a single storey rear conservatory. The two-storey side extension and rear conservatory will maintain a minimum set back of 1.5m from the boundary with no. 109. The setback is sufficient and with no habitable rooms within proximity of the proposal, there will be no concerns of overlooking, overshadowing or loss of privacy to the amenities of adjacent neighbour.
- There will be minimum impact from the appearance of the two-storey extension and conservatory the street scene as the fenestration as revised with the omission of the side dormer, remains unchanged.
- No objection has been received from the neighbours following the revised scheme.

#### *1. Design*

- According to adopted Design Guidance, pitched roof extensions are preferable as opposed to flat roofs. The conservatory adopts a mono-pitched roof that fits in with relation to the dwelling.
- The design of the truncated first floor rear extension is improved with the addition of a pitched roof above. The overall appearance adopts a half hipped pitched roof styles that compliments the existing building.
- As these proposals cannot be seen from the street, there will be no significant visible impact on the street scene, complies with policy DBE10.
- Parish Council objects on grounds that the property exceeds the permitted amount and therefore constitutes overdevelopment. The proposals are suitable in relation to the site and surrounding area. Although the width of the dwelling is increased at the side by 2.15m, as determined above a sufficient set back of 1.5m is maintained from the boundary of the site,



while the depth of the proposal does not encroach any further beyond the existing rear extension into the garden. Also, there is sufficient amenity space provision at the rear of the site therefore; these reasons cannot justify a refusal.

### **Conclusion**

The revised proposal will not cause any detrimental harm to the amenities of adjacent neighbours 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 therefore is recommended for approval with conditions.

### **SUMMARY OF REPRESENTATIONS:**

PARISH COUNCIL - Objects: Property has already been extended to permitted amount therefore constitutes an overdevelopment.



# Epping Forest District Council

## Area Planning Sub-Committee South



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<b>Agenda Item Number:</b>	11
Application Number:	EPF/2208/07
Site Name:	107 Princes Road, Buckhurst Hill, IG9 5DX
Scale of Plot:	1/1250

**Report Item No: 12**

<b>APPLICATION No:</b>	EPF/2217/07
<b>SITE ADDRESS:</b>	31 Amberley Road Buckhurst Hill Essex IG9 5QW
<b>PARISH:</b>	Buckhurst Hill
<b>WARD:</b>	Buckhurst Hill West
<b>APPLICANT:</b>	Loughton Construction Ltd
<b>DESCRIPTION OF PROPOSAL:</b>	Roof extension to form a two bedroom end of terrace bungalow.
<b>RECOMMENDED DECISION:</b>	Grant Permission (With Conditions)

**CONDITIONS**

- 1 The development hereby permitted must be begun not later than the expiration of three years beginning with the date of this notice.
- 2 Materials to be used for the external finishes of the proposed extension, shall match those of the existing building.
- 3 Notwithstanding the provision of the Town and Country Planning General Permitted Development Order 1995 (or of any equivalent provisions of any Statutory Instrument revoking or re-enacting the Order) no windows other than any shown on the approved plan shall be formed at any time in the flank walls of the building hereby permitted without the prior written approval of the Local Planning Authority.
- 4 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 A and B shall be undertaken without the prior written permission of the Local Planning Authority.
- 5 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.

- 6 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.

*This application is before this Committee since the recommendation differs from the views of the local council (Pursuant to Section P4, Schedule A (g) of the Council's Delegated Functions) and the recommendation differs from more than one expression of objection from neighbours.*

### **Description of Proposal:**

This application is a revised application following two previous refusals of a similar description. This application has been modified and the revised proposal is to convert the existing attached garage into a two-bedroom end terrace bungalow. This would involve altering the existing flat roof to form a pitched end roof.

### **Description of Site:**

The application site comprises of a 1950s semi-detached bungalow situated on a corner plot. Access into the site is to the north of Amberley Road, the northwest boundary is bordered by Russell Road and the site is situated adjacent to the junction of Ormonde Rise located directly off Russell Road.

The dwelling is sited on level ground however the rear and side gardens is characterized by a steeper raised incline. The landscaping on site is attractive with numerous TPO's to the rear and side of the site and attractive landscaping at the front.

Surrounding properties are of varied designs comprising of two storey semi-detached houses, bungalows and detached dwellings. Original dwelling has been extended with an attached double garage and a rear dormer window.

### **Relevant History:**

1. CHI/0092/53 - 6-foot high fence granted 1954
2. CHI/0178/72 - Garage, workshop and utility room granted 1972.
3. EPF/2052/01- Outline application for the demolition of double garage and erection of single attached garage and two storey detached dwelling to west. - Refused: 04/01/2002

Reasons for refusal:

- *The erection of a two storey dwelling house on this restricted site where it would adjoin an existing bungalow would detract from the appearance of the street scene and would therefore be contrary to policy DBE1 of the adopted Local Plan.*
- *The proposed development fails to make adequate provision for private amenity open space to serve the proposed dwelling house and would therefore be contrary to policy DBE8 of the adopted Local Plan.*
- *The erection of a two-storey dwelling house in the position proposed would necessitate extensive ground works, which are a threat to the protected trees on the site and would therefore be contrary to policy LL10 of the adopted Local Plan.*

4. EPF/0901/07 – Roof extension with rear dormer window to form a three bedroom, end of terrace bungalow. – Refused: 15/06/2007

Reasons for refusal:

- *The proposed development by reason of the design of the roof and dormer window would be an intrusive addition to the existing pair of semi-detached bungalows, out of scale and character with the surrounding dwellings and contrary to policies DBE1, DBE2 and DBE10 of this councils adopted Local Plan and Alterations.*
- *To meet amenity space provision requirements, access to the rear garden will necessitate extensive ground works, which are a threat to the protected trees on the site and would therefore be contrary to policy LL10 of the adopted Local Plan and Alterations.*
- *Insufficient information has been provided for the landscaping and protection of preserved trees within the site boundary, any removal will result in the loss of existing landscape features that make a positive contribution to this prominent corner location and character of the area. This is contrary to policy LL10 of the Councils adopted Local Plan and Alterations.*

5. EPF/1640/07 - Roof extension with rear dormers to form a three bedroom, end of terrace bungalow. (Revised application) Refused: 19/09/2007

Reasons for refusal:

- *The proposal by reason of the design of the roof and rear dormer window would be an intrusive addition to the existing pair of semi-detached bungalows, out of scale and character with the surrounding dwellings and contrary to policies DBE1, DBE2 and DBE10 of this council's adopted Local Plan and Alterations.*

### **Policies Applied:**

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

DBE1- Design of new buildings

DBE2 – Detrimental effect on existing and surrounding properties

DBE9 – Amenity considerations.

LL10 – Landscaping

T17 - Parking

## **Issues and Considerations:**

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

- This is a revised application to a previous refusal (see history) for the conversion and extension of the existing attached garage to a semi-detached property into a two-bedroom end terrace bungalow. The rear dormer window was the reason for the previous refusal under planning ref: EPF/1640/07. This revised scheme has eliminated the rear dormer window and half-hip end roof. The elimination of the rear dormer has reduced the scope of the proposal from a three bed terraced dwelling to a two bed terraced dwelling. Within the confines of the site, this revision makes this a more acceptable proposal.
- To enable this proposal, the existing flat roof above the garage will be altered to form a pitched end roof. The proposed height of altered roof matches and fits in with adjoining pair of semi-detached properties. There will be no significant effects of overlooking or overshadowing to neighbours amenity from this proposal.
- Proposal will not create any additional extensions on the ground floor and no excavations are intended within the garden. Existing side access into the site will remain and the rear garden will be subdivided creating amenity space on the corner of Russell Road and Amberley Road for the new end terrace dwelling.
- By reason of the conversion, the proposal will eliminate the existing garage provision for parking on site. To ameliorate the loss of garage parking within the site, new off-street parking spaces are provided at the front of the site and one carport accessed via Russell Road, which borders the site at the rear. According to the Essex Vehicle Parking Standards –August 2001, parking provision for single dwellings in main urban areas and locations where access to public transport is good, a maximum of 1 space per dwelling is appropriate.  
The proposed two parking spaces at the front of the newly created end terraced dwelling no. 33 and one parking space at the front with one car port to the rear for the existing dwelling no. 31, will be sufficient to meet the parking standard requirements for the existing and newly created dwelling.
- The site is situated on a steep incline from Russell Road to the rear. The revised drawings submitted shows amenity space provision at the rear and to the side of the existing garage for the new end terrace dwelling will be created and tree retained. No excavations are intended in order to gain access to the rear of the site. There is sufficient amenity space provided for both existing and newly created end terrace dwelling.
- This revised application provides additional information as to how established trees on site would be protected and the Tree Officer has raised no objection.
- Neighbours objections relating to change in the character of the area that is predominantly semi-detached and detached dwellings are noted, however; as the garage exists the only modification to enable this proposal is altering the flat roof to a pitched roof. There will be no change in the overall character of the area.
- Neighbours object on the grounds of increased vehicle activity, safety concerns and increase in parking around the site. Parking has been provided on site that meets with parking standards requirements and there has been no objection from highways authority, it is therefore considered there will be no parking concerns from this development.
- Neighbours objections relating to TPO's on site and the loss of attractive landscaping are noted. The revised scheme included a tree survey report; the tree officer raises no objections subject to conditions.

With the elimination of the rear dormer, which was the reason for the refusal under planning ref: EPF/1640/07, the revised scheme is acceptable and is recommended for approval subject to conditions.

## **Conclusion**

The proposal will not cause any detrimental harm to the amenities of adjacent neighbours and will not be out of character with the existing dwelling and surrounding area. It complies with relevant Local Plan Policies DBE1, DBE2, DBE9, DBE10, LL10 and T17 and is therefore recommended for approval with conditions.

## **SUMMARY OF REPRESENTATIONS:**

PARISH COUNCIL - objects: Produces too much impact and is unfavourable on the street scene and overlooks the adjacent houses. Query whether trees are to be retained on the site. Garage fronting into Russell Road detrimental to street scene.

36 AMBERLEY ROAD Object: Character of the area will change from existing detached and semi-detached dwellings. Two dwelling within this site will be cramped and will not improve the area.

34 AMBERLEY ROAD Objects: Character of the area will change and proposal will create parking concerns. Potential threat to existing trees on site.

27 AMBERLEY ROAD Objects: Change character of the road with structure that is out of keeping with existing dwelling and area in general. Potential impact on trees within the site and on the ground level.

25 AMBERLEY ROAD Objects: Proposal will set a precedence for terraced dwellings that will be out of character with the rest of the properties that are semi-detached and detached.

24A AMBERLEY ROAD Objects: Proposal will create a terracing effect, which will be out of keeping with detached and semi-detached dwellings in the area. Proposal will worsen the existing parking concerns by increased number of vehicles on site.

17 AMBERLEY ROAD Objects: Objects strongly and concerns remain the same as in previous letters.

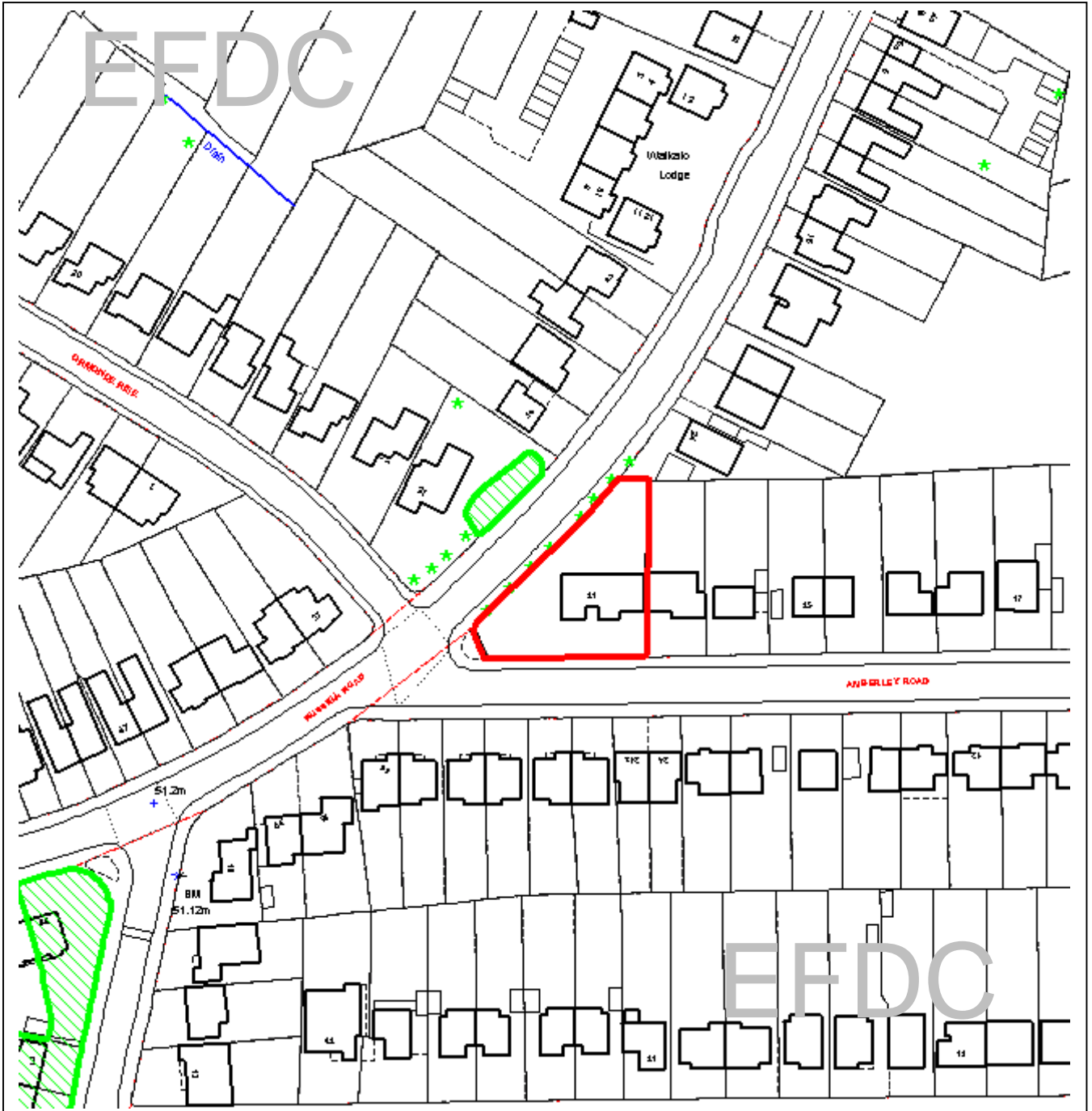
28 AMBERLEY ROAD Objects: Proposal will increase congestion at what is already busy and dangerous junction. Proposal will cause a loss of open aspect and view. Concerned about protected trees. Increased on-street parking will increase risk of accidents. Presently half of a pair of semi detached, will form a terrace of 3 which will be out of keeping with street scene which is currently all semi detached or detached

26 AMBERLEY ROAD Objects: Proposal will be out of keeping with street scene. Will increase congestion. Concerned that the tree protection zone will not be compromised.



# Epping Forest District Council

## Area Planning Sub-Committee South



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<b>Agenda Item Number:</b>	12
Application Number:	EPF/2217/07
Site Name:	31 Amberley Road, Buckhurst Hill, IG9 5QW
Scale of Plot:	1/1250



**Report Item No: 13**

<b>APPLICATION No:</b>	EPF/2291/07
<b>SITE ADDRESS:</b>	78 Loughton Way Buckhurst Hill Essex IG9 6AH
<b>PARISH:</b>	Buckhurst Hill
<b>WARD:</b>	Buckhurst Hill East
<b>APPLICANT:</b>	Mr & Mrs A & S Sedgwick
<b>DESCRIPTION OF PROPOSAL:</b>	Single storey side extension and rear external alterations to link and convert garage to office. (Revised application)
<b>RECOMMENDED DECISION:</b>	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 application is before this Committee since the recommendation differs from the views of the local council (Pursuant to Section P4, Schedule A (g) of the Council's Delegated Functions).*

**Description of Proposal:**

This application is a revised application following a previous withdrawal for a single storey side extension and rear external alterations to link and convert existing detached garage and rear extension.

### **Description of Site:**

The property is a two-storey semi-detached dwelling with a detached single garage set within a rectangular plot located on the west side of Loughton Way. The character of the area is made up of a variety of styles comprising predominantly of semi-detached, two storey dwellings set in a uniform building line.

### **Relevant History:**

EPF/0671/75 Grant permission/ conditions: Erection of single storey rear extension and detached garage.

EPF/1706/07 Withdrawn: Single storey side extensions and rear external alterations to link and convert garage into office.

### **Policies Applied:**

#### Local Plan:

DBE9 – Amenity considerations.

DBE10 – Extension design criteria.

T17 - Parking

### **Issues and Considerations:**

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

- This property is a semi-detached dwelling with an existing rear extension and detached side garage located in the rear garden. The garden is raised approximately 1.0m at the rear and is on a slightly higher level to adjacent dwelling at no. 80. As the proposal will be located on the flank wall with no. 80, potentially, this will be the neighbour most likely to be affected by the proposal.
- The side extension will span the width between the flank wall and the boundary of the site at 1.95m and the proposed depth is 9.0m, which joins the proposal to the existing detached garage and rear extension. The proposal will be set back by 3.0m from the front of the dwelling and adopts a mono-pitched roof design.
- Adjacent neighbour no. 80 has a rear conservatory set in 1.5m from the boundary. Although the depth of the extension appears excessive in elevation, a proportion of this depth includes the existing detached garage, which measures 5.0m in depth. The new build infills the area between the garage and the house before it continues down the side of the house. On balance, taking the existing garage into account, the overall depth on the flank wall is acceptable, despite sitting on the boundary to no.80.
- The height of the garage will be increased by 0.5m maintaining a flat roof design that ameliorates any impact to adjacent neighbour who has raised no objection to this revised scheme.
- There are no windows proposed on the flank wall therefore; there will be no issues of overlooking or loss of privacy to this neighbour.
- Due to the orientation of these dwellings and with no windows on the flank wall of adjacent dwelling, there will be no overshadowing from this proposal.
- There remains sufficient off street parking at the front of the site for two cars therefore, the loss of the existing garage is acceptable.
- The overall design of the proposal with a mono-pitched roof 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.

- Parish Council objects as the side extension will be close to the boundary on the ground floor leaving no side access to the rear garden. Policy DBE10 stipulates a 1.0m minimum set back on the first floor to prevent a terracing effect and does not apply to ground floor extensions.
- Parish Council also objects on the grounds of precedence however; several dwellings surrounding the proposal site have side garages and side extensions onto the boundary. Dwelling at no. 45 which is situated opposite the site, has had planning approval granted under EPF/0973/03 for a single storey front and side extension onto the boundary. There is established precedence hence; it cannot be justifiable to refuse this application on the basis of precedence.
- The side extension will maintain a sufficient set back of 11.0m from the street and will not cause any detrimental impact to 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, DBE10 and T17 and is therefore recommended for approval with conditions.

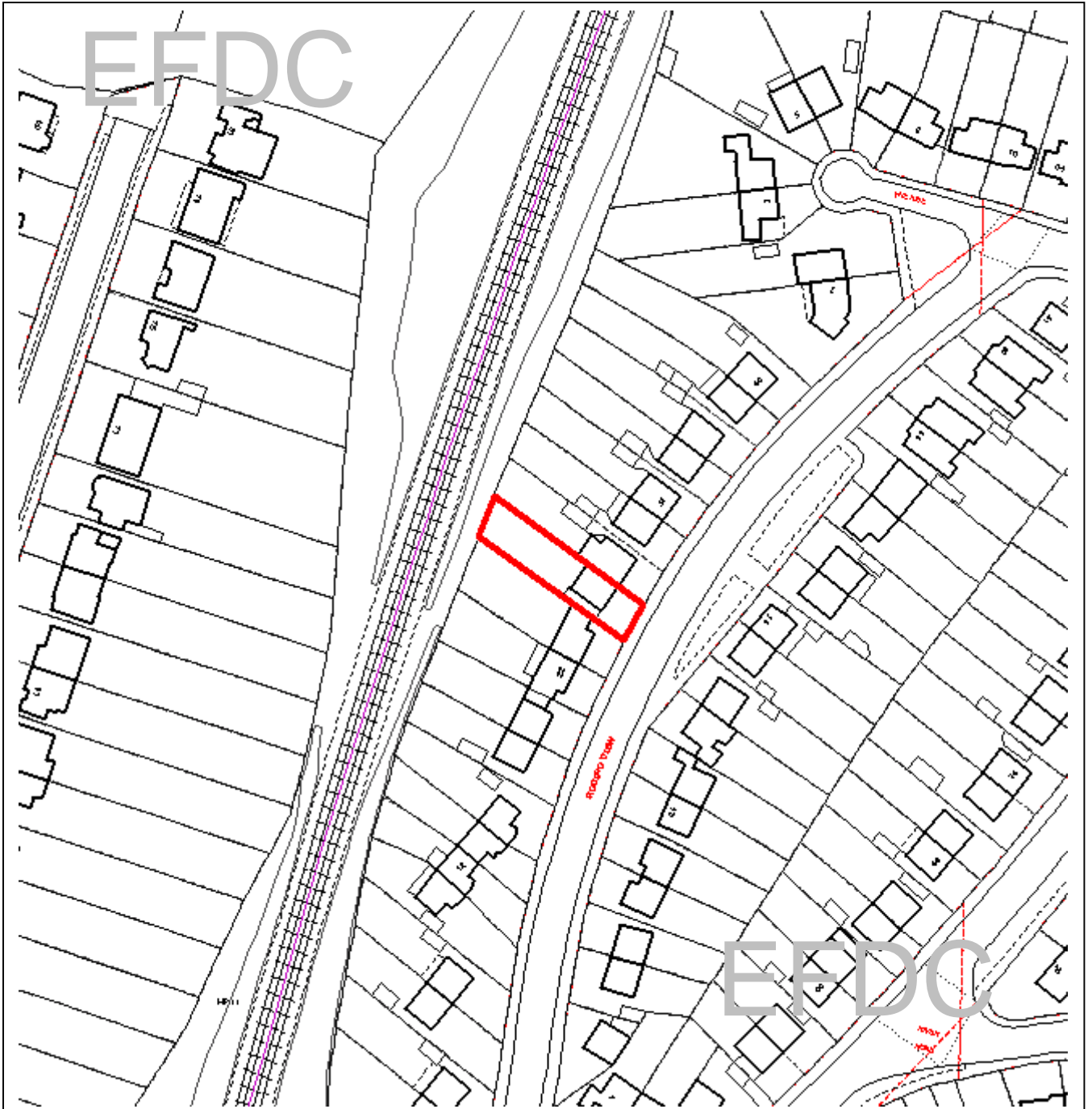
### **SUMMARY OF REPRESENTATIONS:**

PARISH COUNCIL - objects: The construction of habitable rooms along the boundary creates a precedent for filling the space between the houses, which is detrimental to the street scene. Loss of access to rear gardens.



# Epping Forest District Council

Area Planning Sub-Committee South



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<b>Agenda Item Number:</b>	13
Application Number:	EPF/2291/07
Site Name:	78 Loughton Way, Buckhurst Hill, IG9 6AH
Scale of Plot:	1/1250