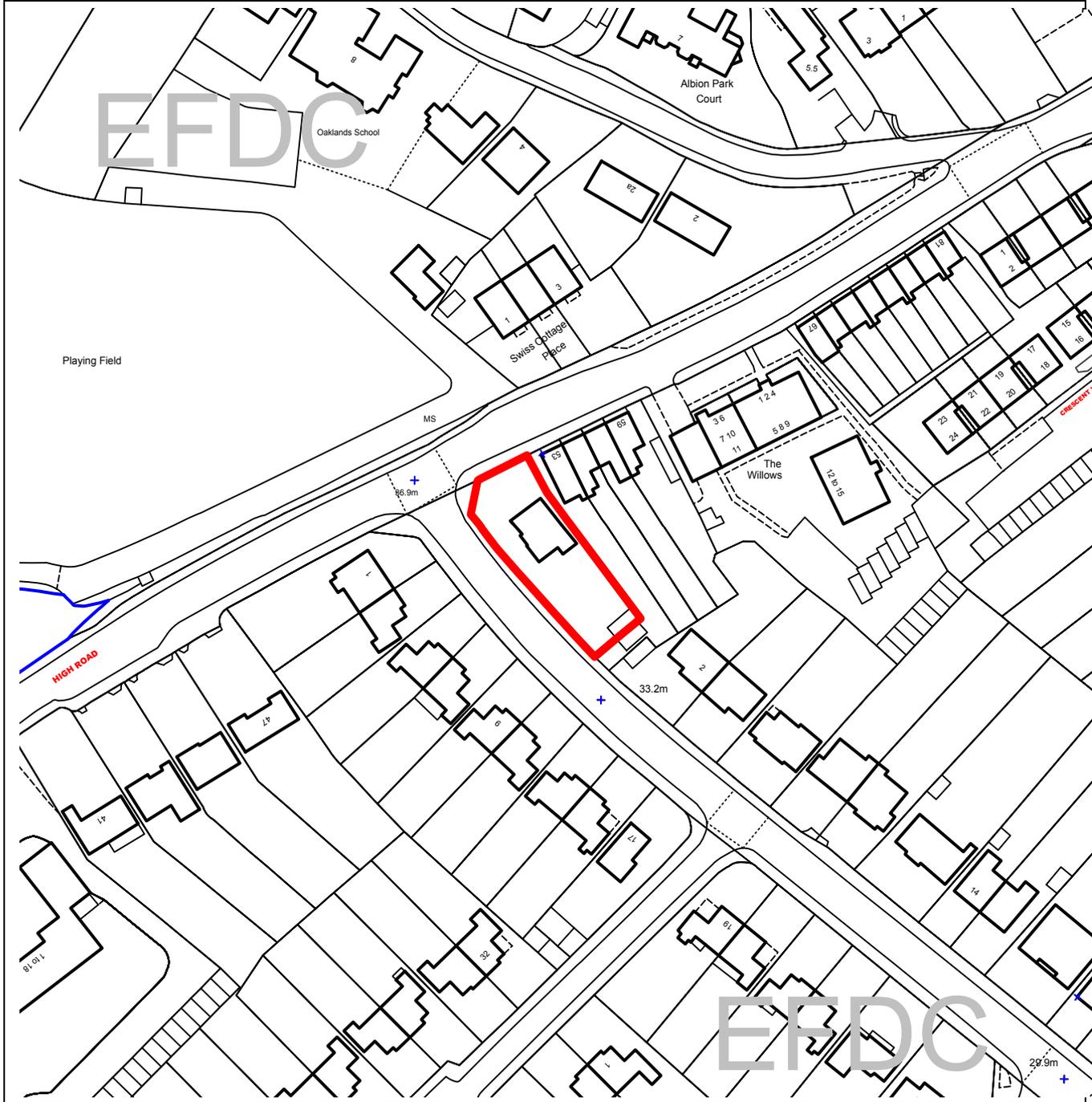






# Epping Forest District Council

## Agenda Item Number 1



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Application Number:	EPF/0338/17
Site Name:	51 High Road, Loughton, IG10 4JE
Scale of Plot:	1/1250

**Report Item No: 1**

<b>APPLICATION No:</b>	EPF/0338/17
<b>SITE ADDRESS:</b>	51 High Road Loughton Essex IG10 4JE
<b>PARISH:</b>	Loughton
<b>WARD:</b>	Loughton Forest
<b>APPLICANT:</b>	Spring Grove Ltd
<b>DESCRIPTION OF PROPOSAL:</b>	The demolition of the detached house and erection of 6 no. 2 bed flats with 6 parking spaces.
<b>RECOMMENDED DECISION:</b>	Grant Permission (With Conditions)

**Click on the link below to view related plans and documents for this case:**

[http://planpub.eppingforestdc.gov.uk/NIM\\_websearch/ExternalEntryPoint.aspx?SEARCH\\_TYPE=1&DOC\\_CLASS\\_CODE=PL&FOLDER1\\_REF=591673](http://planpub.eppingforestdc.gov.uk/NIM_websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=591673)

**CONDITIONS**

- 1 The development hereby permitted must be begun not later than the expiration of three years beginning with the date of this notice.
  
- 2 The development hereby permitted will be completed strictly in accordance with the approved drawings nos:  
Site location plan  
1834/02  
Plans and Elevations - Existing  
1834/01  
SK-17-10  
Street scene drawings  
SK-17-01  
Support information annex H  
Flood Risk Assessment Rev 1 4 August 2015 by Crosby Energy  
Tree Survey, Arboricultural Impact Assessment, Tree Protection Plan & Heads of Terms for the Arboricultural Method Statement, Job no: MJC-15-0221  
Supporting Statement dated January 2017
  
- 3 No construction works above ground level shall take place until documentary and photographic details of the types and colours of the external finishes have been submitted to and approved by the Local Planning Authority, in writing. The development shall be implemented in accordance with such approved details.

- 4 Prior to first occupation of the development hereby approved, the proposed window openings in the eastern flank elevation shall be entirely fitted with obscured glass and have fixed frames to a height of 1.7 metres above the floor of the room in which the window is installed and shall be permanently retained in that condition.
- 5 No development shall take place until details of the landscaping of the site, including retention of trees and other natural features and including the proposed times of proposed planting (linked to the development schedule), have been submitted to and approved in writing by the Local Planning Authority. The approved landscaping shall be carried out in accordance with the approved details and at those times.
- 6 Gates shall not be erected on the vehicular access to the site without the prior written approval of the Local Planning Authority.
- 7 The parking area shown on the approved plan shall be provided prior to the first occupation of the development and shall be retained free of obstruction for the parking of residents and visitors vehicles.
- 8 No development shall take place until details of levels have been submitted to and approved by the Local Planning Authority showing cross-sections and elevations of 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.
- 9 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.
- 10 The refuse storage facility and cycle store shown on the approved plans shall be completed prior to the first occupation of the development and shall thereafter be retained free of obstruction and used for the storage of refuse and recycling or the storage of cycles only and for no other purpose, unless otherwise agreed in writing by the Local Planning Authority.
- 11 All construction/demolition works and ancillary operations, including vehicle movement on site which are audible at the boundary of noise sensitive premises, shall only take place between the hours of 07.30 to 18.30 Monday to Friday and 08.00 to 13.00 hours on Saturday, and at no time during Sundays and Public/Bank Holidays unless otherwise agreed in writing by the Local Planning Authority.
- 12 The development shall be carried out in accordance with the flood risk assessment (Flood Risk Assessment Rev 1 - Crosby Energy & Sustainability, 4 August 2015) and drainage strategy submitted with the application unless otherwise agreed in writing with the local planning authority.

- 13 Prior to first occupation of the development the existing redundant dropped kerbs shall be fully reinstated to full height kerbing and footway.
- 14 Prior to first occupation of the development, the Developer shall be responsible for the provision and implementation of a Residential Travel Information Pack for sustainable transport, approved by Essex County Council, to include six one day travel vouchers for use with the relevant local public transport operator.
- 15 There shall be no discharge of surface water onto the Highway.
- 16 Prior to first occupation of the development the access, vehicle parking and turning area as indicated on the approved plans shall be provided, hard surfaced, sealed and marked out. The access, parking and turning area shall be retained in perpetuity for their intended purpose.

*This application is before this Committee for the following reasons:*

- 1. The recommendation is for approval and more than two expressions of objection have been made (Pursuant to The Constitution, Part Three: Planning Directorate – Delegation of Council function, Schedule 1, Appendix A. (f) )*
- 2. It is an application for residential development consisting of 5 dwellings or more (unless approval of reserved matters only) and is recommended for approval (Pursuant to The Constitution, Part Three: Scheme of Delegation, Appendix 3)*
- 3. The recommendation is for approval contrary to an objection from a local council which is material to the planning merits of the proposal (Pursuant to The Constitution, Part Three: Scheme of Delegation, Appendix 3)*

### **Description of Site:**

The site is that of a house and its curtilage on the corner of High Road with Spring Grove. The house on the site has five bedrooms and has two storeys and loft accommodation, of two of the bedrooms, with gable end and dormer windows.

The site is a maximum of 44m in length, north/south, by some 15m wide at a mid point along the site.

The site is within part of the built up area of Loughton. The property is not listed or locally listed and is not in a conservation area.

Ground levels of surrounding land rise from south to north. There is a gentle slope to the surrounding land falling from west to east. The site itself rises in level from south to north although the ground at the northern end of the site is lower than that of the adjoining footway of High Road; the ground to the northernmost end of the site is effectively terraced into a slope.

## **Description of Proposal:**

The demolition of the detached house and erection of 6 no. 2 bed flats with 6 parking spaces.

The flats would be accommodated within a building with three storeys. The footprint of the building would be a maximum of 21m long, running north/south, by a maximum of 12.5m deep. The building would have a crown roof and, at the lowest adjacent land (by the rear elevations), a maximum height of 11m. The eaves height would generally be in the region of 7m though the form of the roof design and sloping ground mean that the height to different elements of the eaves would vary. The proposed building would be of an almost "Tudor-bethan" style with parts of the building appearing to have exposed beams with rendered panels between, fan lights in upper parts of windows being sub-divided by glazing bars, finials to gables and sloping roof forms broken up into a number of elements.

Each floor would accommodate two flats. The flats on the upper floors would have balconies to the northern and southern elevations. The parking area, of 6 car parking spaces, would be accessed off Spring Grove.

## **Relevant History:**

EPF/1627/15 Single storey rear infill extension to the lower ground level following demolition of existing run-down rear outbuilding. – Granted 28/08/2015

EPF/1973/15 Demolition of existing house and construction of eight residential flats with associated car parking spaces, amenity space and refuse collection area. – Refused 02/12/2015 on the basis of harm to the character and appearance of the locality, unjustified loss of a non-designated heritage asset, harm to living conditions of neighbours and inadequate provision of off-street parking spaces.

A subsequent appeal was dismissed on 09/06/2016 on the basis of harm to the character and appearance of the locality, harm to the living conditions of no.53 High Road alone and lack of justification for the loss of a non-designated heritage asset. The Council's objection to the limited provision of off-street parking was not upheld.

EPF/0439/16 Two-storey rear extension and rearward extension of roof. Conversion to two 2-bed and one 1-bed flats. – Granted 08/06/2016

EPF/1967/16 A new 2.5 storey, 3 bedroom dwelling to the rear of 51 High Road, Loughton, Essex, IG10 4JE, with associated parking and amenity. – Refused 22/09/2016

## **Policies Applied:**

### *Adopted Local Plan:*

CP1	Achieving Sustainable Development Objectives
CP2	Quality of Rural and Built Environment
CP3	New Development
CP6	Achieving Sustainable Urban Development Patterns
CP7	Urban Form and Quality
H2A	Previously Developed Land
H4A	Dwelling Mix
DBE1	Design of New Buildings
DBE2	Effect on Neighbouring Properties
DBE3	Design in Urban Areas

DBE6	Car parking in new development
DBE8	Private Amenity Space
DBE9	Loss of Amenity
LL11	Landscaping Schemes
LL12	Street Trees
ST1	Location of Development
ST2	Accessibility of development
ST4	Road Safety
ST6	Vehicle Parking

## Essex County Council Revised Parking Standards 2009 SPG

### *NPPF:*

The National Planning Policy Framework (NPPF) has been adopted as national policy since March 2012. Paragraph 215 states that due weight should be given to relevant policies in existing plans according to their degree of consistency with the framework. The above policies are broadly consistent with the NPPF and should therefore be given appropriate weight.

### *Draft Local Plan:*

At the current time, only limited weight can be applied to the Draft Local Plan, however the Draft Plan and evidence base should be considered as a material consideration in planning decisions. The relevant policies in this case are as follows:

SP1	Presumption in Favour of Sustainable Development
SP2	Spatial Development Strategy 2011-2033
DM2	Landscape Character and Ancient Landscapes
DM7	Heritage Assets
DM9	High Quality Design
DM10	Housing Design and Quality
DM11	Waste recycling facilities on new developments

## **Consultation Carried Out and Summary of Representations Received**

Number of neighbours consulted: 68

Site notice posted: Yes

Responses received:

The occupants of 10 neighbouring properties have raised objection to the proposal:

53 HIGH ROAD – object – out of character, inadequate landscaping, would appear overbearing and crowded in relation to streetscene, adverse impact to the heritage character of adjoining Victorian character cottages, loss of light, too greater density, overdevelopment, loss of privacy, overbearing, loss of on-street parking, would cause disturbance, inadequate parking.

55 HIGH ROAD – object – loss of existing property would be detrimental, intrusive, lack of parking, loss of light, loss of privacy, would add to problem of high demand for on-street parking.

2 SPRING GROVE – object – out of character, detrimental to street scene, would not respect building lines and appear oppressive, overdevelopment, loss of amenity to neighbouring properties, overbearing and oppressive, overshadowing, potential noise and disturbance, concern at stability of ground, loss of amenity due to loss of on-street parking.

4 SPRING GROVE – object – out of character, detrimental to street scene, would not respect building lines and appear oppressive, overdevelopment, loss of amenity to neighbouring properties, overbearing and oppressive, overshadowing, potential noise and disturbance, concern at stability of ground, loss of amenity due to loss of on-street parking.

6 SPRING GROVE – object – loss of light and view, loss of privacy, would increase problems of traffic movements and parking, could impact on underground springs, overdevelopment.

33 SPRING GROVE – object - overdevelopment , would add to traffic generated by the school which is directly opposite, existing excess parking demand and congestion, would create additional demand for parking to exacerbate this dangerous situation.

35 SPRING GROVE – object - over development, out of character for an upmarket residential road, will negatively impact the perception of the road and the value of properties in it, height will dominate the surrounding area, previous planning application for small flats was quite acceptable.

50 SPRING GROVE – object – would add to a parking problem associated with a local school, would add to a traffic problem, no more than three flats would be appropriate for site.

60 SPRING GROVE – object – would add to parking congestion which is already a problem due to the school runs/parking.

12 ALBION PARK – object - existing dwelling should be retained as it is an attractive Arts and Crafts style property loss of which would be detrimental to the character and appearance of the local area, proposed development would detract from the living conditions and amenity of people in adjoining properties.

LOUGHTON RESIDENTS ASSOCIATION – object – existing building is a non-designated heritage asset, overdevelopment, out of keeping, façade appears muddled and incoherent, flats appear to be cramped, lack of adequate amenity space, parking provision totally inappropriate, any approval should ensure landscaping, restricted hours of work and wheel washing.

LOUGHTON TOWN COUNCIL: OBJECTION. The proposed 6-flat development on this prominent corner plot was considered an overdevelopment of the site, out of keeping with the streetscene and fails to complement the character of the area. Members also commented the design would not maintain the quality of the built environment.

Furthermore, the Committee was concerned by the inadequate parking provision, as only six spaces were proposed for the scheme. The site was also opposite Oaklands School and school parking / traffic caused daily congestion.

However, if the District Council was minded to grant this application, the Committee requested that a condition for wheel washing be imposed to reduce mud exiting the site onto Spring Grove during the construction period, as a steep hill lead up to the T-junction with the High Road and highway safety could be impaired.

### **Main Issues and Considerations:**

The main issues are considered to be the appearance and visual impact of the building; impacts to neighbours; and, future residential amenity of the occupiers of the proposed flats. Parking provision is also considered below.

The application site is in the urban area of Loughton. The proposals result in the demolition of the existing building which does not have any heritage designations but is still considered a non-designated heritage asset under paragraph 135 of the NPPF as it is a large, attractive late

Victorian/early Edwardian Arts and Crafts style property on a prominent corner plot. The loss of a non-designated heritage asset was considered by the Inspector in relation to a previous proposal. The Inspector had regard to a view that a loss of the dwelling could be justified if the building that replaces it would be of a high standard of design. The appearance of the proposed building is discussed below.

### Appearance of the proposed building

To the south of the application site and on the opposite side of Spring Grove, to the west, development is characterised by established semi-detached houses. The surrounding development on High Road near the site is more mixed in character. However, the site is in a corner position where a change in scale would appear appropriate. The scale of this proposal is considered to relate well to the site and its context.

The style of the building is traditional and echoes the style of the existing house on the site. In terms of its scale it would relate well to the terrace of houses to the east. Although the proposed building would consist of three storeys and roof form whereas the terrace is of two storeys plus roof form, the proposed building would be set at a lower level such that it would appear not significantly taller than the terrace facing High Road. The parking area would serve to form a visual break between the pairs of semi-detached houses to the southeast and the proposed building.

The elevations of the proposed building would be broken up by the use of bays and other indentations to the footprint of the building. The use of three finishes of external materials: rendered panels, brickwork and hanging tiles; would emphasise the sense of variation to the component parts of the building. Officers are of the opinion that the crown roof would appear convincing as a hipped roof. This would be important in views from the southern end of Spring Grove, especially when the southern elevation and the western elevation were seen together, and due to lower ground forming the vantage point in these positions; it is considered that the crown roof would have a good appearance.

The space for landscaping within the proposal is somewhat restricted due to its siting and footprint. Nonetheless, landscaping, including tree planting and a hedge to High Road and most of Spring Grove is indicated on the site layout plan. Moreover, a detailed landscaping scheme could be secured by condition. Such a condition is necessary and reasonable to ensure the proposal would appear appropriate in its context.

In conclusion, with regard to appearance, it is considered that the proposal would maintain and conserve the quality of the built environment as required by Policy CP2.

### Impacts to neighbours

The built form of the proposed building would be close to the eastern boundary of the site. This boundary is a side boundary of 53 High Road. At the area immediately behind the house the proposed building would be a metre off the common boundary and be three storeys in height, a height to the eaves of approximately 5.5m above the adjacent garden level of 53. The footprint of the current proposal, at this area, is similar to that for the proposal for eight flats (EPF/1973/15). With that previous proposal the Inspector commented that the three-storey element of the building proposed for eight flats would have little additional impact than that of the existing house on the neighbouring property, no. 53, in terms of outlook. The Inspector was, however, concerned that the two-storey element of the building, extending to the south of the site, would result in significant enclosing and overbearing effect when seen from the narrow rear garden of no. 53. The current proposal would project far less to the south, not more than approximately 5m at upper level, while the rearward projection would be set a similar distance from the common boundary.

An isolation distance of some 19m would exist between the southern elevation of the proposed building and the southern boundary of the site. To the south of the site are two garages and then the northern boundary, a side boundary, of no. 2 Spring Grove. A distance of some 25m would separate the southern elevation of the proposed building from the northern flank wall of 2 Spring Grove. Although ground levels fall to the south, views towards the curtilage of 2 Spring Grove would be to the north facing flank wall and front garden of that property.

In conclusion with regard to impact to neighbours, the proposal would not have a harmful impact to the residential amenity of occupiers of neighbouring properties. It would not cause any excessive loss of light or outlook and would not appear over bearing when seen from neighbouring land. It is therefore concluded no excessive harm to neighbour's living conditions would be caused by the proposal.

#### Residential amenity to occupiers of flats

Part of flat 1 would be partially terraced into the slope of the ground by the northern boundary of the site. Nevertheless, bedrooms and living rooms adjoin vertically to avoid disturbance and internally the flats seem to be of an adequate size and practical layout.

The footprint of the building now proposed has been substantially reduced as compared with the footprint to the building proposed for 8 flats. This has enabled some amenity space to be provided where it would be largely screened by the built form of the building and with an aspect to the southeast. This space has an area of some 60 sq m. While the limited size of private amenity space provision is contrary to Local Plan and Alterations Policy DBE8, since the site is situated within 200m of accessible parts of Epping Forest, it would not result in the flats having poor living conditions. In coming to this conclusion, significant weight is given to the appeal Inspector's finding that the dismissed 8 flat scheme, which provided similar or less private amenity space, would not result in poor living conditions for the proposed flats.

#### Highways and Parking

Parking provision on a one-for-one basis is considered to be acceptable in this location. It is noted that the site is not distant from public open space, in the form of the Warren Hill part of Epping Forest, and that part of the commercial centre of Loughton and Loughton London Underground Station are within a reasonable walking distance. It is therefore concluded the site is in a sustainable location.

ECC Highways has raised no objection on the basis of impact on highway safety. The matter of car parking is for Planning Officers to gauge having regard to the Vehicle Parking Standards 2009. Given the appeal Inspectors findings in relation to the same one-for one provision of parking on the dismissed 8 flat scheme, there is no doubt that resisting the current proposal on parking grounds would not be supported at appeal.

#### Other matters

The site is situated within a sustainable urban location close to local services, facilities and public transport and would make more efficient use of this site. Given that 92.4% of the District is designated Green Belt the principle of further development within existing sustainable settlements outside of the Green Belt is generally considered to be appropriate, provided all other policies are complied with. In addition, paragraph 49 of the NPPF states that "housing applications should be considered in the context of the presumption in favour of sustainable development. Relevant policies for the supply of housing should not be considered up-to-date if the local planning authority cannot demonstrate a five-year supply of deliverable housing sites".

The Council is currently in the process of preparing a new Local Plan where sites will be identified for residential development however the latest figures reveal that the Council can currently only demonstrate a 1.35 year supply of land for housing purposes. Due to this it has been shown in several recent appeal decisions, both within and outside of the district that such a lack of a demonstrable five year supply of housing weighs in favour of granting planning permission. However, this still has to be weighed against other material planning considerations.

**Conclusion:**

This design, for six flats, has clearly sought to address issues raised with a previous proposal for eight flats as identified in the appeal Inspectors decision letter. Officer's assessment is that it is successful in doing so. Moreover the proposal would make efficient use of land in a sustainable location to provide needed additional dwellings. Accordingly, it is recommended that planning permission be granted.

***Should you wish to discuss the contents of this report item please use the following contact details by 2pm on the day of the meeting at the latest:***

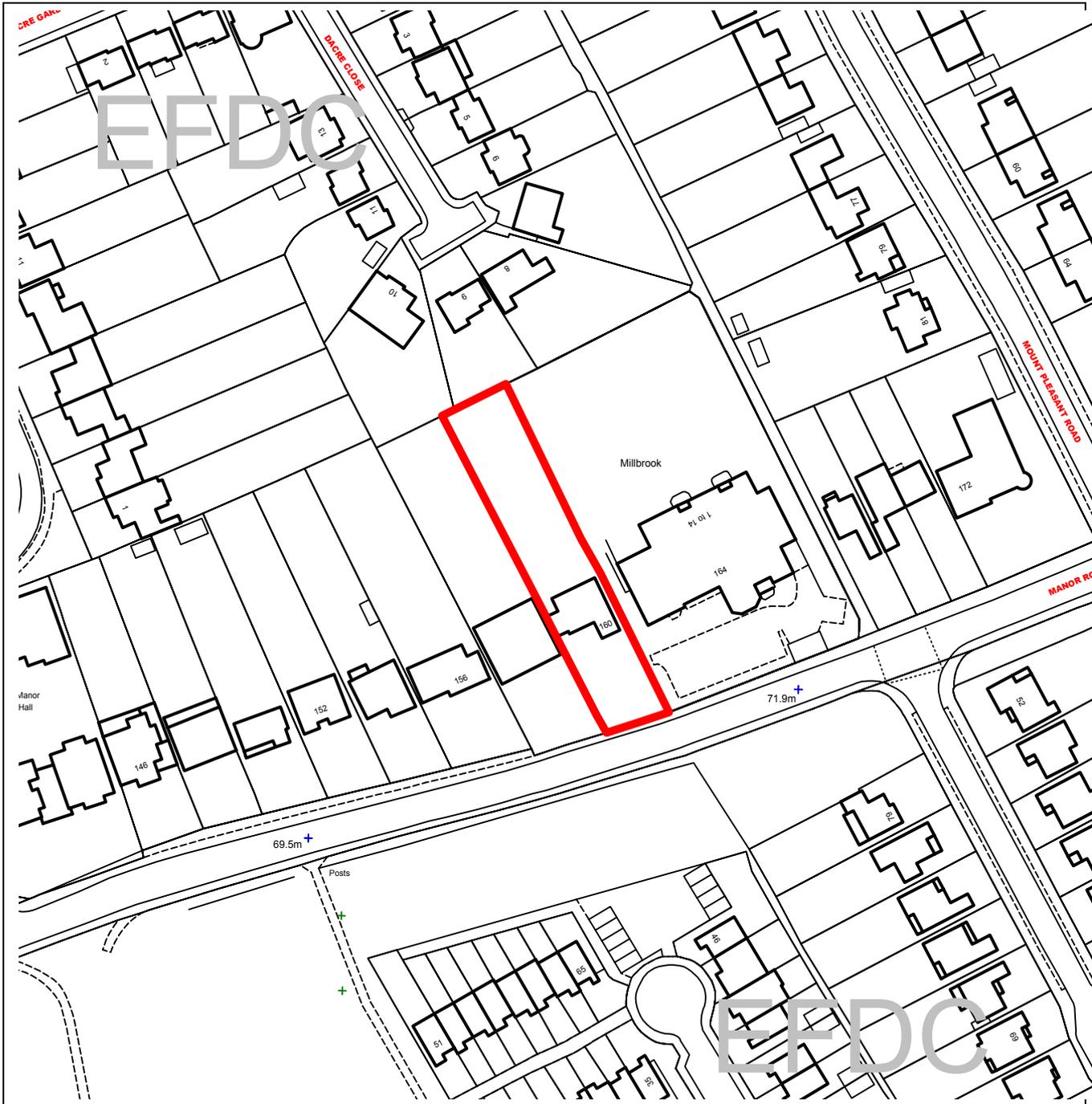
***Planning Application Case Officer: Jonathan Doe  
Direct Line Telephone Number: 01992 564103***

***or if no direct contact can be made please email: [contactplanning@eppingforestdc.gov.uk](mailto:contactplanning@eppingforestdc.gov.uk)***



# Epping Forest District Council

## Agenda Item Number 2



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Application Number:	EPF/0385/17
Site Name:	160 Manor Road, Chigwell, IG7 5PX
Scale of Plot:	1/1250

**Report Item No: 2**

<b>APPLICATION No:</b>	EPF/0385/17
<b>SITE ADDRESS:</b>	160 Manor Road Chigwell Essex IG7 5PX
<b>PARISH:</b>	Chigwell
<b>WARD:</b>	Grange Hill
<b>APPLICANT:</b>	Mr Raheel Akhtar
<b>DESCRIPTION OF PROPOSAL:</b>	Amendment to consented application EPF/0679/15 as well as non-material application EPF/1644/16. Internal layouts changed to allow for 5 flats instead of 4. Rear extension at basement level. Compliant parking. Updated landscape.
<b>RECOMMENDED DECISION:</b>	Grant Permission (With Conditions)

**Click on the link below to view related plans and documents for this case:**

[http://planpub.eppingforestdc.gov.uk/NIM.websearch/ExternalEntryPoint.aspx?SEARCH\\_TYPE=1&DOC\\_CLASS\\_CODE=PL&FOLDER1\\_REF=591774](http://planpub.eppingforestdc.gov.uk/NIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=591774)

**CONDITIONS**

- 1 The development hereby permitted must be begun not later than the expiration of three years beginning with the date of this notice.
- 2 The development hereby permitted will be completed strictly in accordance with the approved drawings nos:  
CB/17/12  
CB/17/13  
NMEF/14/20  
NMEF/14/21  
NMEF/14/22  
CB/17/08  
CB/17/10 revision A received 04.04.17  
CB/17/01  
CB/17/02  
CB/17/03  
CB/17/04  
CB/17/05  
CB/17/06  
CB/17/07  
CB/17/09  
Design & Access Statement
- 3 No development shall take place until wheel washing or other cleaning facilities for vehicles leaving the site during construction works have been installed in accordance with details which shall be submitted to and agreed in writing by the

Local Planning Authority. The approved installed cleaning facilities shall be used to clean vehicles immediately before leaving the site.

- 4 No development shall take place, including site clearance or other preparatory work, until full details of both hard and soft landscape works (including tree planting) and implementation programme (linked to the development schedule) have been submitted to an approved in writing by the Local Planning Authority. These works shall be carried out as approved. The hard landscaping details shall include, as appropriate, and in addition to details of existing features to be retained: proposed finished levels or contours; means of enclosure; car parking layouts; other minor artefacts and structures, including signs and lighting and functional services above and below ground. The details of soft landscape works shall include plans for planting or establishment by any means and full written specifications and schedules of plants, including species, plant sizes and proposed numbers /densities where appropriate. If within a period of five years from the date of the planting or establishment of any tree, or shrub or plant, that tree, shrub, or plant or any replacement is removed, uprooted or destroyed or dies or becomes seriously damaged or defective another tree or shrub, or plant of the same species and size as that originally planted shall be planted at the same place, unless the Local Planning Authority gives its written consent to any variation.

- 5 An assessment of flood risk, focussing on surface water drainage, 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 development shall be carried out and maintained in accordance with the approved details.

- 6 The proposed use of this site has been identified as being particularly vulnerable if land contamination is present, despite no specific former potentially contaminating uses having been identified for this site.

Should any discoloured or odorous soils be encountered during development works or should any hazardous materials or significant quantities of non-soil forming materials be found, then all development works should be stopped, the Local Planning Authority contacted and a scheme to investigate the risks and / or the adoption of any required remedial measures be submitted to, agreed and approved in writing by the Local Planning Authority prior to the recommencement of development works.

Following the completion of development works and prior to the first occupation of the site, sufficient information must be submitted to demonstrate that any required remedial measures were satisfactorily implemented or confirmation provided that no unexpected contamination was encountered.

- 7 All construction/demolition works and ancillary operations, including vehicle movement on site which are audible at the boundary of noise sensitive premises, shall only take place between the hours of 07.30 to 18.30 Monday to Friday and 08.00 to 13.00 hours on Saturday, and at no time during Sundays and Public/Bank Holidays unless otherwise agreed in writing by the Local Planning Authority.

- 8 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.
- 9 Access to the rearmost 5m of the built form, the flat roof over the rearmost 5m of the lower ground floor as hereby approved shall be for maintenance or emergency purposes only and the flat roof shall not be used as a seating area, roof garden, terrace, patio or similar amenity area.
- 10 Prior to first occupation of the development, the proposed private drive shall be constructed to a minimum width of 5 metres for at least 6 metres from the back of the carriageway and provided with an appropriate dropped kerb crossing of the footway.
- 11 Prior to first occupation of the development, the developer shall be responsible for the provision - per dwelling - and implementation of a Residential Travel Information Pack for sustainable transport, approved by the local planning authority.
- 12 No unbound material shall be used in the surface treatment of the vehicular access within 6 metres of the highway boundary.
- 13 There shall be no discharge of surface water onto the highway.
- 14 Prior to demolition of the existing bungalow on the site, full written details of a permeable surface to the parking area outside the building shall be submitted to and approved in writing by the local planning authority. Such surface treatment as approved shall be implemented concurrently with the construction of the flats hereby approved and made available for use prior to first occupation of any flat hereby approved and be retained thereafter.

*This application is before this Committee since it is an application for residential development consisting of 5 dwellings or more (unless approval of reserved matters only) and is recommended for approval (Pursuant to The Constitution, Part Three: Scheme of Delegation, Appendix 3)*

**Description of Site:**

Detached bungalow with front dormer. It is not Listed, nor in a Conservation Area.

The bungalow is set between a two-storey house to the left hand side when viewing the site from Manor Road and a three-storey building with roof accommodation to the right hand side. The front boundary of the site has a brick wall with railings above. The site has a vehicular access to the left

hand side of the plot. The bungalow is set on ground somewhat higher than the level of Manor Road. To the rear of the bungalow the ground level falls.

### **Description of Proposal:**

The proposal is to demolish a bungalow on the site and erect a building to accommodate five flats. The building would have three storeys; ground and first storeys and a mansard type roof.

Two two-bedroom flats would be on the ground floor. These flats would have one bedroom at ground floor and another bedroom at a lower ground floor level. The second bedrooms would be set to the rear of the building where, due to falling ground levels to the rear of the site, windows would effectively be at a ground floor level. Two two-bedroom flats would be set on the first floor and a further two-bedroom flat would be set within a mansard type roof.

Four car parking spaces would be provided in front of the building and a vehicular ramp would give access to a basement providing six parking spaces.

All but the top floor flat would have sizeable terrace areas/balconies to the rear of the building, looking to the north by northwest.

### **Relevant History:**

EPF/2902/14 Demolition of existing bungalow and erection of building to accommodate four two-bedroomed flats with associated bin store, bicycle store and car parking. – Withdrawn 28/01/2015

EPF/0679/15 Demolition of existing bungalow and erection of building to accommodate four two-bedroomed flats with associated bin store, bicycle store and car parking. (Revised design from EPF/2902/14) – Granted 30/07/2015

EPF/1644/16 Non-material amendment to planning application EPF/0679/15 (Demolition of existing bungalow and erection of building to accommodate four two-bedroomed flats with associated bin store, bicycle store and car parking. (Revised design from EPF/2902/14)) – Non-material amendment approved 13/07/2016

### **Policies Applied:**

#### *Adopted Local Plan:*

CP2	Quality of Rural and Built Environment
H2A	Previously Developed Land
H3A	Housing Density
DBE1	Design of New Buildings
DBE2	Effect on Neighbouring Properties
DBE6	Car parking in New Development
DBE8	Private Amenity Space
DBE9	Loss of Amenity
LL11	Landscaping Schemes
ST4	Road Safety
ST6	Vehicle Parking

#### *NPPF:*

The National Planning Policy Framework (NPPF) has been adopted as national policy since March 2012. Paragraph 215 states that due weight should be given to relevant policies in existing plans

according to their degree of consistency with the framework. The above policies are broadly consistent with the NPPF and should therefore be given appropriate weight.

*Draft Local Plan:*

At the current time, only limited weight can be applied to the Draft Local Plan, however the Draft Plan and evidence base should be considered as a material consideration in planning decisions. The relevant policies in this case are as follows:

SP1	Presumption in Favour of Sustainable Development
H1	Housing Mix and Accommodation Types
DM9	High Quality Design
DM10	Housing Design and Quality
DM11	Waste Recycling Facilities on New Development
DM12	Subterranean, Basement Development and Light wells

Essex Design Guide SPD  
ECC Revised Parking Standards (2009) SPD

**Consultation Carried Out and Summary of Representations Received**

Number of neighbours consulted: 43  
Site notice posted: Yes  
Responses received: No response received from neighbours.  
CHIGWELL PARISH COUNCIL: No objection

**Main Issues and Considerations:**

This current application differs from an existing planning permission for flats on the site (EPF/0679/15) in that it is now for five rather than four flats. The additional flat has been created by internal re-arrangements within the shell of the building. Previously upper floor flats had a maisonette arrangement. Now the upper floor flats are both contained on the first floor and the additional flat is at second floor.

This means that the fifth flat has rear facing fenestration, in the form of full-height glazed folding doors onto a balcony type area, 1.5m deep, off the open plan kitchen and living room. Previously the design had two bedroom windows on the rear elevation at second floor.

The second floor glazing on the rear elevation, to what is the additional flat, would be some 35m from the rear boundary of the application site, which adjoins the rear gardens of properties on Dacre Close. Notwithstanding that ground levels fall to the rear of the site, this distance is considered sufficient such that no material adverse impact would result in terms of loss of privacy to neighbours. Furthermore, the building to the east of the application site, Millbrook, has glazing and balcony areas at the same height, or possibly slightly higher than, the height of the rear elevation to the now proposed top floor flat.

Another change from the previously approved plans is that at the rear of the building the basement floor, what would appear as a ground floor at the rear of the building, would now be 5m deeper. This change is effectively a 5m deep flat roofed rear extension to the previously approved form of the building. However, the roof of this additional element would be level with the ground levels of properties on both adjoining sites to the sides and accordingly would not change assessments of daylight and sunlight previously made.

**Design and Appearance**

The existing bungalow on the site would appear to date from the 1950's and now appears as a somewhat incongruous building set between the two-storey with hipped roof built form at 158 and the substantial built form at Millbrook Court, of three full storeys and roof with front dormers. The front wall of the proposed building would be slightly forward of the front wall of the house at 158 Manor Road but not as far forward into its plot as the nearest front wall of Millbrook Court. The appearance of the building, which appears to have been inspired by classical design, would fit well between built forms on adjoining plots and whilst this is a proposal of some depth, it is masked by the presence of the buildings on either side and therefore will have little visual impact. The building will in fact visually enhance this part of the street scene. At the rear, the visual impact will be similar to the large flat development next door at Millbrook, however, there are no public views of it and the houses in Dacre Gardens to the north are a significant distance away.

The proposal, in design and scale, conforms to the character of the area and improves on the appearance of the current building on the site, complying with the NPPF requirement of good design in planning and Local Plan policies CP2 and DBE1.

#### *Amenity Impact – 158 Manor Road*

With regard to the living conditions of neighbours, 158 Manor Road is to the west by southwest of the proposed flats. The principal windows of the house at 158 are to the front and to the rear. At the rear, both the proposed building and 158 would be 1m from their common side boundary which is marked by a close boarded fence some 2m in height. The lower ground floor, despite extending rearwards by 9.6m beyond the main wall of no.158, will be directly below the bottom of the dividing fence and therefore not visible from no.158.

The ground floor at the rear (level in height to the ground floor of no.158) would be 6.5 m deeper into the plot than the main rearmost ground floor wall of no. 158 but set some 2.5m inside of the side boundary fence and therefore 4.5m in from their nearest ground floor rear facing window. This separation distance and the fact there is a 2m boundary screen, will safeguard the amenity of no.158.

The proposed first floor will be at the same height of the first floor of no.158 and project 3.6m beyond but at a distance of 5.5m from their first floor window. The arrangement is such that the first floor rear windows of no. 158 would not cut a 45 degree line, which is a rule of thumb in respect of impact on outlook from neighbours. The proposed mansard shape second floor would be the same depth beyond no.158's roof (which has rear facing dormers) and also not cause harm to light or outlook. .

Proposed sight screens, of opaque glass, will prevent overlooking from the proposed terraces and the first floor balcony at the rear. Whilst the new building will visually project rearwards at first and second floor level as viewed from no.158, the 45 degree rule of thumb measure will be maintained. This neighbour will not be significantly overlooked, particularly given the existing and proposed screening. It is therefore considered that the amenity of no.158 will not be unduly harmed and it therefore complies with the NPPF and policies DBE2 and DBE9 of the Local Plan.

#### *Amenity Impact – Millbrook Court*

To the east, the four storey flatted development at Millbrook Court is set 5m from the side boundary. The proposed built form above the ground floor storey would not cut into a line drawn at 45 degrees from the face of the windows at ground and first floors on the rear of Millbrook Court. Again, the revised rear elevation relative to Millbrook has clarified the relationship between the two properties and there will be no loss of light or outlook.

#### *Other Amenity Impact*

An open rear amenity area some 35m in depth would be retained between the proposed building and the rear boundary with properties on Dacre Close. The proposal would safeguard the living conditions of neighbours.

### Other Matters

This current design has “softened” the appearance of the area between the building and the plot frontage as compared to previous proposals for the site, by significant strips of landscaping and a visually meaningful extent of landscaping between the car park and the front of the building. As previously, sustainable drainage to the parking area will be addressed by condition.

Ten car parking spaces would be provided for the five flats, delivering two spaces for each flat. The proposed level of provision meets the standards adopted by the Council in respect of the number of spaces required for each new dwelling. No parking spaces for visitors are proposed, and none can easily be provided. However, that arrangement is unlikely to cause difficulty in this location due to the relatively small scale of the development. The Highway Authority does not consider the proposal likely to cause harm to the free and safe movement of traffic, including pedestrian movement.

The site is situated within a sustainable urban location, with Grange Hill station less than 500m away to the east, close to local services, facilities and public transport and would make more efficient use of this site. Given that 92.4% of the District is designated Green Belt the principle of further development within existing sustainable settlements outside of the Green Belt is generally considered to be appropriate, provided all other policies are complied with. In addition, paragraph 49 of the NPPF states that *“housing applications should be considered in the context of the presumption in favour of sustainable development. Relevant policies for the supply of housing should not be considered up-to-date if the local planning authority cannot demonstrate a five-year supply of deliverable housing sites”*.

The Council is currently in the process of preparing a new Local Plan where sites will be identified for residential development however the latest figures reveal that the Council can currently only demonstrate a 1.35 year supply of land for housing purposes. Due to this it has been shown in several recent appeal decisions, both within and outside of the district that such a lack of a demonstrable five year supply of housing weighs in favour of granting planning permission. However, this still has to be weighed against other material planning considerations.

### Conclusion:

The proposal complies with relevant planning policy and the proposed building will enhance the appearance of the street scene without causing undue harm to amenity of acknowledged importance. It is recommended that planning permission be granted.

***Should you wish to discuss the contents of this report item please use the following contact details by 2pm on the day of the meeting at the latest:***

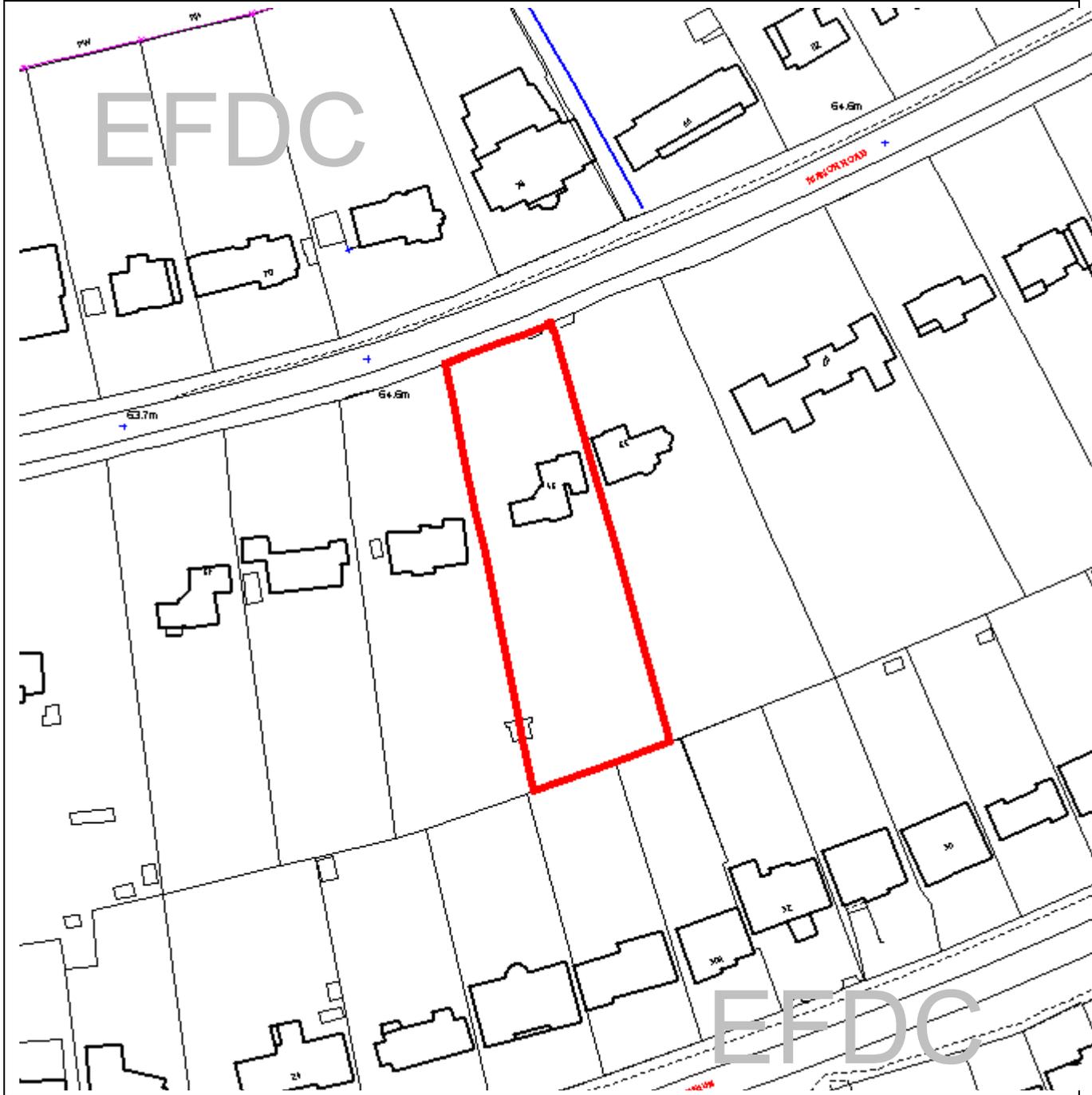
***Planning Application Case Officer: Jonathan Doe  
Direct Line Telephone Number: 01992 564103***

***or if no direct contact can be made please email: [contactplanning@eppingforestdc.gov.uk](mailto:contactplanning@eppingforestdc.gov.uk)***



# Epping Forest District Council

## Agenda Item Number 3



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Application Number:	EPF/0540/17
Site Name:	51 Manor Road, Chigwell, IG7 5PL
Scale of Plot:	1/1250

**Report Item No: 3**

<b>APPLICATION No:</b>	EPF/0540/17
<b>SITE ADDRESS:</b>	51 Manor Road Chigwell Essex IG7 5PL
<b>PARISH:</b>	Chigwell
<b>WARD:</b>	Grange Hill
<b>APPLICANT:</b>	Mr & Mrs Vickeneswaran
<b>DESCRIPTION OF PROPOSAL:</b>	Demolition of existing private family residence and replacement with new private family residence.
<b>RECOMMENDED DECISION:</b>	Grant Permission (With Conditions)

**Click on the link below to view related plans and documents for this case:**

[http://planpub.eppingforestdc.gov.uk/NIM\\_websearch/ExternalEntryPoint.aspx?SEARCH\\_TYPE=1&DOC\\_CLASS\\_CODE=PL&FOLDER1\\_REF=592241](http://planpub.eppingforestdc.gov.uk/NIM_websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=592241)

**CONDITIONS**

- 1 The development hereby permitted must be begun not later than the expiration of three years beginning with the date of this notice.
  
- 2 The development hereby permitted will be completed strictly in accordance with the approved drawings nos:  
Site location plan  
FRC-101  
FRC-102  
FRC-103  
FRC-110  
FRC-111  
FRC-112  
FRC-113  
FRC-114  
FRC-115
  
- 3 If any tree, shrub or hedge shown to be retained in the submitted Arboricultural reports is removed, uprooted or destroyed, or dies, or becomes severely damaged or diseased during development activities or within 3 years of the completion of the development, another tree, shrub or hedge of the same size and species shall be planted within 3 months at the same place, unless the Local Planning Authority gives its written consent to any variation. If within a period of five years from the date of planting any replacement tree, shrub or hedge is removed, uprooted or destroyed, or dies or becomes seriously damaged or defective another tree, shrub or hedge of the same species and size as that originally planted shall, within 3 months, be planted at the

same place.

- 4 No construction works above ground level shall take place until documentary and photographic details of the types and colours of the external finishes have been submitted to and approved by the Local Planning Authority, in writing. The development shall be implemented in accordance with such approved details.
- 5 Prior to first occupation of the development hereby approved, the proposed window openings in the western and the eastern flank elevations, with the sole exceptions of the prayer room and of bedroom 4 as shown on the approved plans, shall be entirely fitted with obscured glass and have fixed frames to a height of 1.7 metres above the floor of the room in which the window is installed and shall be permanently retained in that condition.
- 6 Access to the flat roof over the attached garages as hereby approved shall be for maintenance or emergency purposes only and the flat roof shall not be used as a seating area, roof garden, terrace, patio or similar amenity area.
- 7 Notwithstanding the provisions of the Town & Country Planning (General Permitted Development) (England) Order 2015 (or of any equivalent provision in any Statutory Instrument revoking or re-enacting that Order), the garage(s) hereby approved shall be retained so that it is capable of allowing the parking of cars together with any ancillary storage in connection with the residential use of the site, and shall at no time be converted into a room or used for any other purpose.
- 8 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 as amended (or any other Order revoking, further amending or re-enacting that Order) no extensions, enlargements of the roof or roof-lights generally permitted by virtue of Classes A, B and C of Part 1 of Schedule 2 to the Order shall be undertaken without the prior written permission of the Local Planning Authority.
- 9 No development shall take place, including site clearance or other preparatory work, until full details of both hard and soft landscape works (including tree planting) and implementation programme (linked to the development schedule) have been submitted to an approved in writing by the Local Planning Authority. These works shall be carried out as approved. The hard landscaping details shall include, as appropriate, and in addition to details of existing features to be retained: proposed finished levels or contours; means of enclosure; car parking layouts; other minor artefacts and structures, including signs and lighting and functional services above and below ground. The details of soft landscape works shall include plans for planting or establishment by any means and full written specifications and schedules of plants, including species, plant sizes and proposed numbers /densities where appropriate. If within a period of five years from the date of the planting or establishment of any tree, or shrub or plant, that tree, shrub, or plant or any replacement is removed, uprooted or destroyed or dies or becomes seriously damaged or defective another tree or shrub, or plant of the same species and size as that originally planted shall be planted at the same place, unless the Local Planning Authority gives its written consent to any variation.

- 10 No development, including works of demolition or site clearance, shall take place until a Tree Protection Plan Arboricultural Method Statement and site monitoring schedule in accordance with BS:5837:2012 (Trees in relation to design, demolition and construction - recommendations) has been submitted to the Local Planning Authority and approved in writing. The development shall be carried out only in accordance with the approved documents unless the Local Planning Authority gives its written consent to any variation.
- 11 A flood risk assessment and management and maintenance plan shall be submitted to and approved by the Local Planning Authority prior to commencement of development. The assessment shall include calculations of increased run-off and associated volume of storm detention using WinDes or other similar best practice tools. The approved measures shall be carried out prior to the substantial completion of the development and shall be adequately maintained in accordance with the management and maintenance plan.
- 12 The proposed use of this site has been identified as being particularly vulnerable if land contamination is present, despite no specific former potentially contaminating uses having been identified for this site.
- Should any discoloured or odorous soils be encountered during development works or should any hazardous materials or significant quantities of non-soil forming materials be found, then all development works should be stopped, the Local Planning Authority contacted and a scheme to investigate the risks and / or the adoption of any required remedial measures be submitted to, agreed and approved in writing by the Local Planning Authority prior to the recommencement of development works.
- Following the completion of development works and prior to the first occupation of the site, sufficient information must be submitted to demonstrate that any required remedial measures were satisfactorily implemented or confirmation provided that no unexpected contamination was encountered.
- 13 All construction/demolition works and ancillary operations, including vehicle movement on site which are audible at the boundary of noise sensitive premises, shall only take place between the hours of 07.30 to 18.30 Monday to Friday and 08.00 to 13.00 hours on Saturday, and at no time during Sundays and Public/Bank Holidays unless otherwise agreed in writing by the Local Planning Authority.
- 14 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.
- 15 Concurrently with the construction of the house and prior to first occupation, sights splays, 1.8m in height relative to the floor of the respective balcony and of a solid or obscure glazed material, shall be erected to both sides of both balconies and retained as such thereafter unless the prior written consent of the local planning authority is given to any alteration.

*This application is before this Committee since the recommendation is for approval contrary to an objection from a local council which is material to the planning merits of the proposal (Pursuant to The Constitution, Part Three: Scheme of Delegation, Appendix 3)*

**Description of Site:**

The application property is a substantial detached house. The ground floor is of brickwork and the first floor has the appearance of black beams with white plaster between. The house is set nearly 30m back from the road.

The plot is some 25m wide by some 90m deep.

The property is not listed and is not in a Conservation Area.

**Description of Proposal:**

Demolition of existing private family residence and replacement with new private family residence.

The front elevation would have a classical style with a symmetrical design to the front elevation. The house would be of two storeys plus a Mansard style roof. A single width garage would be attached to the house to both sides.

The house itself would have a maximum width of 19.3m with flat roofed garaging, behind a parapet, infilling between the house and a side boundary to both sides. The main body of the house, excluding a curved front bay with canopy in front, would have a maximum depth of some 24.4m. The house would have two storeys, plus basement, and accommodation within a crown roof. The maximum height of the roof would be 9.6m.

The basement would contain a staff suite, gymnasium, pool and sauna. The ground floor would have a circular entrance hall, five reception rooms, kitchen and ground floor bedroom. The first floor would accommodate the main bedroom; with bathroom, dressing room, prayer room and kitchenette en-suite; and three other bedrooms, all with en-suite facilities. Within the crown roof would be four bedrooms, with en-suite facilities, a family bathroom and a room for children's play and study. The roof plan shows an array of 20 photovoltaic panels. A lift would serve the basement and all floors above.

External materials would be fair-face brick with Portland stone quoins, cornices, portico, parapets, stringer courses and window and door reveals. Windows would have frames of painted timber and be double glazed. Rainwater goods, guttering and downpipes, would be of black coated metal. The roof would be of natural slate to the mansard faces with lead clad dormers and lead to the top surface of the roof.

**Relevant History:**

CHI/0223/72 Extension – Granted 24/05/1972

EPF/1228/85 Two storey side extension. – Granted 08/11/1985

EPF/2371/16 Demolition of existing private family residence and replacement with new 8 bedroom private family residence. – Withdrawn 09/12/2016

**Policies Applied:**

*Adopted Local Plan:*

CP1	Achieving Sustainable Development Objectives
CP2	Quality of Rural and Built Environment
CP3	New Development
CP4	Energy Conservation
CP5	Sustainable Building
CP7	Urban Form and Quality
DBE1	Design of New Buildings
DBE2	Effect on Neighbouring Properties
DBE3	Design in Urban Areas
DBE5	Design and Layout of new development
DBE6	Car Parking in New Development
DBE8	Private Amenity Space
DBE9	Loss of Amenity
ST4	Road Safety
ST6	Vehicle Parking
H2A	Previously Developed Land
H3A	Housing Density
H4A	Dwelling Mix
LL8	Works to protected trees
LL9	Felling of preserved trees
LL10	Adequacy of provision for landscape retention
LL11	Landscaping Schemes

*NPPF:*

The National Planning Policy Framework (NPPF) has been adopted as national policy since March 2012. Paragraph 215 states that due weight should be given to relevant policies in existing plans according to their degree of consistency with the framework. The above policies are broadly consistent with the NPPF and should therefore be given appropriate weight.

*Draft Local Plan:*

At the current time, only limited weight can be applied to the Draft Local Plan, however the Draft Plan and evidence base should be considered as a material consideration in planning decisions. The relevant policies in this case are as follows:

DM5	Green Infrastructure: Design of Development
DM9	High Quality Design
DM10	Housing Design and Quality
DM12	Subterranean, Basement Development and Lightwells
DM16	Sustainable Drainage Systems
DM20	Low Carbon and Renewable Energy

**Consultation Carried Out and Summary of Representations Received**

Number of neighbours consulted: 9

Site notice posted: Yes

Responses received: No response from neighbours

CHIGWELL PARISH COUNCIL: The Council OBJECTS to this application because the proposed replacement is an over-development of the site and is entirely out of character with the neighbouring properties on this part of Manor Road.

## **Main Issues and Considerations:**

The main issues to be considered are design and impact to street scene, impact to neighbouring properties and landscaping.

### *Design and appearance in streetscene*

In terms of appearance the proposal is for demolition of the existing neo-Tudor house and replacement with a house of a classical style.

The existing house on the site is of an undistinguished appearance with an integral double garage appearing somewhat at odds with the appearance of the first floor which, with painted panels between exposed beams, would seem to have been inspired by medieval buildings. The proposed house, however, would introduce a fresh style of design within its immediate neighbours and would have similarities with the house at 63 Manor Road, the fifth house to the east along this side of the road.

Planning permission (EPF/1897/10) was granted for no. 63 on the conclusion that that house would have an acceptable appearance.

On the other side of the road, at no. 74, a house with similarities to that proposed exists (EPF/0997/04, Elevational changes to front and rear; two storey side extension and rear swimming pool enclosure, refers).

The architectural style is very similar to a house, currently under construction, at no. 59, the third property to the east. This has been the subject of a number of planning applications but the overall character to the front elevation would seem to have been accepted when planning permission, EPF/1793/14, was granted in 2014.

Whilst the design is somewhat at odds with that of neighbouring properties, the NPPF points out, at paragraph 60, that planning decisions should not attempt to impose architectural styles. Unsubstantiated requirements to conform to certain development forms or styles should not be made.

Some concern was raised by the Parish Council regarding the height of the previous withdrawn proposal. The street elevation drawing indicates that this current proposal is in line with heights of some of the newer properties, and less high than, for instance, No. 59 Manor Road, which was designed by the same Architects. Moreover, the proposal has been designed to ensure good visual separation from the site boundaries. At first floor the flank walls of the house would be set a minimum of just over 3m from the site boundaries with a minimum distance of 6m separating the western flank from the flank of 49 Manor Road and 4.3m separating the eastern flank from the flank of 53 Manor Road. Single storey side projections that would be used as garages would abut the site boundaries, but since they would be set significantly rear of the front elevation the appearance of a clear visual break between the main bulk of the house and the neighbouring houses would also be maintained.

On the matter of design it is therefore concluded that, whilst the proposal is of a significant scale and contrasting architectural style to that of the immediate neighbours, it safeguards the townscape by ensuring it would have an appropriate visual relationship to its neighbours and by following a pattern of similar designs permitted within the wider context of Manor Road.

### *Impact to neighbours*

With regards to overlooking, there would be a balcony at both first and second floor levels on the rear elevation, off the main bedroom and off the children's play/study room respectively. A rear

garden of some 38m in depth would be retained and numerous mature trees exist within the site along the side boundaries. Nevertheless, given the perception of overlooking that these balconies could create, particularly that at second floor, it is considered reasonable to impose a condition to require sight screens to the flanks of both balconies. With such a condition views would be of a similar nature to those of neighbouring properties which have rear facing first floor windows and dormer windows in the roof.

The internal layout has been designed in such a way that principal windows are front and rear. Flank windows above the ground floor are almost exclusively to en-suite facilities, to rooms with a window on another elevation or other rooms for which it would be reasonable to require obscure glazing. The only two exceptions are narrow windows for the prayer room and bedroom 4. However, these rooms would look onto the rear corner of the house at no. 53 and a front corner of the house at no. 49 respectively. 53 Manor Road has a side window at first floor facing the application site but this appears to be to a landing and is in any case set further forward within its site than the position of the prayer room window.

It is considered that, subject to a condition relating to obscure glazing, the proposal is acceptable with regard to privacy of neighbours.

With regard to light and outlook there are two neighbours to be considered, nos. 49 and 53, to each side of the site.

49 Manor Road is set to the west by southwest. A front corner of a garage would be 3m forward of the nearest front corner of no. 49 but the flank of no. 49 is set off the boundary such that a line drawn at 45 degrees from the front corner of no. 49 would intersect the front corner of the garage. The rear of the proposed house would not be as deep into the plot as the rear elevation of no. 49. Rear elevations of the houses in question face south.

53 Manor Road, the neighbouring house to the other side, is orientated to the east by northeast. This house is set somewhat further forward in its plot than the position of the proposed house. No loss of outlook from any front window would occur as a result of the proposal. However, no. 53 has two first floor side windows facing the application site. By the front corner is a window in a dormer set on a side cat slide roof. This window is set some 2m off the side boundary. The front elevation of the proposed house would be set back some 2m in comparison to the footprint of the existing house and it is considered that no adverse impact that could reasonably form a reason for refusal would result from the proposal in relation to the side dormer window of no. 53.

No. 53 also has a first floor side window set back along the side elevation facing the application site. However, this is set some 4m away from the side boundary and its position in relation to the house suggests that it may well be to a landing rather than a habitable room. This window already looks generally onto the built form of the existing house and it is considered on balance that any impact to this window would not be so great as to reasonably constitute a reason for refusal.

### Landscaping

All trees on this site and on adjacent sites are protected by Tree Preservation Orders. However, the Trees and Landscaping Team raises no objection subject to standard conditions being imposed on any planning permission.

### Other matters

The proposed house would have an extensive basement of almost the same size as the footprint of the house. However, in relation to the generous size of the front and rear gardens the basement would take up a modest proportion of the site. No objection has been raised to the basement with regard to trees or drainage.

The use of photovoltaic panels to the roof is welcomed.

**Conclusion:**

The architectural style of the proposal would contrast with its neighbours, but its scale, height and degree of set in from the site boundaries ensures the contrast can be satisfactorily accommodated within its setting. Moreover, there are a number of similarly designed houses within the wider context of manor Road. Consequently the proposal would respect the character and appearance of the locality. In relation to neighbours living conditions it is considered that with appropriate use of conditions no material adverse impact would result to neighbours. With regard to tree matters the proposal is acceptable. Accordingly the proposal is recommended for approval.

***Should you wish to discuss the contents of this report item please use the following contact details by 2pm on the day of the meeting at the latest:***

***Planning Application Case Officer: Jonathan Doe  
Direct Line Telephone Number: 01992 564103***

***or if no direct contact can be made please email: [contactplanning@eppingforestdc.gov.uk](mailto:contactplanning@eppingforestdc.gov.uk)***