

AREA PLANS SUB-COMMITTEE SOUTH

28 June 2017

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Epping Forest District Council

Agenda Item Number 1



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Application Number:	EPF/0790/17
Site Name:	11 Crossfields, Loughton, IG10 3PY
Scale of Plot:	1/1250

Report Item No: 1

APPLICATION No:	EPF/0790/17
SITE ADDRESS:	11 Crossfields Loughton Essex IG10 3PY
PARISH:	Loughton
WARD:	Loughton Alderton
APPLICANT:	Mr Oleg Kovalenko
DESCRIPTION OF PROPOSAL:	Erection of dwelling house and detached garage, following demolition of existing garage. Existing house to be converted to two-bedroom house and single storey rear extension.
RECOMMENDED DECISION:	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=592893

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
Existing roof plan/block plan
Existing front elevation
Existing southern elevation
Existing rear elevation
Proposed ground floor plan
Proposed first floor plan
Proposed roof plan
Proposed front elevation
Proposed northern side elevation
Proposed southern side elevation
Proposed rear elevation
- 3 Materials to be used for the external finishes of the proposed development shall match those of the existing house, unless otherwise agreed in writing by the Local Planning Authority.
- 4 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 development generally

permitted by virtue of Class A of Part 1 of Schedule 2 to the Order shall be undertaken without the prior written permission of the Local Planning Authority.

- 5 The parking area shown on the approved plan shall be provided prior to the first occupation of the development and shall be retained free of obstruction for the parking of residents (staff) and visitors vehicles.
- 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.

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:

Three-bedroomed semi-detached house with side hip roof set at an internal corner of Crossfields. Site splays out to rear. The property has a detached garage set behind the front corner of the house. There is an outbuilding in the western corner of the rear garden.

House set at a lower level than road. Site and surroundings fall to rear.

The site and its surroundings appear to have been a comprehensive scheme of housing developed in the 1950's and now appears to experience considerable demand for on-street parking.

The application property is not a Listed Building and the site is outside a Conservation Area.

Description of Proposal:

Erection of dwelling house and detached garage, following demolition of existing garage. Existing house to be converted to two-bedroom house and single storey rear extension.

The plot would be sub-divided to create two properties. The proposal involves demolishing an existing garage and building a house attached to part of the flank wall of no. 11 but with its front wall set back from the front elevation of no. 11. A replacement garage would be erected.

The front elevation of the proposed house would be set back 5.4m from the front elevation of the existing house. The proposed house would have an "L" shaped footprint with a front elevation 4.9m wide and widening further back to a maximum width of 7m. The house would have a maximum depth of 9.3m. The proposed house would have a height to the eaves of 5.3m, matching that of the house at no. 11, and a maximum height to a roof ridge of 7.6m.

The existing house would have a single storey rear extension 3.5m deep by 6.5m wide, the full width of the plot that would be created for the existing house. The rear extension would have a sloping roof 3.2m in height to the eaves along the rearmost part of the extension, 4.9m in height where the extension roof would adjoin the existing rear elevation.

The existing house on the site has three bedrooms. The proposals include converting accommodation at the existing house such that it would have only two bedrooms. Accommodation on the ground floor of the existing house would be enlarged by means of a 3.5m deep single storey rear extension.

The proposed house would have two bedrooms. A replacement single garage would be provided to the proposed house. A large outbuilding would be set in the curtilage of the proposed house, at the northern rear corner of the site.

Relevant History:

EPF/0821/06 - Erection of a part single and part 2 storey side and rear extension – Granted 16/06/2006

EF\2015\ENQ\01067 – Pre-application enquiry for sub-division of plot and erection of three-bedroom house; single storey rear extension of existing house.

EPF/0552/16 - Erection of two-bedroom house to the side of existing semi-detached house. Erection of detached garage. Existing house to be converted to two-bedroom house with single storey rear extension. – Refused 10/05/2016

Policies Applied:

Adopted Local Plan:

CP1 Achieving Sustainable Development Objectives
CP2 Protecting the Quality of the Rural and Built Environment
CP4 Energy Conservation
CP5 Sustainable Building
H2A Previously Developed Land
H3A Housing Density
DBE1 Design of New Buildings
DBE2 Affect 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
ST4 Road Safety
ST6 Vehicle parking

Essex Design Guide SPG
Parking Standards, Design and Good Practice. September 2009. Essex County Council. 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:

DM9 High Quality Design
DM10 Housing Design and Quality

Consultation Carried Out and Summary of Representations Received

Number of neighbours consulted: 37
Site notice posted: Yes

Responses received:

1 CROSSFIELDS – Object, would make on-street parking and associated congestion problems worse, does not fit in with the line of the street, and would lead to other similar development, construction process would block road.

13 CROSSFIELDS – Object, proposal would increase on-street parking making it impossible for me to leave my home as I am disabled, emergency services would not be able to access the street.

17 CROSSFIELDS – Object, would increase on-street parking in this very narrow and congested residential road, cause more traffic/parking problems and create a safety hazard, construction process would block road.

23 CROSSFIELDS – Object, this street is very cramped as it is, parking is a major issue, current layout of houses is uniform and squeezing another dwelling into such a tight space would be detrimental, would increase problems for large vehicles thereby increasing hazard to children playing along the road.

LOUGHTON RESIDENTS ASSOCIATION PLANS GROUP – Object, parking provision is inadequate and would be inconvenient, new house as now proposed is less bulky than previously but would still appear cramped and be detrimental to character of the area.

LOUGHTON TOWN COUNCIL: The Committee OBJECTED to this application which was considered garden grabbing contrary to the provisions of the National Planning Policy Framework. The proposal would be detrimental to the street scene and provided insufficient on-site parking.

Main Issues and Considerations:

This application is similar to one made previously for this site, EPF/0552/16. The previous application was refused on three grounds: detrimental appearance of parking area in the streetscene; inadequate parking; and, harm to character and appearance of the locality. The main issue with this application is whether the design has been sufficiently amended to no longer make the previous reasons for refusal valid.

The reasons for refusal of the previous application were:

The proposed design, by reason of the positioning and extent of the parking, would be detrimental to the appearance of the streetscene. The proposal is therefore contrary to Policies CP2(ii), CP7 and DBE6 of the Local Plan and Alterations and the provisions of the National Planning Policy Framework.

By reason of an inadequate provision of off-street car parking that is significantly less than the minimum specified in the Essex County Council 'Parking Standards: Design and Good Practice Guide' 2009, the proposed development is likely to exacerbate parking stress on Crossfields and nearby streets. The increase in parking stress would be harmful to the amenities enjoyed by local residents. The proposal is therefore contrary to the adopted Local Plan and Alterations policy ST6, which is consistent with the policies of the National Planning Policy Framework.

By reason of the intensification of residential use at the site and cramped nature of the development, infilling an open aspect in an otherwise compact streetscene, the proposal would have a poor appearance, harmful to the character and appearance of the locality. Moreover, it would result in an inappropriately intense use of the application site within the context of a street already experiencing intense use of on-street parking.. The development is therefore likely to be harmful to the character and visual amenities of the locality and amount to an undesirable precedent for permitting similarly harmful development in the surrounding area with the cumulative effect of exacerbating the harmful consequence of the proposal. Accordingly, the proposed development is contrary to Local Plan and Alterations policies CP2 (iv), CP7, DBE1 and DBE11(i), which are consistent with the National Planning Policy Framework.

The proposed house has now been set further back. The amended position now allows a car to pass beyond the front corner of the proposed house. This amended design allows a garage to be set back behind the front elevation of the proposed house. Whilst the design now proposed is a subtle amendment from that previously proposed, it is one which changes the balance between refusal and approval. The balance was previously one of refusal though this was based on an accumulation of all three reasons for refusal.

The proposal would result in 2 two-bedroom houses on the site. The adopted parking standard would be four parking spaces, two per dwelling. Three parking spaces would be provided at the site as proposed. It is considered that the extent of shortfall from adopted standard would not be sufficient to adequately justify refusal of the application.

With regard to the impact to the character and appearance of the locality, this is a subjective matter and the amended positioning of the additional house at the site would make it less prominent from the highway. The design in itself of the proposed house would complement the existing house in broad terms with regard the creation of built form in such a position. Evaluation of affect to character must be balanced against other matters including housing supply.

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. Given that the NPPF requires a demonstrable five year supply of housing, paragraph 49 of the NPPF is engaged whereby Local

plan policies which address the supply of new housing are considered to be out of date. As a result these policies are to be afforded less weight in the decision making process in favour of a greater reliance on the NPPF.

The lack of a five year supply of housing weighs in favour of granting planning permission and is attributed substantial weight in this application.

The proposal is acceptable in principle in that it is a residential use in a residential area. The site is in a sustainable location and a 900m walk from Debden London Underground station and 1200m from shops at Loughton Broadway.

With regard to achieving sustainable development objectives, the subject of Policy CP1, the proposal would have no material negative impact whilst providing a relatively modest two-bedroomed house in a way that would avoid the use of greenfield land. A primary objective, as set out in Policy CP7, is to make the fullest use of existing urban areas for new development before locations within the Green Belt. With regard to housing development, Policy H2A expands on this objective by stating that the re-use of previously developed land will be encouraged when considering residential development schemes.

In terms of impact to the occupiers of 11 Crossfields, the proposed house would be acceptable if built in conjunction with the proposed rear extension of no. 11. The extension would be single storey and north of the attached neighbour. The extension is considered acceptable.

13 Crossfields is set to the northeast such that the proposal seems most unlikely to cause any loss of daylight or sunlight to an extent that would justify refusal of a planning application.

Whilst some loss of light may occur to the rear garden of properties on Bushfields, this would occur at the very end of gardens of some significant depth and is considered most unlikely to justify refusal of a planning application. Due to falling ground towards Deepdene Road, rear gardens and even rear elevations are somewhat overlooked but this is currently the case.

Some overlooking of the front gardens of 13 and 15 Crossfields would result but it is considered that this, in itself, would not constitute a reason for refusal. A minimum rear garden depth to the scheme of 12.2m would result and it is considered that properties to the west, facing Deepdene Road, would not experience any material loss of privacy.

Conclusion:

The proposal complies with planning policy to create additional housing in sustainable locations. Amendments have been made to the design, including a reduction in height and a greater set back into the site, to reduce its visual impact. In the light of Government advice to encourage housing provision 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

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Epping Forest District Council

Agenda Item Number 2



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Application Number:	EPF/0898/17
Site Name:	Land rear of 119 Roding Road, Loughton, IG10 4AP
Scale of Plot:	1/1250

Report Item No: 2

APPLICATION No:	EPF/0898/17
SITE ADDRESS:	Land rear of 119 Roding Road Loughton Essex IG10 4AP
PARISH:	Loughton
WARD:	Loughton Roding
APPLICANT:	Mr N Patel
DESCRIPTION OF PROPOSAL:	Proposed two bedroom flat over existing shop including two storey side extension
RECOMMENDED DECISION:	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=593214

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: 2044/1, 2044/2, 2044/3 and 2044/4
- 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 rear facing roof slope serving a bathroom and kitchen 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 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.

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: Planning Services – Delegation of Council functions, Schedule 1, Appendix A.(g))

Description of Site:

The application site is a part two storey, part single storey flat roof building located at the corner of Valley Hill and Roding Road within the built up area of Loughton. The building is used for retail (Use Class A1) purposes at ground floor with a flat above which fronts onto Roding Road. To the rear of the single storey unit is an informal car park area. The site is not within the Metropolitan Green Belt or a Conservation Area.

Description of Proposal:

The application seeks consent for a part first floor and part two-storey rear addition to the building, the first floor above the existing single-storey shop unit and the two storey addition projecting 5.8m across part of an existing parking area. The extension as a whole would front Valley Hill and be set 2.6m from the site boundary with 117 Roding Road. The proposal will have a pitched roof with a crown top and three half-dormers facing onto Valley Hill. The only window openings facing north towards 117 Roding Road are a pair of small rooflights.

The first floor of the proposed addition would be used as a two bedroom flat with the ground floor of the addition used to provide an undercroft parking area, bin storage and internal stairs providing access to the flat. Three parking spaces would be provided, one in the undercroft and two in an open parking area. They would serve the existing and proposed flat and the existing shop. An area of amenity space is proposed between the two-storey extension and boundary with 117 Roding Road.

Relevant History:

None relevant

Policies Applied:

Epping Forest District Local Plan and Alterations

CP2 – Quality of Rural and Built Environment
DBE1 – Design of New Buildings
DBE2 – Effect on neighbouring properties
DBE6 – Car Parking
DBE8 – Private Amenity Space
ST6 – Vehicle Parking

National Planning Policy Framework

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 Consultation document (2016):

DM9 High quality design
DM10 Housing design and quality

At the current time only limited material 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.

Summary of Representations:

LOUGHTON TOWN COUNCIL: The Committee OBJECTED to this proposal as it was considered an overdevelopment that would be overbearing on the neighbouring property. In addition insufficient amenity space has been provided and there were concerns regarding the lack of parking provision on site.

11 Neighbours consulted and one response received:

115 RODING ROAD: I have several concerns relating to this development.

I wish to highlight that as the owner of property 115 Roding Road I have a right of way to Valley Hill, and although I can see that this is marked on the plans, I want to ensure that this access is in no way affected.

I also have concerns that this second storey development will give a detrimental effect on the light into my rear garden.

Currently our garden is not overlooked, and I have reservations that windows on the second storey will affect our privacy.

Issues and Considerations:

The main issues with this application relate to suitability of the site, design, impact on amenity and highway and parking issues.

Suitability of the Site

The site is within the built up area of Loughton and the proposed new dwelling will be located above an existing parade of shops offering varying services and shops. In addition the site is within a 600m walk to Loughton Underground Station and therefore the site is considered a sustainable location where new development should be promoted.

Parking has been included within the proposal (discussed in further detail below) and a private amenity space for the proposed new flat has also been incorporated. Although the amenity area is on the small side at approximately 14m², it is a useable space which will benefit from natural light, receiving direct sunlight in the later afternoon. The existing flat does not currently have any amenity space and this does not change as part of the application.

Design

The proposal will appear as a contemporary addition to the existing two storey element of the building that matches its roof height. The provision of a pitched roof with half-dormer windows to the Valley Hill elevation is in contrast to the flat roof design of the existing building such that it would be read as a separate building fronting Valley Hill rather than an addition to a building that fronts Roding Road. The design approach is considered generally acceptable given the context of the building fronting two roads and the simple design of the existing building. It is considered the

proposed design would enhance the appearance of the existing building and relate well to the surrounding streetscene, which includes the more modern building adjacent to the site at Valley Lodge. The half-dormers facing Valley Hill will be set at a lower level than the first floor windows at No. 119, however it is considered that this is acceptable as it gives the proposal an appropriately subservient appearance.

The proposal is an appropriate design within a built up area that would complement its surroundings, appearing as a proportionate development of the site.

Amenity

With regards to the existing flat the proposal will remove rear facing windows, however the room in which these windows serve is dual aspect and will still be served by two large windows fronting onto Valley Hill. A rear facing bedroom window will remain on the existing flat but due to the slope of the roof outlook and light to this window will be preserved to an acceptable degree.

The attached flat (No. 117) at first floor will be some 2.6m from the proposed development and light and outlook to these windows will also be preserved. This flat appears to have access to a rear garden area and the set in from the boundary of 2.6m will also ensure it continues to enjoy an acceptable level of amenity. It would continue to receive good light and not be subject to any undue sense of enclosure. No windows are proposed on the elevation facing No. 117 other than two high level roof lights. To avoid any perception of overlooking these can be conditioned as obscured glazed, which is considered reasonable given they are either a secondary window or serve a bathroom.

With regards to the next properties along Roding Road (No. 115 onwards), these are a row of two storey terraced houses. The proposal will be clearly visible within the rear gardens of these properties but give the separation distance of some 10m and low height to eaves of 4.2m it is not considered to result in any excessive loss of light or outlook. Additionally, as stated above there are no windows facing these properties that cannot be obscure glazed.

Highway and Parking Issues

The Essex County Council Highways Officer has raised no objection to the scheme as the proposal will regulate the parking in this small area and any loss of parking will not be detrimental to highway safety as there are suitable parking restrictions in place on the main through roads. The manoeuvring space is acceptable with appropriate space to be able to manoeuvre in and out safely.

The proposal will remove the existing informal parking but three parking spaces will be retained one for the existing flat, one for the proposed flat and one for the retail unit. This amount of parking is considered acceptable for this sustainable location.

Conclusion:

The proposal is considered to be an acceptable design, with limited impact on neighbouring amenity with an acceptable level of parking provision. Although the extension is large it is not considered overdevelopment in this built up area and on this basis 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: Marie-Claire Tovey

Direct Line Telephone Number: 01992 564414

or if no direct contact can be made please email: contactplanning@eppingforestdc.gov.uk



Epping Forest District Council

Agenda Item Number 3



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Application Number:	EPF/0808/17
Site Name:	209 D/E Molen's Café, High Road, Loughton, IG10 1BB
Scale of Plot:	1/1250

Report Item No: 3

APPLICATION No:	EPF/0808/17
SITE ADDRESS:	Molen's Cafe 209 D/E High Road Loughton Essex IG10 1BB
PARISH:	Loughton
WARD:	Loughton St Marys
APPLICANT:	Mr Nurtac Timur
DESCRIPTION OF PROPOSAL:	Erection of rear conservatory.
RECOMMENDED DECISION:	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=592938

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:
15966-A100-P02
15966-A100-P03
15966-A100-P04
15966-A100-P05
15966-A100-P06
15966-A100-P07
15966-A100-P08
15966-A100-P09
15966-A100-P10
15966-A100-P11
15966-A100-P12
Design & Access Statement

- 3 The rear double doors to the conservatory hereby permitted shall be for use in an emergency only and at all other times when the premises are open to customers the doors shall be shut closed. There shall be signage above the doors inside the extension to make clear that the doors are for emergency use only.

- 4 There shall be no exterior lighting affixed to any external surface of the extension hereby permitted.

- 5 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.

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:

Molens is a two-storey building used as a cafe on the ground floor and with residential use above. The premises include a large garden area to the rear. The garden backs onto the rear gardens of properties on Priory Road, a residential side street. The lawful use of the entire premises and its rear yard/garden is as a restaurant/café (Use Class A3) following the approval of EPF/0553/14. However, a condition on that application prohibits use of the garden by customers.

The application property is within the town centre of Loughton.

Description of Proposal:

Erection of rear conservatory.

The rear extension would measure 3.8m deep by 7.5m wide. The extension would have a flat roof 3.3m in height. The extension would be set to the left hand side of the site when looking to the rear. A flank wall of the extension would be set against the north-eastern boundary, with 213 High Road.

The wall against the boundary would be of full height glazing. The glazing would be obscure glazed and fixed. The wall to the other side and to the rear elevation would also be of full height glazing.

The plans show that the extension would accommodate 24 covers, 6 tables with 4 chairs to each table.

Relevant History:

EPF/0553/14 - Change of use of shop premises from purposes within Use Class A1 (shops) to use for purposes within Use Class A3 (Restaurants & Cafes). – Granted 25/06/2014

EPF/1503/15 – Retrospective application for a single storey rear extension with relocating of the external metal staircase for the residential units and alter shop front – Allowed at appeal 13/10/2016

EPF/1505/15 - Retrospective application for outbuilding to the rear of the property. – Allowed at appeal 13/10/2016

EPF/3316/16 - Erection of rear conservatory with retractable roof and bi-folding doors to two sides.
– Refused 15/02/2017

Policies Applied:

Adopted Local Plan:

CP2 Quality of Rural and Built Environment
DBE9 Loss of Amenity

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:

DM9 High Quality Design
DM21 Local Environmental Impacts, Pollution and Land Contamination

Consultation Carried Out and Summary of Representations Received

Number of neighbours consulted: 11
Site notice posted: No, not required

Responses received:

31 PRIORY ROAD – Object, proposal is contrary to a condition to a previous planning permission and Alcohol Licencing conditions associated with these premises forbidding customers to use the rear garden.

33 PRIORY ROAD – Object, part of goal of outdoor entertaining, noise pollution, would impact our privacy and enjoyment of our rear garden and rest of property, commercial extractor fan starts up very early in the morning, light pollution.

35 PRIORY ROAD – Object, this follows a succession of extensive expansions so astonished that the premises still provides “inadequate seating”, would result in further encroachment upon the residential properties in Priory Road, unreasonable that the cafe should come closer to long established homes, means to circumvent an existing planning condition and a condition of licensing, by their very nature conservatories are not sound-proofed structures, would require ventilation so noise from the interior will easily, double doors onto the patio provide opportunity for future “mission creep”, predominance of glass will result in loss of privacy and an increase in light pollution, intolerable to local residents beyond the normal working day, over development.

LOUGHTON RESIDENTS ASSOCIATION PLANS GROUP – Object, extending customer seating further back will increase the level of noise nuisance and smells suffered by residents in the road behind, this application presents similar problems to that previously refused.

LOUGHTON TOWN COUNCIL: The Committee OBJECTED to this application which was considered an overdevelopment of the site. There were concerns that the additional light and noise pollution from the proposed conservatory would further interfere with the amenities of

neighbours in Priory Road at the rear of the property. These residents had already been adversely affected by the previous changes to the premises.

Main Issues and Considerations:

The main issues that arise with this application are appearance and impact to neighbouring properties.

Appearance

The extension would be seen in the immediate context of the end of a single storey rear bay of gault bricks in stretcher bond. A nearly outbuilding has external walls of vertically boarded timber. Recent additions to the rear of the property, and indeed of the landscaping of the garden, have a contemporary character. It is considered that the extension would have an acceptable appearance. Furthermore, the extension is not visible from any public vantage point.

Impact to neighbours

The extension would enlarge the extent of an existing use. Neighbouring properties to the sides are commercial properties. The application site would retain an open area with a depth of some 10m between the rear of the extension and the rear boundary shared with dwellings on Priory Road.

This proposal is similar; with regard to possible impact to neighbours, to those the subject of the two previous planning applications (EPF/1503/15 and EPF/1505/15) which were the subject of a joint appeal (references APP/J1535/W/16/3153526 and APP/J1535/W/16/3153531). In the appeal the Inspector commented that the main issue was the effect of the proposed development on the living conditions of occupiers of properties on Priory Road, with particular regards to noise and disturbance.

In the light of an Inspector's decision it is considered that the extension should not be refused as it would not have a material adverse impact to neighbours. The Inspector commented in the appeal decision letter, at paragraph 8, that during the site visit for the appeal the doors at the rear of the premises were closed and little noise from the internal seating area could be heard in the rear garden of the premises. The Inspector also took the view that any use of the rear garden by customers would be a breach of condition from the 2014 planning permission (paragraph 12 refers), recognising that any such use would require permission from the Council. No view was expressed on whether such use would be acceptable since that was not part of the proposal to be considered at appeal.

The current proposal would only create an internal seating area. Although a pair of bi-fold doors in the rear elevation would open up to a hard surfaced area, the application does not include any proposal to use the garden area by customers. It is also possible to require, by condition, the doors to be kept closed at all times when the use is open to customers other than in emergency. Such a condition is necessary to safeguard the living conditions of neighbours, enforceable and reasonable.

It is noted that the objectors also raise concern about light pollution. Given the proposal is a single-storey structure contained within an enclosed garden and further separated from the nearest dwellings by a distance of approximately 20m light emitted from it would not cause harm to the living conditions of neighbours.

Conclusion:

The proposal is for an enlargement of floorspace to an existing use. The history of the site has highlighted that the open area to the rear is unsuitable for use by customers. The proposal involves no use of the rear open area; the proposal would retain the existing use within the envelope of the building. 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



Epping Forest District Council

Agenda Item Number 4



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Application Number:	EPF/0435/17
Site Name:	2 Connaught Avenue, Loughton, IG10 4DP
Scale of Plot:	1/1250

Report Item No: 4

APPLICATION No:	EPF/0435/17
SITE ADDRESS:	2 Connaught Avenue Loughton Essex IG10 4DP
PARISH:	Loughton
WARD:	Loughton Forest
APPLICANT:	Mr Robert Walker
DESCRIPTION OF PROPOSAL:	The demolition of the existing dwellinghouse and erection of a new building containing 7 apartments. The proposed building is predominantly two and three storeys in height with some roof accommodation, and includes a basement 11 space car park.
RECOMMENDED DECISION:	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=591874

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 12 approved drawings nos: 299-PL- 01, -02, -03B, -04B, -05B, -06B, -07B, -08, -09, -10, -11A, -12, together with three existing plans 299-EX -01 to -03.
- 3 Prior to the first occupation of the development the access arrangements, vehicle parking and turning areas as indicated on the approved plans shall be provided, hard surfaced, sealed and marked out. The access, parking and turning areas shall be retained in perpetuity for their intended purpose.
- 4 Prior to first occupation of the proposed 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.
- 5 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.

- 6 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.
- 7 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 and 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.
- 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 No development shall take place until details of surface water disposal have been submitted to and approved in writing by the Local Planning Authority. The development shall be implemented in accordance with such agreed details.
- 10 No development shall take place, including any works of demolition, until a Construction Method Statement has been submitted to, and approved in writing by, the Local Planning Authority. The approved Statement shall be adhered to throughout the construction period. The Statement shall provide for:
1. The parking of vehicles of site operatives and visitors
 2. Loading and unloading of plant and materials
 3. Storage of plant and materials used in constructing the development
 4. The erection and maintenance of security hoarding including decorative displays and facilities for public viewing, where appropriate
 5. Measures to control the emission of dust and dirt during construction, including wheel washing.
 6. A scheme for recycling/disposing of waste resulting from demolition and construction works.

- 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.

This application is before this Committee since the recommendation for approval is contrary to a) an objection from a local council and b) to more than two objections received, which are material to the planning merits of the proposal, (pursuant to the 'constitution, part three: scheme of delegation, appendix 3.).

Description of Site:

A vacant Victorian two storey house located on a prominent and triangular corner site at the junction of Connaught Avenue and Ollards Grove. The property is not listed nor does it lie in a Conservation area. The property has been vacant for a number of years, and the site is bounded by a hoarding.

Description of Proposal:

Demolition of existing dwelling house and erection of new building containing 7 apartments. The proposed building is predominantly two and three stories in height with some roof accommodation, and includes a basement 11 space car park.

Relevant History:

EPF/1483/13 – approval for two 2 storey side and rear extensions to the existing house on the site, single storey side garage extension, alteration to roof and elevations, including removal of garage and outbuilding at the rear. This consent was not implemented.

EPF/1503/14 – refusal for the demolition of the existing detached house and construction of nine 2 bedroom flats in a three storey building with an underground car park for 11 spaces – refused on grounds of the prominence and size of the building and its proximity to site boundaries, and also its bulky and poorly designed roof form.

EPF/2603/16 – refusal of a similar development to EPF/1503/14 but which only proposed 8 flats as opposed to 9. This was refused because the proposed block, by reason of its bulk and proximity to the side boundaries, would have been out of character with its surroundings and unduly prominent in the street scene.

An appeal was lodged against this refusal and the inspector dismissed the appeal on grounds including 1) the dormer windows on all elevations created a 3 storey building in contrast to the two storey dwellings in the locality, and 2) that the limited space around the building and proximity to side boundaries would make the development out of keeping in a locality characterised by spacious front gardens.

EPF/1990/16 – Refusal of a redevelopment for a new block of 6 flats. This also went to appeal. On 16/5/17 an inspector dismissed the appeal on grounds that the bulk and design of the block would

erode the spatial qualities of the site and area, and that its design would be a poor imitation of the architectural richness and diversity of Edwardian and Victorian dwellings in the area. He did not agree, however, that the existing dwelling on the site qualified to be described as a non designated heritage asset.

EPF/2826/16 – approval granted for renewal of EPF/1483/13 i.e. to extend the existing house on the site.

EPF/0029/17 – approval granted for amendments to EPF/2826/16.

Policies Applied:

Adopted Local Plan:

CP2 – Protecting the quality of the rural and built environment.

CP7 – Urban form and quality.

DBE1 – Design of new buildings.

DBE9 – Loss of amenity.

LL10 – Adequacy of provision for landscape retention

ST4 – Road safety

ST6 – Vehicle car parking.

National Planning Policy Framework:

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 material 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:

DM9 - High Quality Design

DM10 – Housing Design and Quality

T1 – Sustainable Transport Choices

SP1 – Presumption in Favour of Sustainable Development

Summary of Representations:

LOUGHTON TOWN COUNCIL – The Committee objected to this application which was considered to be an overdevelopment of the plot. The proposed scheme would retain very little private amenity space for seven 'luxury' apartments. There was additional concern that parking for only 11 vehicles was being provided as Connaught Avenue and Ollards Grove were congested on a daily basis. However, if the District Council was minded to grant this application, the Committee commented that future occupants of these flats should not be eligible for residents parking schemes in the town.

LRA PLANS GROUP object on the following grounds: yet again this is another application to overdevelop this site, the building is too large and bulky, there is a lack of amenity space, residents who wish to park for a short while will not take the trouble to park in the basement using

the lift - and hence they will add to already congested parking on the roads. If however the District Council is minded to approve then we request conditions to require suitable landscaping, wheel washing, and hours of construction work to be limited to the usual hours.

NEIGHBOURS – 53 properties notified and 20 objection letters have been received from the following addresses:-

CONNAUGHT AVENUE nos.18, 8, 14, 6, 3, 24, 3a, 6, 12, 5
OLLARDS GROVE nos. 5, 7, 24, 46, 12
NO ADDRESS GIVEN – 4
CONNAUGHT HILL 5

An objection letter was also received from consultants writing on behalf of 6, 3a, 8, 5, and The Stables, Connaught Avenue; 10 and 24 Ollards Grove; and 3 and 5 Connaught Hill.

These 21 neighbour letters raise the following objections:

The building would be wholly out of character with houses in the locality.

The building has an ill conceived design approach including tall gable ends and extensive and unsympathetic glazing together with an overlong elevation on to Ollards Grove.

The flats are small and flats at the lower level have a poor outlook onto a wall on the Ollards Grove boundary.

Inadequate amenity space is provided.

The proposal represents an overdevelopment of the site and should be reduced in size.

The proposal will cause overlooking to 6 Connaught Avenue, and 10,12 and 14 Ollards Grove.

Insufficient car parking is provided, and access via a lift to the basement car park is inconvenient.

Basement excavation would affect the water table and could lead to flooding and subsidence.

EFDC CONSERVATION TEAM - No.2 Connaught Avenue is an early 20th century building located standing within a large triangular plot at the angle between Connaught Avenue and Connaught Hill. Unlike most of the large detached properties located in its neighbourhood, which were designed as individual pieces of architecture, No.2 Connaught Avenue is of pleasant but modest execution. With simple red brick Flemish bond covered by a red clay tiled hipped roof, the building does not feature any particular local craftsmanship or architectural detailing. This explains why No.2 Connaught Avenue has not been identified as a locally listed building unlike adjacent buildings of similar period such as No.1 Connaught Avenue and No.6 Connaught Avenue, which demonstrate evident heritage and architectural merit.

Due its modest execution and the recent blocking up of its façade, the building does not contribute positively to the character and appearance of the street scene and the wider area. Therefore, the loss of the building as a result of the proposed scheme is considered acceptable. However, due to the prominent location of the plot and the distinctive character of the neighbourhood (with large properties individually designed, some displaying evident heritage and architectural merit), the replacement building should rise to the occasion and be of high quality design, designed as an individual piece of architecture.

The proposal, breaking with the style of previous schemes, is for an innovative contemporary design approach for a building but which revisits a Victorian style with large openings and high quality material palette. The building demonstrates a real presence which is crucial at this prominent location. The mass of the building is broken up with a clever building form resulting in four different elevations, each featuring visual interest; the long west elevation punctuated by vertical openings, the south elevation and its glazed gable end, the south/east elevation and its recessed gable, and finally the east elevation and its prominent gable end. The use of traditional materials and finishes, in a modern way, nicely relates the building to its historic surroundings, providing a visual link between old and new and ensuring its successful integration into the street scene.

This project demonstrates that when sympathetically executed, a modern building can sit comfortably within a well established street scene and make a better contribution than a much altered period building. I do support this project and believe that this “one-off” statement building will become a new landmark in this part of Loughton, and that it will contribute positively to the appearance of the area. I therefore recommend the approval of the proposal.

If the application is approved, a condition should require samples of external materials (including doors and windows), details of boundary treatment and details of hard and soft landscaping, to be submitted to and authorised by the LPA. This is supported by policy DBE1 of our Local Plan and Alterations (1998/2006).

ESSEX CC HIGHWAYS AUTHORITY – From a highway and transportation perspective the impact of the proposal is acceptable to the Highways Authority subject to conditions being imposed.

EFDC TREES SECTION – The applicant has provided a tree report which includes details of protection of the TPO tree in the neighbouring no. 6 Connaught Avenue. We have no objections subject to conditions being imposed requiring details of tree protection, and hard and soft landscaping, to be submitted and approved before any works commence on site, and that any excavated material be taken off the site.

Issues and Considerations:

This current proposal marks a significant change from previous redevelopment schemes in that local architects, Clear Architects, are now the agents and they have designed a very different form of proposal from the previous submissions. The design now incorporates steeply sloping roofs, with high gables, and the architects say that this approach picks up on the style of other properties in ‘Old Loughton’ e.g. at 1 Connaught Avenue, and at Forest Hall, 2 High Beech Road. Although objections have been received from neighbours to the new design the Councils conservation team, as set out in their comments above, feel that the new design will make a positive contribution to the appearance of the area. They are also of the view that the new building more than adequately compensates for the loss of an attractive Victorian house – notwithstanding the planning inspectors view (in the appeal on EPF/1990/16) that the existing dwelling is not of the requisite quality to be judged as an undesignated heritage asset.

In terms of massing on the site there is a considerable drop in ground level from houses on the opposite side of Ollards Grove, then through the site, and then down again to houses on the opposite side of Connaught Avenue. This new scheme sets the mass of building further back from the more ‘sensitive’ boundary facing the lower Connaught Avenue, and this reduces its impact in the street scene. As regards the Ollards Grove boundary it is acknowledged that the proposed building would be 24m long at 1.4m distance from the boundary. However, the ground level of the site lies below the level of the pavement and road on Ollards Grove and this level difference does reduce the mass of the proposed building. Given the buildings more innovative design it will now make an acceptable contribution to the street scene, and the position of the proposed building close to site boundaries, which was a problem with previous schemes, is now satisfactory. Residents on the opposite side of Ollards Grove are concerned that that the new block will overlook their houses. However, their houses in turn stand on higher land than the road, and they would lie 21m away from the face of the new block. It is the case that the existing house on the site only has only one first floor window facing Ollards Grove compared to a larger number of windows in the proposed scheme. However, with a 21m distance separating the front of these houses and the proposed block, plus the change in levels, any overlooking and loss of privacy will not be at a significant level.

With regard to loss of privacy, concern has also been raised that the proposed building would give rise to overlooking of the neighbouring 6 Connaught Avenue. However, windows facing this boundary are 15 and 12.5m away from the boundary, they look directly onto the rear section of the rear garden of no.6, no.6 stands on higher land, and a substantial garage/annexe in no.6 lies between the main house at no. 6 and the proposed block. For these reasons any overlooking will again not be at a significant level.

Objections have been received about the lack of amenity space. Some private amenity space is provided particularly at the back of the site, and this provision is more than often provided on modern blocks of flats. Although 5 of the proposed 7 flats are 2 bedroom, (with the other two being 1 bedroom) it is likely that non family households will occupy this type of apartment block, and it would be unreasonable to reject this proposal on grounds of lack of sufficient amenity space.

In terms of car parking 11 spaces are provided at basement level for the 7 flats. Given that the site lies in a very sustainable position just outside the town centre, close to bus routes and the Loughton tube station, this level of provision is acceptable. In this context it should be noted that flatted developments along the High Road have been allowed without any car parking for residents being provided. A concern has been raised that using a car lift to get down to the basement will deter residents who wish to park just for a short period of time, and that instead they may look for an on street space. While this concern is a valid one, the use of car lifts in the London area is not uncommon, and it would be difficult to justify a refusal based on the conjecture that a car lift would not in practice be properly used. Similarly, the Town Council's request (if planning permission is granted) that the proposed residents be excluded from any town centre parking schemes cannot reasonably be justified, and in any event the provision of 11 spaces is relatively ample given the accessible location of the site.

Some changes to the layout of the scheme have been made e.g. the position of the proposed bin stores has been relocated from basement level to the ground floor, and the mouth of the access drive has been widened to allow two way passing within the site. These are welcome minor changes that enhance the quality of the proposal.

Conclusion:

In recent years the preference of neighbours for the existing house to be retained and extended has been shared by officers. Indeed extension and conversion of the existing house to flats has also been suggested. However the site owners cannot be forced to retain the existing building and it is the case that that this dwelling plot contains a large awkward space at the front of the site that was exposed to public view, a feature that reduces the attractiveness of the site for continued use as a family dwelling.

The site and building has now been unused and vacant for a number of years and it is therefore an unused asset in an urban area. However, in the recent past this factor has not been sufficient to justify approval of bulky and poorly designed schemes. The current proposal however is of a far better design and form, and it also makes better use of an unused urban site as encouraged by policy CP7. For these reasons, and those set out in the report above, it is recommended that conditional 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: David Baker
Direct Line Telephone Number: 01992 564514***

or if no direct contact can be made please email: contactplanning@eppingforestdc.gov.uk



Epping Forest District Council

Agenda Item Number 5



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Application Number:	EPF/0456/17
Site Name:	19 Shaftesbury, Loughton, IG10 1HN
Scale of Plot:	1/1250

Report Item No: 5

APPLICATION No:	EPF/0456/17
SITE ADDRESS:	19 Shaftesbury Loughton Essex IG10 1HN
PARISH:	Loughton
WARD:	Loughton St Marys
APPLICANT:	Mr John Musaphia
DESCRIPTION OF PROPOSAL:	Removal of existing double width garage and erection of a two storey side extension.
RECOMMENDED DECISION:	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=591917

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 development shall match those of the existing house, unless otherwise agreed in writing by the Local Planning Authority.
- 3 Prior to first occupation of the development hereby approved, the proposed window openings above ground floor level in the 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.
- 4 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.

This application is before this Committee since it is for a type of development that cannot be determined by Officers if more than four objections material to the planning merits of the proposal to be approved are received (Pursuant to The Constitution, Part Three: Scheme of Delegation, Appendix 3) and 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:

Semi-detached house with garage attached to side. The application site is set by the inside of a bend in the road such that no. 17, an end of terrace house, is positioned with its front elevation at an obtuse angle to the front elevation of no. 19. The width of the application site tapers in to the rear.

The site is on the western side of a cul-de-sac of houses which is a development dated circa 1970. It is understood that the then vision for Shaftesbury as a small development of mock Georgian houses with the focus on uniformity. This character has been essentially retained.

The cul-de-sac is not subject to any parking restriction and would seem to be a locality with a high demand for on-street parking.

Description of Proposal:

Removal of existing double width garage and erection of a two storey side extension

The proposed extension would adjoin the flank of the existing house at no. 19. The extension would create two new bedrooms on the first floor.

The extension would have a width of 3.5m and a depth of 9.3m. The front wall of the extension would be set back 0.5m from the front elevation. The extension would have a side gable roof with a height to the ridge of 7.9m, being set down 0.3m from the height of the ridge of the existing side gable roof.

Relevant History:

CHI/0367/70 – Residential development – Granted 21/10/1970

EPF/2423/16 - Removal of existing double width garage and erection of a new dwelling. – Refused 08/11/2016

EPF/3376/16 - Certificate of lawful development for a proposed loft conversion with box dormer assembly to rear pitch/elevation, roof windows to front pitch/elevations, obscure glazed window to flank wall (staircase) – Lawful 15/02/2017

Policies Applied:

Adopted Local Plan:

CP2	Protecting the quality of the rural and built environment
DBE9	Loss of Amenity
DBE10	Design of Residential Extensions

National Planning Policy Framework:

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:

DM9 High Quality Design

Consultation Carried Out and Summary of Representations Received

Number of neighbours consulted: 11

Site notice posted: No, not required

Responses received:

5 SHAFTESBURY – object – would destroy visual harmony of estate, loss of symmetry, loss of general spaciousness, cramped development, undesirable precedent, matching bricks no longer available, construction process would damage road surface, will add to a problematic parking and traffic situation, building process would cause noise.

9 SHAFTESBURY – object – undesirable precedent, out of character, cramped appearance, more damage to road surface, loss of light.

10 SHAFTESBURY – object – cramped development, undesirable precedent, would destroy character of Shaftesbury, bulky and leading to loss of spaciousness, out of keeping, noise and disturbance during construction process, would further degrade highway surface.

11 SHAFTESBURY – object – loss of privacy, would set an undesirable precedent, matching bricks no longer available, would make sewerage problem worse, would increase problems with traffic and congestion, destruction of symmetry, construction process would be disruptive.

13 SHAFTESBURY – object – would add to parking problem, drainage system would have more blockages.

14 SHAFTESBURY – object – would add to an existing problems with parking, precedent, development would cause disruption, not in keeping, loss of light, would add to flood risk, loss of privacy, road surface would be further degraded, detrimental to street scene, loss of spaciousness to area, cramped development, noise and disturbance during building work.

15 SHAFTESBURY – object – loss of light, would add to flood risk, overlooking, would degrade road surface, would increase parking congestion, not in keeping, undesirable precedent, bulk would detract from openness, cramped development, disturbance during construction works.

17 SHAFTESBURY – object – entirely contrary to the design of the original builder, detrimental loss of spaciousness, detrimental to appearance, loss of symmetry, loss of aspect to our side windows, we would feel overlooked in our rear garden, original brick to houses no longer available, roof would not be in keeping, increased pressure on on-street parking which is already a problem, construction process would create problems, flooding likely to be a problem, would set a precedent threatening the ambience of Shaftesbury.

20 SHAFTESBURY – object – detrimental to outlook, construction process would cause congestion and other problems.

21 SHAFTESBURY – object – detrimental to visual amenity, application inaccurate, loss of symmetry, bricks to make proposal match are no longer available.

26 SHAFTESBURY – object – loss of view, loss of afternoon light, loss of privacy, surrounding development was a bespoke project with an individual character that would be eroded by the proposal, undesirable precedent, matching bricks not available, inadequate size to rear garden, concern at flood risk, could adversely affect wildlife and flight corridors of birds, application inaccurate, building process would be extremely disruptive.

28 SHAFTESBURY – object – construction process would cause problems, loss of privacy.

30 SHAFTESBURY – object – loss of front garden will have a detrimental effect, road already becomes congested and the proposal would worsen this, construction process would cause problems, would set an undesirable precedent.

127 FOREST ROAD – object – loss of privacy, would make plot look very crowded.

129 FOREST ROAD – object – loss of privacy to my rear garden, trees should be reinstated as part of this planning process, loss of outlook, detrimental to character.

133 FOREST ROAD – object – adverse visual impact, overlooking, loss of light, loss of outlook, would create sense of enclosure.

LOUGHTON TOWN COUNCIL: The Committee OBJECTED to this application on the following grounds:

1. An overdevelopment of the plot.
2. The works would set a precedent in a street where the original concept of Shaftesbury has been retained since its conception some 40 years ago.
3. Neighbouring properties in Shaftesbury would be overlooked and also those at the rear in Forest Road, as it was reported previously that trees on this site boundary had been removed.
4. The symmetry of the semi-detached houses would be lost.

Furthermore, the Committee requested that the two glass panels resembling 'doors' would need to be changed to proper Georgian-style windows to match the rest of the street.

However, if the District Council was minded to approve this development then the Committee asked if all permitted development rights could be removed, and requested a condition for wheel washing to be imposed during the construction period, so highway safety on this busy, congested road was not impaired.

Main Issues and Considerations:

The main issues are considered to be appearance in the streetscene and impact to neighbours.

Design and appearance

It is considered that in overall appearance and in terms of the streetscene the proposal would safeguard the setting, character and townscape of the urban environment in which it would be set. The wider setting is that of being on one end of a symmetrical pair of semi-detached houses. This pair of houses is not part of the pattern of built form in the cul-de-sac; neighbouring houses form terraces and there is a one-and-a-half storey house at the end of the cul-de-sac, at the end of a

vista and therefore having a strong affect to the appearance of the streetscene as a whole. The streetscene has variety due to different masses of built form and due to the bend in the road. Nevertheless there is coherence to the streetscene to both sides of the street (if not to the end of the street where the chalet style house is).

The step back of the extension from the existing front elevation and the step down of the ridge from the main ridge would both be somewhat nominal but sufficient to visually define the extension as a subservient form to the original house.

The two-storey side extension would be set at the position of a proposed house to have been attached to the side of the application property (EPF/2423/16). That application was refused on the grounds of adverse effect in the streetscene; in terms of forming a cramped development and in terms front garden being replaced by parking. The current proposal, for an extension, is for a narrower built form and would retain the existing front garden.

It is considered that the proposal would safeguard the setting, character or townscape.

Impact to neighbours

The nearest neighbour to the position of the proposed extension is no. 17 which is orientated to the northwest. It is considered that the proposal would have a minimal impact in terms of loss of light to no. 17 as the shadow cast would not be materially greater than that already cast by the existing built form. An average isolation distance of some 6m exists between side windows of no. 17 and the common side boundary.

Overlooking from windows on the rear elevation would be no greater than could occur from the house as existing at no. 19. Just prior to the previous planning application being submitted conifers along the rear boundary were cut down creating a dramatic change to overlooking for residents of Forest Road. However, the proposal itself would have no material adverse impact to any neighbour sufficient to reasonably justify refusal of the proposal.

Other matters

Concern by local residents concerning possible flooding is recognised and the Council's Land Drainage was consulted. The Team raises no objection to the proposal on the basis of its consequence for flood risk, although it recommends any consent includes an informative that the applicant refer to standing advice issued by the Environment Agency. That

Disturbance and disruption during any construction, whilst appropriate matters to mitigate by any condition, are not directly relevant to the evaluation of the proposal in policy terms.

The proposal would intensify but not essentially change the use of the land and any ecological impact is considered to not be to an extent that could justify refusal.

The application documentation is considered sufficiently accurate to enable a recommendation to be made. Since the original submission of the application a block plan has been supplied. This has clarified the presentation of the design.

Conclusion:

Whilst this proposal has some similarity with a previous application for built form at this part of the street, the design, as now shown on plans which have been amended, is considered acceptable with regard to loss of openness at this part of the streetscene. Unlike the previous design of built form, to accommodate a new house, the amended plans now show development which is acceptable with regard to visual amenity and character.

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

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Epping Forest District Council

Agenda Item Number 6



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Application Number:	EPF/0674/17
Site Name:	22 Palmerston Road, Buckhurst Hill, IG9 5LT
Scale of Plot:	1/1250

Report Item No: 6

APPLICATION No:	EPF/0674/17
SITE ADDRESS:	22 Palmerston Road Buckhurst Hill Essex IG9 5LT
PARISH:	Buckhurst Hill
WARD:	Buckhurst Hill West
APPLICANT:	James Ashe
DESCRIPTION OF PROPOSAL:	Install a raised sun deck to the rear of the back garden, with a finished height of 60cms.
RECOMMENDED DECISION:	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=592573

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 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.

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: Planning Services – Delegation of Council functions, Schedule 1, Appendix A.(g))

Description of Site:

The application site is a detached chalet bungalow located on the south side of Palmerston Road within the built up area of Buckhurst Hill. The site is level. The site is not within the Green Belt or a Conservation Area.

Description of Proposal:

The application seeks consent for a 60cm high decking area to the rear of the rear garden. The decking will be 6.8m wide, 3.1m deep and set off the rear and side boundaries by 1m (separated by a planting area) and abut up to the existing garage on the opposite side.

Relevant History:

None Relevant

Policies Applied:

Epping Forest District Local Plan and Alterations

CP2 – Quality of Rural and Built Environment
DBE9 – Impact on Amenity
DBE10 – Extensions to Dwellings

National Planning Policy Framework

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 Consultation document (2016):

DM9 High quality design
DM10 Housing design and quality

At the current time only limited material 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.

Summary of Representations:

BUCKHURST HILL PARISH COUNCIL: Objection – Height of 60cms – 30cms acceptable. Setting of a precedent

4 Neighbours consulted, one reply received:

9 LANGFORDS, BUCKHURST HILL – Photographs submitted of rear boundary but no specific comment on proposal

Issues and Considerations:

The main issues with this application are the acceptability of the design and impact on amenity.

Design

The proposal is an acceptable design of contemporary appearance complementing the appearance of the existing bungalow.

Amenity

The proposal will raise the ground level by way of the decking at the rear of the garden by 60cm. Under permitted development decking can be installed up to a height of 30cm, as this proposal goes over this allowance it requires planning permission.

At the Officer site visit, assessment was made at a height of 60cms (using a step ladder) and although views will be possible upwards, towards neighbouring first floor windows, there was little difference than when standing at ground level and no direct view into the ground level of neighbouring gardens was possible. The 1m set in from the side and rear boundaries will avoid any direct overlooking as this will provide adequate separation from the fence line.

The applicant is willing to accept a condition requiring additional screening if considered necessary to secure the privacy of neighbours but from the site visit, it is Officer opinion that this would not be necessary.

Comments on Representations Received:

The Parish Council has said 30cm is acceptable but no explanation has been provided as to why 60cm is unacceptable. Officers have assumed it is the potential erosion of neighbours privacy, a matter discussed above. Furthermore, given that this particular site is level and adequately enclosed by fencing and planting, any consent given would be on the particular merits of this proposal therefore it would not a precedent.

Conclusion:

The proposal is considered an acceptable design with limited harm to neighbouring amenity and therefore approval is recommended.

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:

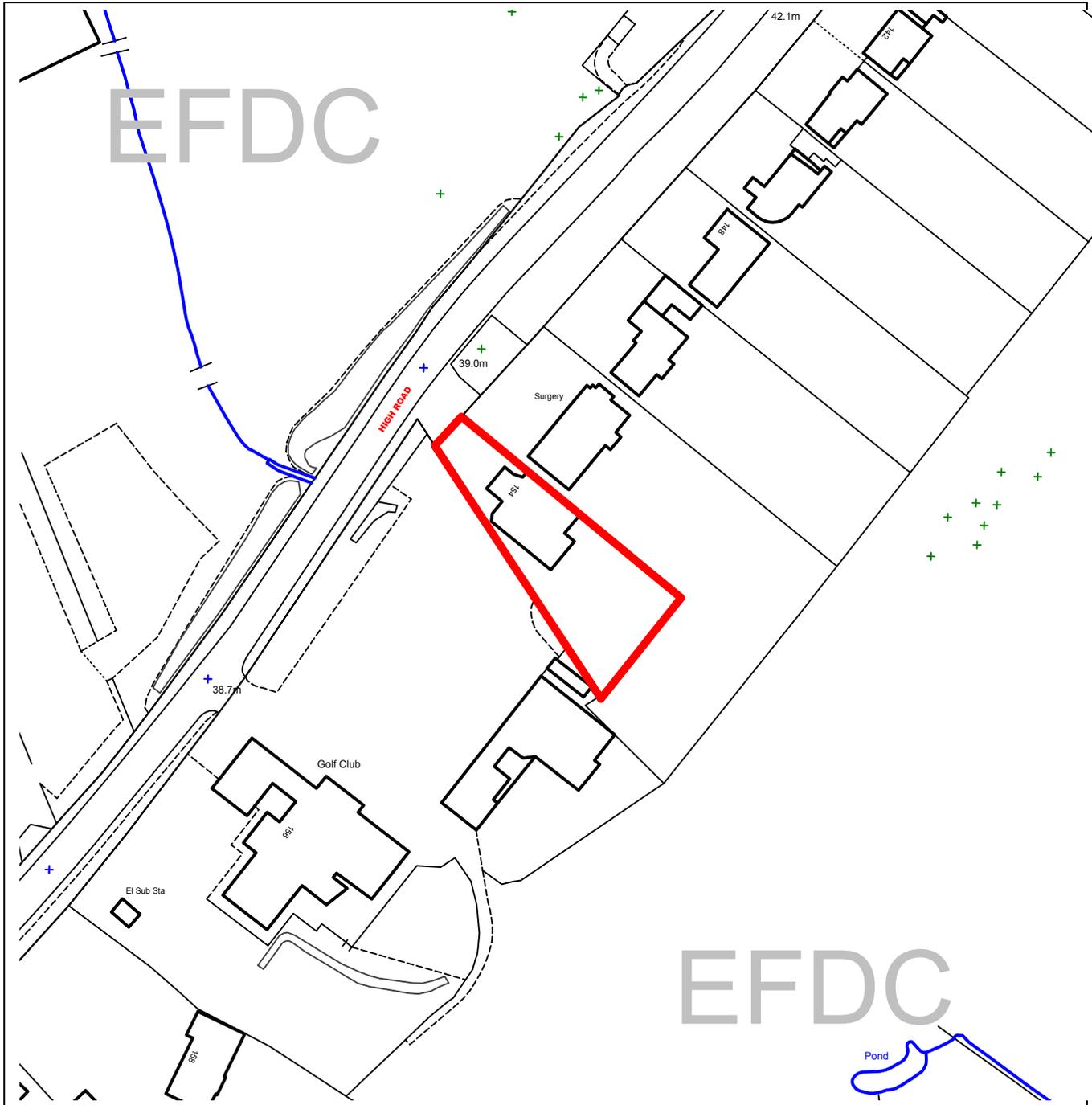
***Planning Application Case Officer: Marie-Claire Tovey
Direct Line Telephone Number: 01992 564414***

or if no direct contact can be made please email: contactplanning@eppingforestdc.gov.uk



Epping Forest District Council

Agenda Item Number 7



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Application Number:	EPF/0712/17
Site Name:	Greenview, 154 High Road, Chigwell, IG7 5BQ
Scale of Plot:	1/1250

Report Item No: 7

APPLICATION No:	EPF/0712/17
SITE ADDRESS:	Greenview 154 High Road Chigwell Essex IG7 5BQ
PARISH:	Chigwell
WARD:	Chigwell Village
APPLICANT:	Mr D Bloom
DESCRIPTION OF PROPOSAL:	Extension of existing hard landscaping to the front of the property in connection with the formation of an additional car parking space.
RECOMMENDED DECISION:	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=592635

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 development shall match those as shown on plan no. 17/0111-01B Rev B and that shown on the submitted specification: Suregreen PP40 Porous Paver Grass Finish, unless otherwise agreed in writing by the Local Planning Authority.
- 3 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.

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: Planning Services – Delegation of Council functions, Schedule 1, Appendix A.(g))

Description of Site:

The application site is a recently built three storey block of 6 flats with underground parking located to the east side of the High Road within the built up area of Chigwell. The site is not within the Metropolitan Green Belt but is adjacent to the Green Belt boundary to the south with the neighbouring golf club within the Green Belt. The site is not within a Conservation Area.

Description of Proposal:

The application seeks consent the extension of the existing hard landscaping to the front of the property to provide an additional visitor car parking space. The proposal will remove a grassed area and a low hedge at the boundary to accommodate the additional space. The application has been revised since first submission and rather than a continuation of the block paving, the visitor space will be a porous paver which will allow grass to grown through.

Relevant History:

EPF/1581/07 - Demolition of existing bungalow and construction of three apartments and underground parking – Refused but Allowed at Appeal

Policies Applied:

Epping Forest District Local Plan and Alterations

CP2 – Quality of Rural and Built Environment
DBE2 – Impact on Amenity
DBE1 – Design
GB7A – Conspicuous development within or adjacent to the Green Belt
LL10 – Adequacy of Provision for Landscape Retention
ST6 – Vehicle Parking

National Planning Policy Framework

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 Consultation document (2016):

DM9 High quality design
DM10 Housing design and quality
SP5 Green Belt and District Open Land

At the current time only limited material 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.

Summary of Representations:

CHIGWELL PARISH COUNCIL: (The Council were re-consulted on the revised plans).

The Council OBJECTS to this application, because their does not appear to be any difference to the previous proposal, which would have caused the removal of a green, soft landscaping feature, depriving the immediate environment of an attractive, visual enhancement.

5 Neighbours consulted: No responses received

Issues and Considerations:

The main issues with this application relate to design and the landscaping, impact on amenity, landscaping and impact on the adjacent Metropolitan Green Belt.

Design and Landscaping

The existing frontage appears as a communal parking area with access to the underground carpark. There is attractive planting particularly to the southern boundaries. This proposal will remove a grassed area which does appear at odds with the more structured boundary planting and an area of low hedge planting (which again appears at odds with the more structured planting to the southern boundary).

Although the loss of these areas is regrettable, it is not considered that their removal will have a detrimental impact on the appearance of the streetscene or the development as a whole. Due to the angles of the site, this part of the frontage is not easily visible from the streetscene, particularly due to the existing grass verge to the front with trees which will not be altered.

The Landscape Officer has noted that the grass pavers is an acceptable product but has raised concerns with regards to vehicle parking visually detracting from the intended soft landscaping. However, given that the rest of the landscaping at the boundaries will remain, the existing landscaping at the front elevation and the orientation of the site it is not considered that one additional parked car will detract from the existing setting to such a degree to justify a refusal in this case.

Amenity

The proposal is not considered to result in any amenity issues. The additional car parking space will be adjacent to the driveway for the neighbouring property and is not considered to result in any excessive noise or activity above that of the existing situation.

Green Belt

The site is adjacent to the Metropolitan Green Belt, and the last residential building in a linear strip of residential properties. Given that this is a relatively modest proposal, and the existing landscaping around the site it is not considered that the proposal will detract from the openness of the Green Belt in this location.

Highways

Essex County Council Highways have raised no highways issues with this proposal.

Conclusion:

The revised plans which show the use of grass pavers are considered to have overcome previous Officer concerns regarding the loss of landscaping. Although it is appreciated that this is a fairly

new build it is considered acceptable that the occupiers require additional parking and this will avoid parking pressures elsewhere. Given the above assessment, approval is recommended.

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: Marie-Claire Tovey
Direct Line Telephone Number: 01992 564414***

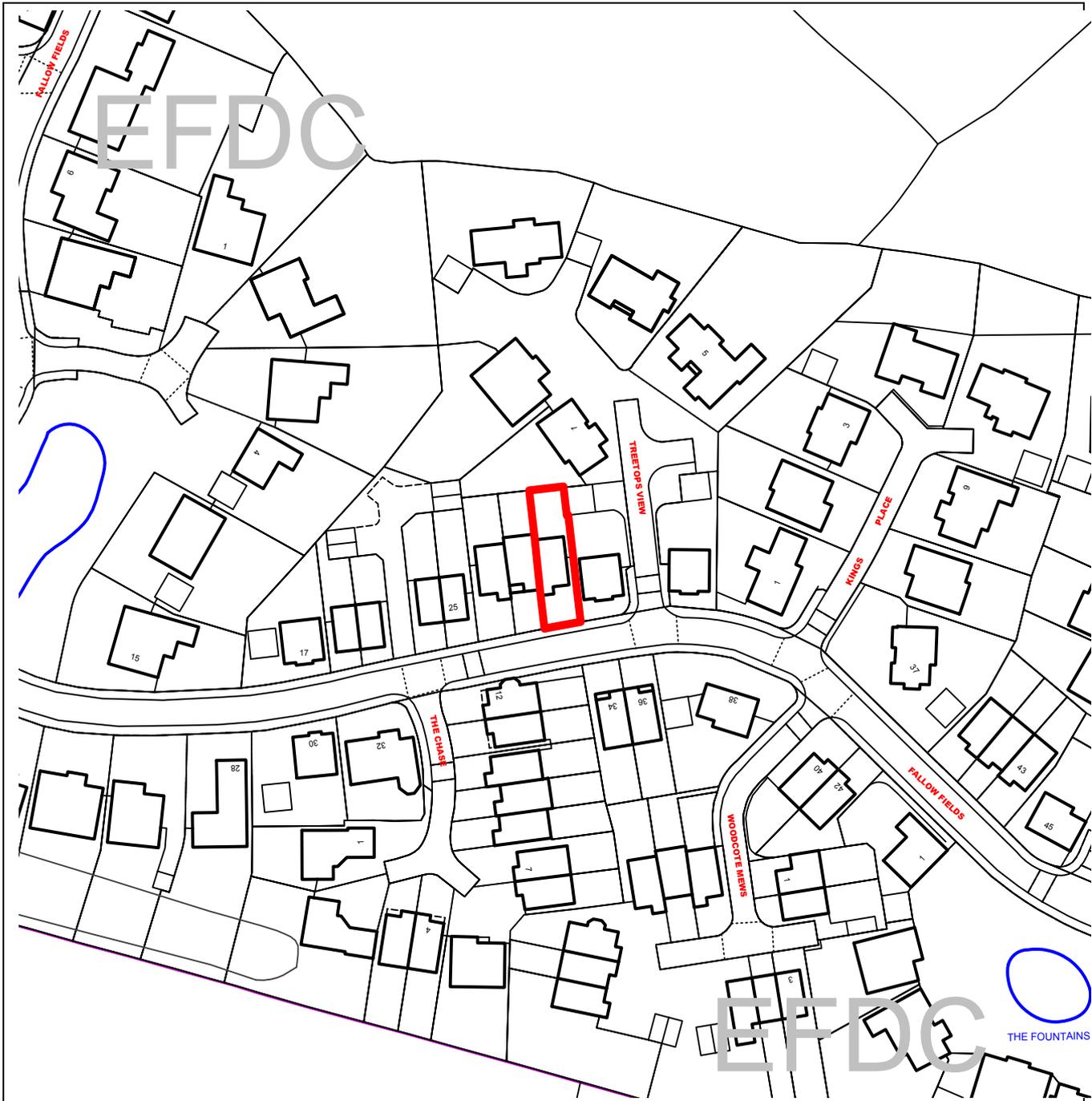
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Epping Forest District Council

Agenda Item Number 8



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Application Number:	EPF/0767/17
Site Name:	31 Fallow Fields, Loughton, IG10 4QP
Scale of Plot:	1/1250

Report Item No: 8

APPLICATION No:	EPF/0767/17
SITE ADDRESS:	31 Fallow Fields Loughton Essex IG10 4QP
PARISH:	Loughton
WARD:	Loughton Forest
APPLICANT:	Mr George Tillekeratne
DESCRIPTION OF PROPOSAL:	Proposed loft conversion with rear dormer and hip to gable extension.
RECOMMENDED DECISION:	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=592823

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 development shall match those of the existing building, unless otherwise agreed in writing by the Local Planning Authority.
- 3 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.

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: Planning Services – Delegation of Council functions, Schedule 1, Appendix A.(g))

Description of Site:

The application site is a two storey end of terrace property located on the north side of Fallow Fields within the built up enclave of Great Woodcote Park on the outskirts of Loughton. The site is within the Metropolitan Green Belt but not within a Conservation Area.

Description of Proposal:

The application seeks consent for a loft conversion with rear dormer and hip to gable extension. The plans have been revised since first submission following an initial objection from the Parish Council. The rear dormer has been reduced in height and width. The dormer has a width of 5.1m and height of 2.8m (reduced from 6.1m and 3m) and is finished with a crown roof.

Relevant History:

None relevant, however permitted development rights for roof additions were removed at the time the estate was given planning permission.

Policies Applied:

Epping Forest District Local Plan and Alterations

CP2 – Quality of Rural and Built Environment
DBE9 – Impact on Amenity
DBE10 – Extensions to Dwellings
GB2A – Development in the Green Belt

National Planning Policy Framework

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 Consultation document (2016):

DM9 High quality design
DM10 Housing design and quality
SP5 Green Belt and District Open Land

At the current time only limited material 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.

Summary of Representations:

LOUGHTON TOWN COUNCIL: The Committee NOTED the revisions but reiterated its previous comments which were:

The Committee OBJECTED to this application because of its impact on the streetscene with the overbearing roof design.

5 Neighbours consulted:

1 TREETOPS VIEW: Strong Objection – material impact in terms of bulk, mass, design, overlooking and overbearing nature.

Issues and Considerations:

The main issues with this application relate to design, impact on amenity and impact on the Metropolitan Green Belt.

Design

The proposal will alter the appearance of this group of 3 properties with the addition of the hip to gable. However, there are a range of different roofscapes within the wider area and it is not considered that the alteration to a gable disrupts the appearance of this group of properties or the wider streetscene to such a degree to justify a refusal.

With regards to the rear dormer this has been amended since first submission, so that it is set in from the flank wall and set down from the main ridge. Although still a relatively large dormer it is similar to that possible elsewhere under permitted development and the revisions have created a more subservient addition that clearly reads as a roof addition rather than second floor addition.

Dormers are not unusual within the wider estate with dormers at the neighbouring detached property at No. 33.

Amenity

The proposal is not considered to result in any excessive loss of light or outlook to any neighbouring property. New windows are proposed at roof level, however it is not considered that the proposal will result in any excessive overlooking above that of the existing first floor windows.

The property to the rear is No. 1 Treetops View and this property is angled towards the rear of No. 31. At the time of the Officer site visit, the existing view from the 1st floor window of No. 31 was assessed. The properties are relatively close together (with approximately 15m distance wall to wall at the closest point) and therefore the first floor of No. 1 Treetops View is clearly visible. No. 1 Treetops View is at a higher level than No. 31 but given the height of the existing fence and hedge above it is not considered that any additional views will be possible above that of the existing situation other than possible oblique views.

Green Belt

The site is within the Metropolitan Green Belt, where any new development is critically assessed with regards to the appropriateness of such a development and its impact on the openness of the surrounding the area.

The roof additions are similar to what could be completed under permitted development, are not excessive in size and will be viewed within the context of this built up estate and therefore it is not considered that the proposal detracts from the openness of the Green Belt in this location.

Conclusion:

The revised plans are considered to have overcome the original design concerns raised. The revised proposal is not considered to result in an excessive impact on amenity and no detrimental

harm to the openness of the Metropolitan Green Belt. Given the above appraisal the proposal is therefore considered acceptable and approval is recommended.

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:

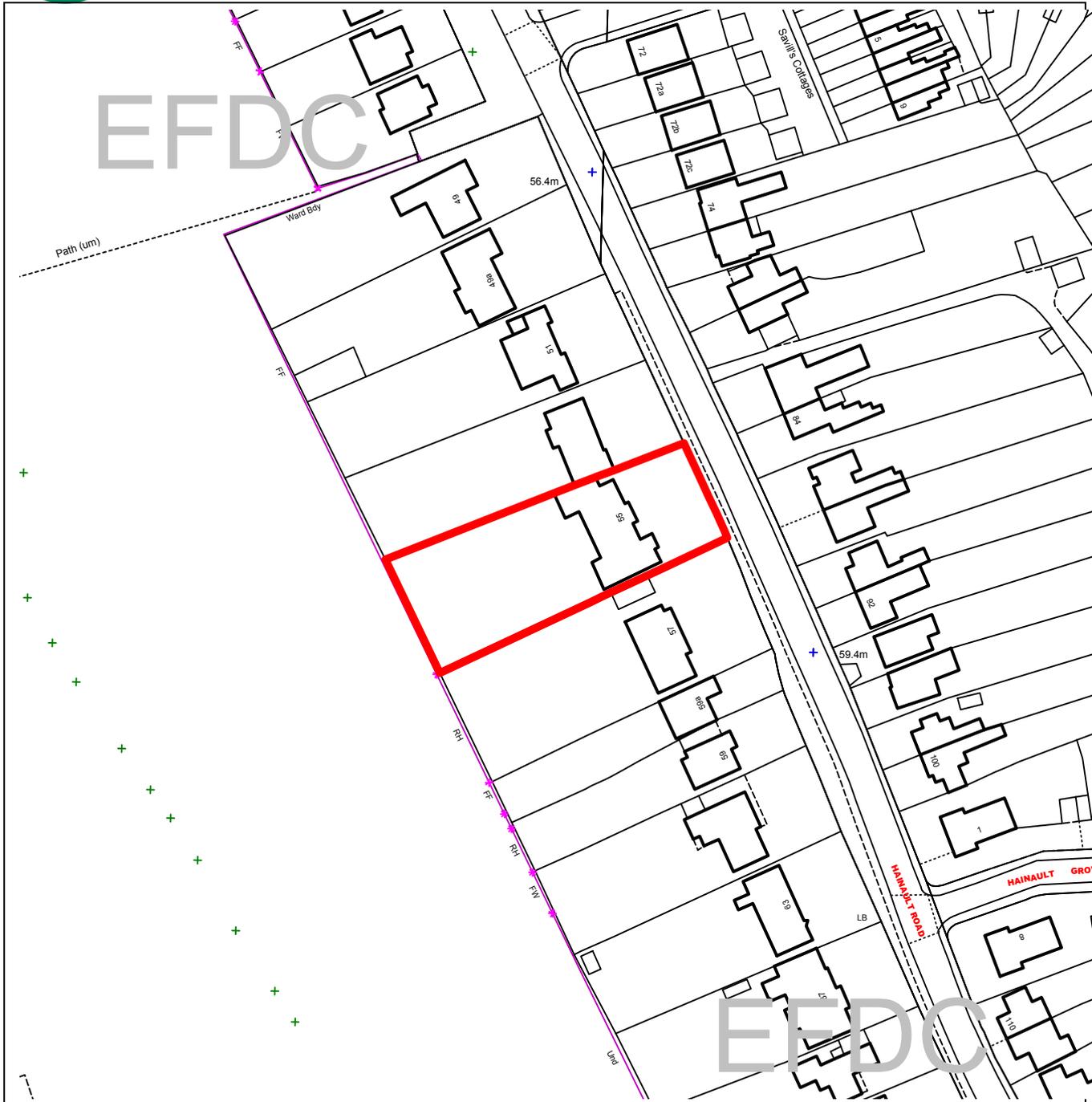
***Planning Application Case Officer: Marie-Claire Tovey
Direct Line Telephone Number: 01992 564414***

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Agenda Item Number 9



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Application Number:	EPF/0877/17
Site Name:	55 Hainault Road, Chigwell, IG7 5DH
Scale of Plot:	1/1250

Report Item No: 9

APPLICATION No:	EPF/0877/17
SITE ADDRESS:	55 Hainault Road Chigwell Essex IG7 5DH
PARISH:	Chigwell
WARD:	Chigwell Village Grange Hill
APPLICANT:	Mr A Taheam
DESCRIPTION OF PROPOSAL:	Front garden boundary walls and gates and new paving.
RECOMMENDED DECISION:	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=593136

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 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.
- 3 The vehicular access shall be constructed with an appropriate dropped kerb vehicular crossing of a maximum width of 4.5 metres. The width of the access at its junction with the highway shall not be less than 3 metres and shall be provided of the footway.
- 4 Prior to first use of the new access any redundant dropped kerbs shall be fully reinstated including the footway as necessary.
- 5 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.

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:

55 Hainault Road is a two storey detached dwelling located in Chigwell, the building is not listed, is not within a conservation area and is not situated within the Green Belt.

Description of Proposal:

Front garden boundary walls and gates and new paving. It is also proposed to adjust the position of one vehicular crossover.

Relevant Site History:

EPF/0394/14 – Front boundary wall, gates and railings (11/04/2014) – Grant Permission

EPF/1615/10 – Front boundary wall, gates and railings (01/10/2010) – Grant Permission (With Conditions)

Policies Applied:

Adopted Local Plan:

CP2 – Protecting the quality of the Rural and Built Environment

DBE9 – Loss of Amenity

DBE10 – Design of Residential Extensions

ST4 – Highway Safety

National Planning Policy Framework

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:

DM9 – High Quality Design

Summary of Representation:

No. of neighbours consulted – 5

53 Hainault Road: Strong Objection – concern regarding incorrect information regarding an existing conifer hedge along the boundary at 53 Hainault Road and inadequate information regarding the proposed foundations for the proposed side wall along the boundary of 55 Hainault Road.

Chigwell Parish Council – The council OBJECTS to this application because the overall height is deemed excessive and the absence of confirmation that the proposal would allow for adequate parking facilities is unacceptable.

Main Issues and Considerations:

There have been two previous applications of a similar nature on the site, which have been granted permission in 2010 and 2014 respectively.

The main issues to consider for this application are as follows:

Design
Impact on Living Conditions
Highway Safety and Parking

Design

The proposed walls would be constructed from brick with metal railings. The front boundary wall would be a maximum 2.0 metres high at the front with electronically operated sliding gates. The proposed side boundary walls would have a change in height from 1.5 metres to 1.8 metres. The maximum height of the brickwork to the side walls would be 1 metre, with 0.5 – 0.8 metres of metal railings fitted on top of the brick wall.

Chigwell Parish Council objected to the application, stating that the overall height is deemed excessive. However, it is worth mentioning that there are similar front boundary walls found along Hainault Road, with 51 Hainault Road and 61 Hainault Road notable examples. The proposed side walls have been redesigned so as to be more sympathetic to neighbouring properties, with revised plans submitted reducing the height of the side walls and lessening the visual impact to neighbouring properties.

Overall, the design of the proposal is considered to complement the setting of the house and respect the character and appearance of the locality.

Impact on Living Conditions

53 Hainault Road objected strongly to the application, with concern regarding the lack of information in relation to an existing conifer hedge situated along the boundary with 55 Hainault Road. While one of the side walls would be located close to the existing conifers, it is proposed that the side wall would be constructed with pad and beam foundations, with the foundation not exceeding more than 0.5 metres so as not to damage the existing trees. After consulting Council's Trees and Landscaping Team, it is considered these foundations are acceptable. Since the proposal can be carried out without causing significant harm to the neighbour's conifer hedge, the proposal would safeguard the living conditions of no. 53 Hainault Road.

In relation to no. 57 Hainault Road, that property is on slightly higher ground and in common with the application site, has a wide frontage. That relationship somewhat lessens the impact of any boundary treatment on the boundary with no. 55. More significantly, the redesign of the side boundary walls to achieve a more open appearance by reducing the height of the brick component ensures the wall will not appear excessively overbearing or create an inappropriate sense of enclosure when seen from no. 57 Hainault Road. Accordingly, the proposal would safeguard the living conditions of no. 57 Hainault Road.

Highway Safety and Parking

Chigwell Parish Council also objected to inadequate parking shown within the proposal. The revised plans show that 4 no. parking spaces will be provided, thus resolving this particular concern.

Since the gates would be set back from the carriageway an appropriate distance the proposal would allow for their operation without causing obstruction to vehicular traffic. That is in the interests of safety as well as the free flow of traffic. Due to the alterations to the existing vehicular access caused by this proposal, Essex Highways Department have requested that the conditions dealing with the dimensions of the altered vehicular crossovers and reinstatement of footway are included in any planning permission given.

As these conditions relate to highway safety, it is considered that these conditions are relevant and necessary to the proposal.

Conclusion

As the design of the proposal is favourable and living conditions of neighbours together with the interests of highway safety are secured it is recommended that planning permission is granted subject to conditions.

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: Alastair Prince
Direct Line Telephone Number: 01992 564462***

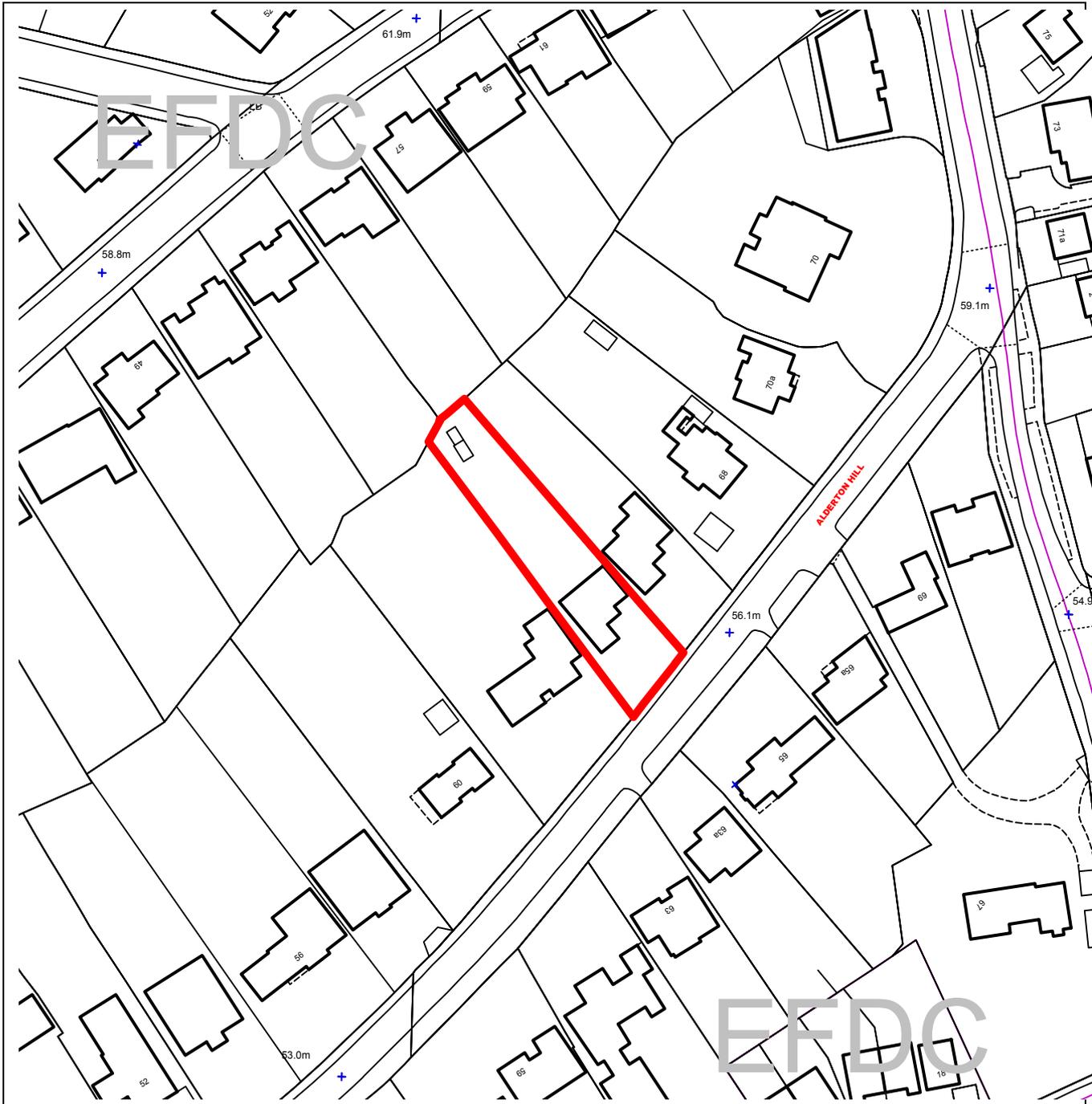
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Agenda Item Number 10



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Application Number:	EPF/0894/17
Site Name:	64 Alderton Hill, Loughton, IG10 3JB
Scale of Plot:	1/1250

Report Item No: 10

APPLICATION No:	EPF/0894/17
SITE ADDRESS:	64 Alderton Hill Loughton Essex IG10 3JB
PARISH:	Loughton
WARD:	Loughton St Marys
APPLICANT:	Mr Simon Raine
DESCRIPTION OF PROPOSAL:	Refurbishment & alterations including front, rear & roof extensions.
RECOMMENDED DECISION:	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=593195

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 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.
- 3 Prior to first occupation of the development hereby approved, the proposed window openings in the first floor flank elevations 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.
- 4 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.

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: Planning Services – Delegation of Council functions, Schedule 1, Appendix A.(g))

Description of Site:

The application site is a detached two storey dwelling set within a deep plot on the north side of Alderton Hill within the built up area of Loughton. The road slopes up to the north east. The site is not within the Metropolitan Green Belt or a Conservation Area.

Description of Proposal:

The application seeks consent for a part single storey/part two storey rear extension with a maximum depth beyond the existing rear wall of 7.5m, a two storey front extension squaring of the 'L' shape of the property to a depth of 3.5m and raising of the roof from 7.5m to 9m to accommodate a loft conversion with the addition of front and rear flat roof dormers.

Following the original submission the Agent supplied additional information including a streetscene comparison with the approved works at the neighbouring property. The Town Council were re-consulted following this submission.

Relevant History:

Various applications the most relevant of which:

EPF/0400/07 - First floor front and rear extensions, new roof with rooms in roof space with front and rear dormer windows. (Revised application) – App/Con - but not implemented

No. 66 Alderton Hill has an implemented approval for: Proposed two storey front and rear extension with loft room served by front and rear dormers in raised height roof. (Revised application) – EPF/1154/16

Policies Applied:

Epping Forest District Local Plan and Alterations

CP2 – Quality of Rural and Built Environment

DBE9 – Impact on Amenity

DBE10 – Extensions to Dwellings

National Planning Policy Framework

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 Consultation document (2016):

DM9 High quality design

DM10 Housing design and quality

At the current time only limited material 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.

Summary of Representations:

LOUGHTON TOWN COUNCIL: The Committee NOTED the additional information provided by the applicant. Members commented that the lack of measurements made it difficult to fully judge the

impact of the roof extensions on the streetscene and the neighbouring property and therefore their original OBJECTION remained.

Original Objection: The Committee OBJECTED to this application as it was considered detrimental to the neighbours and to the streetscene with the higher roof line.

7 Neighbours consulted: No responses received

Issues and Considerations:

The main issues with this application are the acceptability of the design and impact on amenity.

Design

The proposal completely remodels the existing house and therefore the proposals do result in a cohesive design, appearing as a new dwelling rather than add-on extensions. The height of the roof has increased by 1.5m and coupled with the central glazed area will clearly alter the streetscene but it is not considered that these changes are detrimental to the appearance of the streetscene. The eaves height has remained the same which is broadly in line with the eaves height of Nos. 62 and 66 and the ridge height is in line with No. 62 with the chimney of No. 62 still remaining more prominent. The proposed increase in height will be below that approved at No. 64 by 0.6m and an appropriate stepping up of the roofscape to take into account the slope of the road has been maintained.

Although the works have not yet commenced at No. 66, the approval is a material consideration in the assessment of this proposal at No. 64. However, if the approved works at No. 66 were not implemented the proposed increase in height would be approximately 0.5m higher than No. 66. However due to the good level of separation between the properties, even if the approved works at No. 66 were not implemented it is not considered the proposal is detrimental to the appearance of the streetscene.

Although a large amount of extensions are proposed to this property it is not unusual within Alderton Hill which does have a character of large detached dwellings set in large plots many of which have been extended to a significant degree.

Amenity

The proposal will extend 2.7m beyond the rear of No. 62 at single storey and this distance is not considered to result in any excessive loss of light or outlook to the this property.

With regards to Number 64, the proposal will extend 4m beyond the rear of the line of the approved extension at No. 64 at single storey level and the two storey element will extend 0.5m beyond the existing rear two storey element and therefore no excessive amenity issues are raised. In addition the single storey rear element, although close to the shared boundary is proposed as a flat roof within a maximum height of 3.5m which will minimise any overall impact.

Side facing windows are proposed, however as these are to either serve bathrooms or are secondary windows it is considered reasonable to condition these as obscure glazed to avoid any loss of privacy.

Conclusion:

The proposal is considered an acceptable design, which will appear as a new dwelling. Although deep extensions are proposed, given the recent approval at No. 66 Alderton Hill it is not considered an excessive level of harm will be caused and therefore approval with conditions is recommended.

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: Marie-Claire Tovey
Direct Line Telephone Number: 01992 564414***

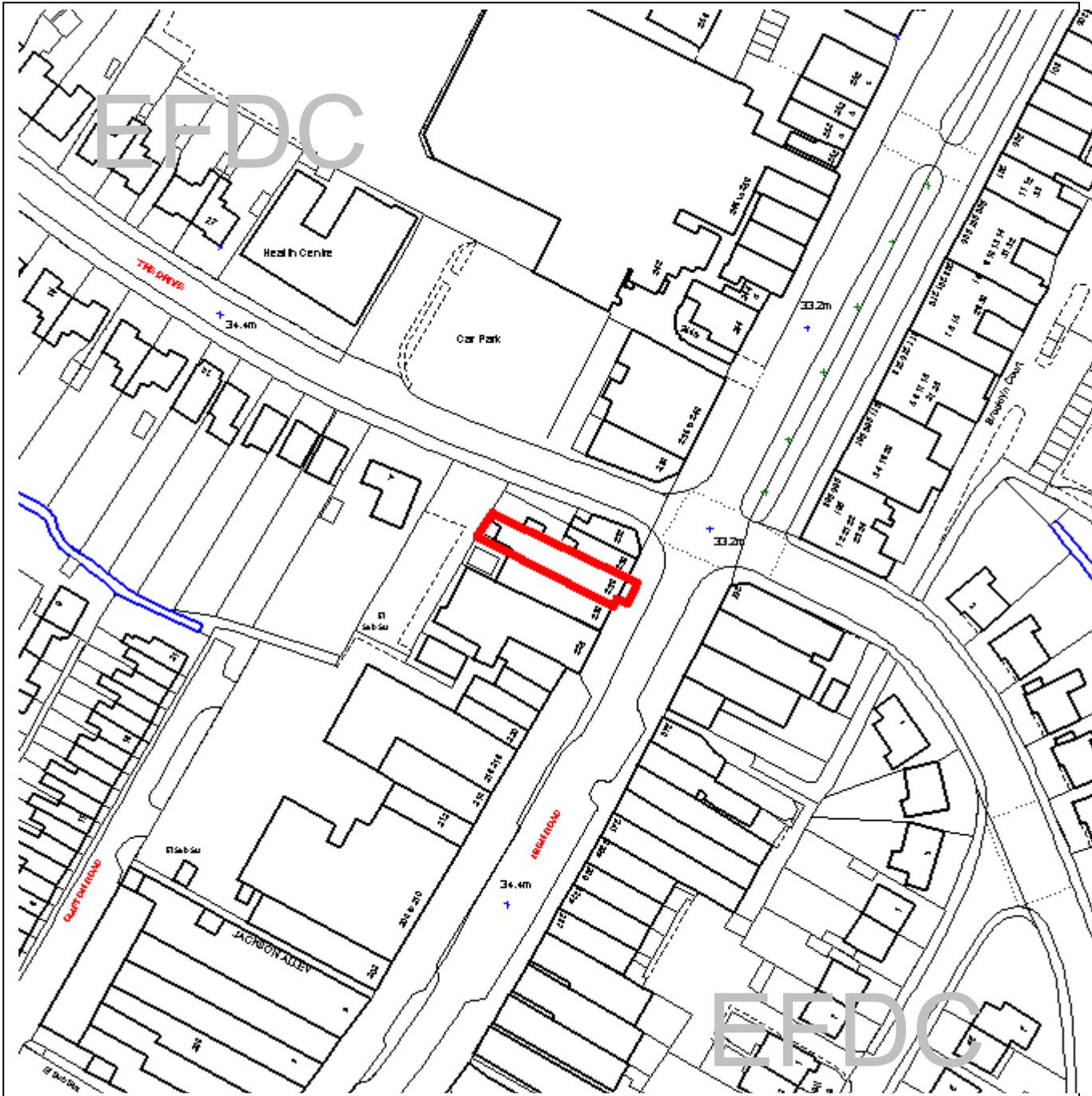
or if no direct contact can be made please email: contactplanning@eppingforestdc.gov.uk

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Epping Forest District Council

Agenda Item Number 11



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Application Number:	EPF/1074/17
Site Name:	Costa Coffee, 230 High Road, Loughton, IG10 1ET
Scale of Plot:	1/1250

Report Item No: 11

APPLICATION No:	EPF/1074/17
SITE ADDRESS:	Costa Coffee 230 High Road Loughton Essex IG10 1ET
PARISH:	Loughton
WARD:	Loughton St Marys
APPLICANT:	Mrs Lucy Hodgkinson
DESCRIPTION OF PROPOSAL:	To place two tables and four chairs on the pavement for customer use (to take up 1m depth of pavement and to be enclosed by canvas barriers).
RECOMMENDED DECISION:	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=593695

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 canvas barriers hereby approved shall be kept in place around the tables and chairs at all times when these outside table and chairs are in use.
- 3 The tables and chairs to the front of these premises shall be removed from the pavement when the shop premises are closed.
- 4 The development hereby permitted will be completed strictly in accordance with the approved drawings numbered 210177/01 Rev B, and two A4 sheets showing elevations of the canvas barriers and type of table and chair to be used.

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:

A ground floor shop coffee shop located in the retail frontage along the High Road. The property is not listed nor does it lie in a conservation area.

Description of Proposal:

To place two tables and four chairs on the pavement for customer use (to take up 1m depth of pavement and to be enclosed by canvass barriers)

Relevant History:

None.

Policies Applied:

Adopted Local Plan:

TC3 - Town centre function

DBE9 – Loss of amenity.

ST2 – Accessibility of development.

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 material 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:

- DM9 - High Quality Design

Summary of Representations:

LOUGHTON TOWN COUNCIL – the Committee objected to this application as the premises are close to the major junction of the High Road with The Drive and the associated pedestrian crossing. This proposal would result in an unacceptable obstruction of the pavement in an area where pedestrians with children and buggies often congregate.

ESSEX CC HIGHWAYS - from a highway and transportation perspective the Highway Authority has no comments to make on this proposal as it is not contrary to the Highway Authority's Development Management Policies, adopted as County Council Supplementary Guidance in February 2011, and policy ST4 of the Local Plan.

Issues and Considerations:

The pavement outside this shop is 6.2m in width. The proposal seeks consent to use just a 1m wide strip of this pavement to the immediate front of the shop, excluding the pavement in front of the recessed shop entrance. This small area for tables and chairs would leave a pavement width of 5.2m. The Highways Authority require a minimum of 2m width of pavement but given that this is a key shopping frontage a greater width than 2m is desirable in the interests of pedestrian

amenity. At 5.2m wide the remaining width of pavement is more than acceptable in this shopping frontage.

In respect of the Town Council's objection two shops, a men's clothes shop (Ice) and Haart's estate agents, lie between the application premises and the junction with The Drive – a minimum distance of 10m. In addition the pedestrian crossing across the High Road lies to the front of the adjoining men's clothes shop – it does not lie outside this Costa Coffee premises. Any congregation of pedestrians therefore largely occurs outside these two adjoining shops, and, in this context, the proposed 1m narrowing of the pavement outside Costa Coffee will cause a limited obstruction to pedestrian movement.

Small canvass barriers are proposed to enclose the tables and chairs and use of these barriers will also be required by a condition to avoid possible 'spread' of this furniture. A condition is also proposed requiring the tables and chairs to be removed from the pavement once the coffee shop is closed in the evening.

Conclusion:

For the reasons set out above, it is recommended that planning permission be granted subject to conditions.

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: David Baker
Direct Line Telephone Number: 01992 564514***

or if no direct contact can be made please email: contactplanning@eppingforestdc.gov.uk