

## AREA PLANS SUB-COMMITTEE SOUTH

27 September 2017

### INDEX OF PLANNING APPLICATIONS/ENFORCEMENT CASES

ITEM	REFERENCE	SITE LOCATION	OFFICER RECOMMENDATION	PAGE
1.	EPF/0479/17	Amar Nivas 146 Hainault Road Chigwell Essex IG7 5DL	Grant Permission (With Conditions)	32
2.	EPF/1390/17	The Lodge Woolston Hall Abridge Road Chigwell Essex IG7 6BX	Refuse Permission	42
3.	EPF/0973/17	46 Stradbroke Drive Chigwell Essex IG7 5QZ	Grant Permission (With Conditions)	50
4.	EPF/1064/17	Braeside Junior School 82 Palmerston Road Buckhurst Hill Essex IG9 5LG	Grant Permission (Subject to Legal Agreement)	58
5.	EPF/1404/17	25 Felstead Road Loughton Essex IG10 3BB	Grant Permission (With Conditions)	66
6.	EPF/1582/17	13 Barfields Path Loughton Essex IG10 3JJ	Grant Permission (With Conditions)	72
7.	EPF/1642/17	Greengates 24 Albion Hill Loughton Essex IG10 4RD	Grant Permission (With Conditions)	80
8.	EPF/1643/17	Roman Lodge 64C Russell Road Buckhurst Hill Essex IG9 5QE	Grant Permission (With Conditions)	86
9.	EPF/1848/17	Debden Park High School Willingale Road Loughton Essex IG10 2BQ	Grant Permission (With Conditions)	92

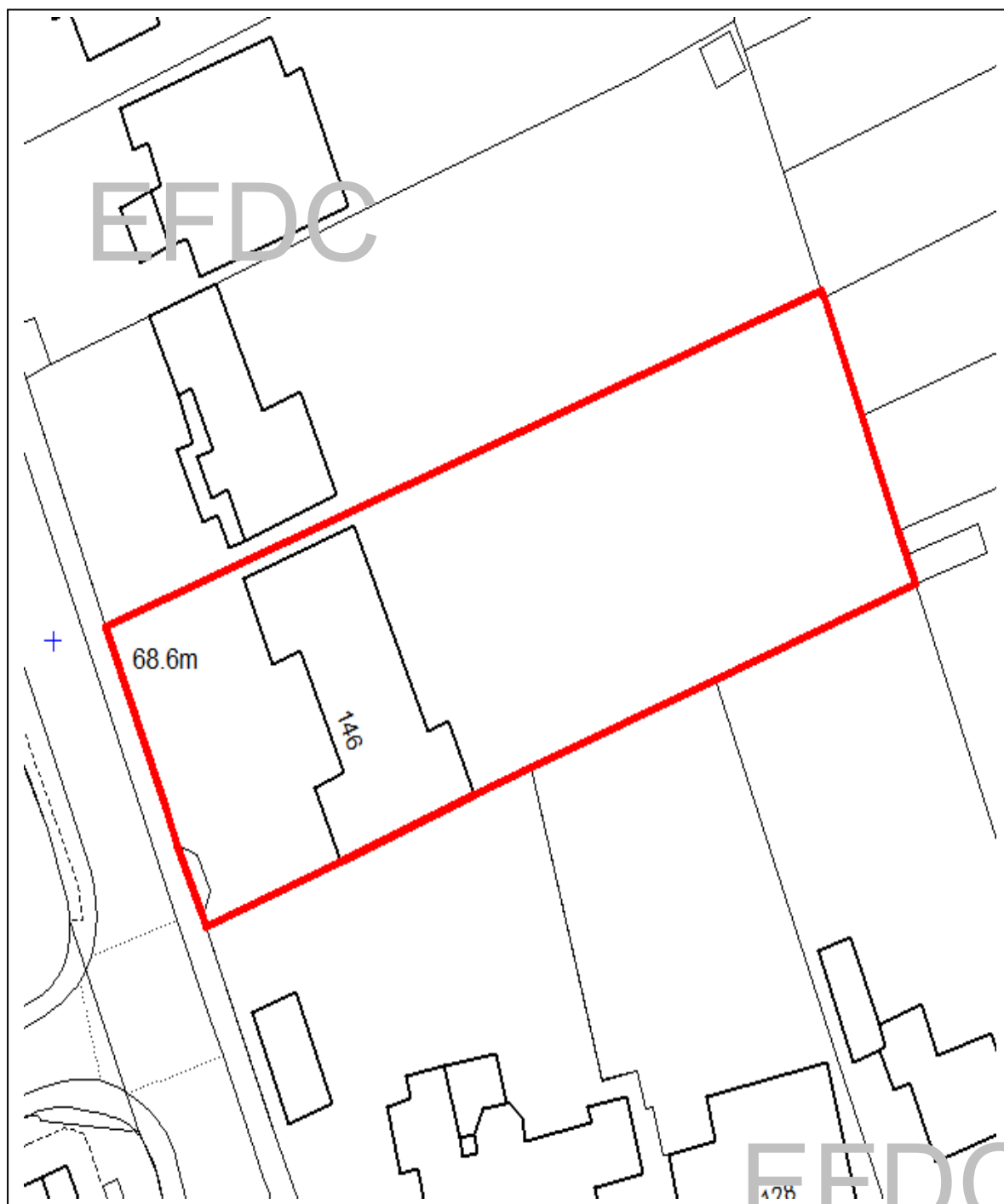
10.	EPF/1870/17	54 Ollards Grove Loughton Essex IG10 4DW	Grant Permission (With Conditions)	96
11.	EPF/1895/17	2 The Avenue Loughton Essex IG10 4PT	Grant Permission (With Conditions)	100
12.	EPF/1916/17	Northcote 2 Farm Way Buckhurst Hill Essex IG9 5AH	Grant Permission (With Conditions)	108
13.	EPF/1930/17	95 Jessel Drive Loughton Essex IG10 2EQ	Grant Permission (With Conditions)	112
14.	EPF/1932/17	17 Chigwell Rise Chigwell Essex IG7 6AQ	Refuse Permission	118
15.	EPF/2091/17	34 Gladstone Road Buckhurst Hill Essex IG9 5SW	Grant Permission (With Conditions)	122
16.	EPF/2614/16	21 Park Hill Loughton Essex IG10 4ES	Grant Permission (With Conditions)	128





# Epping Forest District Council

## Agenda Item Number 1



Unauthorised reproduction infringes  
Crown Copyright and may lead to  
prosecution or civil proceedings.

Contains Ordnance Survey Data. ©  
Crown Copyright 2013 EFDC License No:  
100018534

Application Number:	EPF/0479/17
Site Name:	146 Hainault Road Chigwell Essex IG7 5DZ
Scale of Plot:	1:500

Contains Royal Mail Data. © Royal Mail  
Copyright & Database Right 2013

**Report Item No: 1**

<b>APPLICATION No:</b>	EPF/0479/17
<b>SITE ADDRESS:</b>	Amar Nivas 146 Hainault Road Chigwell Essex IG7 5DL
<b>PARISH:</b>	Chigwell
<b>WARD:</b>	Grange Hill
<b>APPLICANT:</b>	STS Companies Ltd.
<b>DESCRIPTION OF PROPOSAL:</b>	Demolition of existing building and garage and new build three storey residential development comprising of 11 units with on site car parking, cycle storage and refuse store
<b>RECOMMENDED DECISION:</b>	Grant Permission (With Conditions)

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

[http://planpub.eppingforestdc.gov.uk/NIM.websearch/ExternalEntryPoint.aspx?SEARCH\\_TYPE=1&DOC\\_CLASS\\_CODE=PL&FOLDER1\\_REF=591995](http://planpub.eppingforestdc.gov.uk/NIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=591995)

**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: SSCD 8340/PL01A, PL02A, PL03A, PL04D, PL05, PL06C, PL07B, PL07a rev A, PL08D, PL09A, PL10A, PL11A, PL12B, PL13A and PL14A, and SSCD 8340/VS01
- 3 No development shall take place until details of levels have been submitted to and approved by the Local Planning Authority showing cross-sections and elevations of the levels of the site prior to development and the proposed levels of all ground floor slabs of buildings, roadways and accessways and landscaped areas. The development shall be carried out in accordance with those approved details.
- 4 A flood risk assessment and management and maintenance plan shall be submitted to and approved by the Local Planning Authority prior to commencement of development. The assessment shall include calculations of increased run-off and associated volume of storm detention using WinDes or other similar best practice tools. The approved measures shall be carried out prior to the substantial completion of the development and shall be adequately maintained in accordance with the management and maintenance plan.
- 5 Prior to the commencement of the development hereby permitted, details of measures to be installed to manage traffic within the site, including measures to prevent vehicles exiting the site from the northern access (shown as 'entrance' on

the approved plans) shall be submitted to and approved in writing by the Local Planning Authority. The works as agreed shall be fully implemented prior to first occupation of the dwellings and thereafter retained in accordance with the said details.

- 6 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.
- 7 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.
- 8 No construction works above ground level shall take place until details of the types and colours of the external finishes (including samples where required) have been submitted to and approved by the Local Planning Authority, in writing. The development shall be implemented in accordance with such approved details.
- 9 Prior to the commencement of the development, details of walls and railings to be installed on the road frontage shall be submitted to and approved in writing by the Local Planning Authority, such details to include details of visibility splays to ensure the said boundary treatment accords with sightlines set out in drawing SS CD 8340/VS01. The works as approved shall thereafter be fully implemented prior to first occupation of the dwellings hereby permitted, and thereafter retained in the approved form. No increase in the height of any boundary wall or fence so approved shall be installed without prior consent from the Local Planning Authority.
- 10 Prior to the commencement of development above ground level, details of external lighting to be used both on the building and on the remainder of the site shall be submitted to and approved in writing by the Local Planning Authority. The works as agreed shall be fully implemented prior to first occupation and thereafter retained and maintained.
- 11 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.

- 12 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.
- 13 No development shall take place until wheel washing or other cleaning facilities for vehicles leaving the site during construction works have been installed at the site. The installed cleaning facilities shall be used to clean vehicles wheels immediately before leaving the site.
- 14 If any tree, shrub or hedge shown to be retained in the submitted Arboricultural reports is removed, uprooted or destroyed, or dies, or becomes severely damaged or diseased during development activities or within 3 years of the completion of the development, another tree, shrub or hedge of the same size and species shall be planted within 3 months at the same place, unless the Local Planning Authority gives its written consent to any variation. If within a period of five years from the date of planting any replacement tree, shrub or hedge is removed, uprooted or destroyed, or dies or becomes seriously damaged or defective another tree, shrub or hedge of the same species and size as that originally planted shall, within 3 months, be planted at the same place.
- 15 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.
- 16 The cycle store and refuse bin enclosure shown on the approved plan shall be fully installed in accordance with the details on the application prior to first occupation of the dwellings hereby permitted, and thereafter retained.
- 17 No gates shall be installed to either entrance or exit to the site without the written consent of the Local Planning Authority.
- 18 There shall be no discharge of surface water onto the Highway.

*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. In addition, the application is for a type of development that cannot be determined by Officers if more than two 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)*

### **Description of Site:**

The application site currently comprises a detached part single, part two storey dwelling house on a plot of around 0.17 ha. The site lies on the east side of the road, abutting on its southern boundary properties in Manor Road. The dwelling occupies almost the full site width, other than a pedestrian access on the northern boundary, and the remainder of the site is free from outbuildings. On the site frontage, there are two preserved trees set within a landscape core with the remainder hard surfaced, two vehicle crossovers exist, one either side of the frontage. Immediately in front of the site is a bus stop for buses travelling south.

The surrounding area is now predominantly residential in character comprising a mix of larger detached houses to the north and smaller detached and semi-detached properties to the rear in Lechmere Avenue and opposite in Linkside. Diagonally south west lies Silverhind Court, a flatted development on the site of the former Bald Hind and immediately south lies 126 Manor Road recently granted permission for a conversion into flats with extensions.

### **Description of Proposal:**

The application proposes demolition of the existing building and replacement with a flatted development of 11 two bedroom units. The main element of the development is three-storey, on the frontage in a similar position to the existing building, with single storey elements to the rear and on the north side. As a result, five flats are located on the ground floor and three on each of the upper floors.

The building design has evolved during the application but has a neo-Georgian symmetrical style, the ground floor finished in render and brick work to the upper floors, the flat roof concealed by a parapet. An entrance canopy is provided in the same style to the main frontage.

Vehicle access is provided to the rear of the site via an access created along the northern site boundary and eleven parking spaces are provided at the rear. The existing vehicular access points are widened and an in and out arrangement is introduced whereby drivers entering the site will use the north access and be able to see the length of the access road, while drivers leaving the site will use the south access, driving across the frontage. To address issues of sightlines, existing boundary walls at the front are proposed to be removed and replaced by a new 300mm wall with 300mm railing. Provision for refuse and recycling stores and a bicycle shelter are located on the frontage on the southern site boundary, clear of the vehicle route.

### **Relevant History:**

The existing house was built in the 1960's and substantially extended in the early 1990's.

### **Policies Applied:**

*Adopted Local Plan:*



CP1	Achieving sustainable development objectives
CP2	Quality of Rural and Built Environment
CP3	New development
CP5	Sustainable building
CP6	Achieving sustainable urban development patterns
CP7	Urban Form and Quality
RP4	Contaminated Land
H2A	Previously developed land
H3A	Housing density
U3B	Sustainable drainage systems
DBE1	Design of new buildings
DBE2	Effect on neighbouring properties
DBE3	Design in urban areas
DBE6	Car parking in new development
DBE8	Private amenity space
DBE9	Loss of Amenity
LL10	Adequacy of provision for landscape retention
LL11	Landscaping schemes
ST4	Road safety
ST6	Vehicle parking

#### *NPPF:*

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

#### *Draft Local Plan:*

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

SP1	Presumption in favour of sustainable development
SP2	Spatial Development Strategy 2011-2033
SP6	The Natural Environment, Landscape Character and Green Infrastructure
H1	Housing Mix and Accommodation Types
T1	Sustainable Transport choices
DM5	Green Infrastructure: Design of Development
DM9	High Quality Design
DM10	Housing Design & Quality
DM16	Sustainable Drainage Systems
DM21	Local environmental impacts, pollution and land contamination

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

Number of neighbours consulted: 41

Site notice posted: 10 March 2017

Responses received: Objections have been received from 6 nearby properties; 128, 130, 132 and 134 MANOR ROAD, and 1 and 5 LINKSIDE. Objectors raise the following issues:

- Concern at the changing character of the area with a concentration of flatted

- developments, and the precedent this will set for other such schemes.
- The development is over-intensive for the site.
- Design and appearance issues, relating to the scale and appearance of the building proposed.
- Parking and traffic issues – concerns that the overall level of parking is inadequate and that the access thereto will adversely affect highway safety.
- Overlooking – residents in Manor Road specifically raise issues of potential overlooking of their gardens.
- Potential disturbance during construction.

#### CHIGWELL PARISH COUNCIL: Objection

Chigwell Parish Council OBJECTED to the application, considering the proposal to be an overdevelopment of the site and completely out of keeping with the character of the locality. The existing dwelling is an appropriate size for the site and this detached family home represents the more dominant look in the area.

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

General principles – The site location meets a number of sustainable development objectives that indicate it is an appropriate location for higher density development. It is evidently in an urban area of mixed character, including family homes, flatted developments and specialist old peoples accommodation, as well as non-residential uses. The location is highly accessible, with bus services on Hainault Road and rail services within walking distance (Grange Hill Station is marginally closer, and within the recognised distance to meet accessibility criteria while Chigwell Station is less than 40 metres beyond that standard). As such the overall level of development can be seen as appropriate.

While noting comments in respect of the precedent impact on the local area, as noted above this is a mixed area and precedent is only of limited relevance where each application is considered on its individual merits. The application site is a larger than average plot for the area, in particular it is 4 – 5 metres wider than its neighbour and less than 5 sites have been identified with similar characteristics. As explained below, its location at the end of the development frontage also presents design opportunities that do not exist in the other, more central positions of similar width sites. Thus, Officers consider that the site is sufficiently distinctive not to be considered as a clear precedent for this type of development.

Highways and traffic – In highway and parking terms, the site has presented a number of challenges to providing vehicular access. The retention of the two preserved trees on the frontage is considered imperative, while the siting of the bus stop immediately outside the site is also a material factor. These constraints prevent a new access being considered, and also prevent the widening of the access closest to the northern site boundary (which would be the desired route to and from the car park). As a result an in and out route is proposed, vehicles enter by the northern access (abutting 144) and to exit will cross the frontage and leave by the southern access. Both accesses are indicated as being widened to 4 metres (A 1 metre increase, the maximum possible within affecting the trees bed) and to aid sightlines, the existing boundary walls are to be removed and replaced by a low wall and railing along the frontage and access returns. It is noted that TfL are satisfied that this arrangement does not adversely affect the function and location of the bus stop.

The Highway Authority has maintained an objection to these arrangements. They comment:

*The amendments do not overcome the lack of visibility to the north as there is no way to enforce the use of the accesses. Future residents are more likely to use the northern access for both entering and exiting because it is straight through to the car park, regardless of the other access being open. Furthermore I am not convinced that the visibility to the south can be achieved as shown, from the southern access.*

Officers note that the application drawings do not show means of enforcing the access arrangements but are wholly satisfied that this matter can be dealt with by condition requiring measures to be incorporated into the build to enforce the traffic management element (condition 5). As to the issues of visibility, a report has been submitted from a traffic consultant that shows the visibility requirements can be met, and conditions can again be used to ensure these are implemented (conditions 9 and 17).

In all other regards, parking provision is acceptable. One parking space per unit is provided at the rear, designed to meet recommended parking space and turning requirements. Secure cycle stores are provided on the frontage for 11 cycles. In a sustainable location, provision to this level is appropriate. Exiting vehicles will drive along the boundary with the neighbouring house at no.144 but the overall level of vehicular activity likely to be generated is unlikely to suggest that this will be unduly intrusive.

Adopted vehicle parking standards state two parking spaces should normally be provided for each two-bedroom dwelling. Within urban areas where public transport, goods and services are readily accessible the requirement may be relaxed. In this case the application site is on a bus route, with bus stops in the immediate vicinity of the site. It is also 800m from Grange Hill Station and local shops while it is a 1km walk to Chigwell Underground Station and shops and services within Chigwell. In the circumstances it would be difficult to argue the location is not sustainable therefore Officers conclude the level of off-street parking provision proposed at one space per dwelling is appropriate.

Design and appearance – In design terms, the building is symmetrical in its approach to the frontage and comprises of a mix of materials appropriate to the local area. The stepping of the frontage helps to break the elevation and introduces depth and variety that is not immediately apparent from the two dimensional form. Thus, the building in architectural terms meets national and local criteria for good quality design.

The site lies at the end of a recognised built frontage and while not on the corner, there are sound architectural grounds for this to be marked by a feature building taller than those adjoining or in a more central location in that built frontage. Views on the entire frontage will be softened by the trees on the frontage and the backdrop of trees in rear gardens to houses in Manor Road. The taller element is in any event of limited depth, the flank wall abutting the vehicle access is only 7metres deep before being stepped back and the visual breaks generally afforded by the breaking up of the blocks and elevations serve to reduce the potential visual impact of the taller elements. Thus, while it is evident from the street elevation that the proposed building is taller than the neighbour, officers consider there is sufficient variety within the elevation to ensure the building is not over dominant in the wider street scene.

Neighbouring amenity – The development proposals have had regard to potential impact on adjoining occupiers, such that there are two single storey elements at the rear. The neighbouring property at 144 lies to the north and would have been most directly affected. The main three storey element closest to the boundary does not project beyond the rear of the house, the stair core lies 8.5m off the boundary. The rear flat on this boundary is single storey and over 3 metres from the boundary.

Residents in Manor Road in particular comment on potential overlooking. However, there are only side windows in either elevation at ground floor, all other windows face front or rear (including those in lightwells) and direct overlooking is thereby only at an oblique angle and not significant.

While 144 Hainault Road would not experience the proposal as excessively overbearing due to the degree of separation from the boundary and staggered arrangement of the flank elevation. There would be an impact on the properties immediately to the south, nos 126 and 128 Manor Road, since the 3-storey height (10.7m) of the building would be set 1m from the site boundary with those neighbours. In relation to the north facing elevations of the buildings at 126 and 128 Manor Road, approximately 27m would separate them from the flank of the building, which is sufficient to ensure no excessively harmful impact on the amenities of the buildings.

There would be a more significant impact on those parts of their gardens that are nearer the proposed building. The most affected dwellings would be the recently approved, but not commenced, flatted development at 126 Manor Road. While less weight can be given to this since there is no certainty that the development would be built, it is necessary to give consideration to the consequence of this proposal for its amenities. The private amenity space of the approved development would be 6.7m wide along the boundary with no. 128, a somewhat more limited area than currently exists at no. 126. The amenity of the relatively narrow garden would be impacted on by the bulk and height of the proposed building. However, no loss of light would arise since the proposed building would be to the north and the degree of overbearing impact would be mitigated by staggering the flank elevation such that parts of it would be pulled back 6.5m from the site boundary. Furthermore, the proposal has been amended to introduce further visual relief to the flank elevations.

On the basis of the above analysis it is concluded that the degree of impact on the visual amenities of the gardens at 126 and 128 Manor Road, including that of the recently approved flats at 126 Manor Road, would not be excessively harmful.

### **Conclusion:**

Officers recognise the issues in this case are finely balanced. However, the proposals now before members have been developed in the light of the site constraints of the site and concerns raised by local objectors.

The site has sufficient distinction in terms of its frontage width, overall area and its location at the end to a defined built frontage to suggest that it is an appropriate location for a building of the overall scale proposed. The area is of mixed character in terms of built form and scale and in a sustainable location to support higher density development in the context of policies CP6 and H3A of the local plan. Officers consider therefore that a flatted development would not be significantly out of character.

In design terms the mass of the frontage is significantly broken up to introduce depth and visual variety not immediately evident from the elevational drawing. The mass is further broken by the limited depth of the more visible three storey northern flank wall. The rear elements of the building, those with potentially the greatest impact on neighbours, have been limited to single storey height. Thus, the design and direct impact is seen to respond to the location generally and neighbouring amenity in particular.

Reservations over the access are noted but these are as much about detail as the specific issues. Controls can be introduced to manage the movement of traffic within the

site and to ensure the sightlines in the highway consultants report are provided. These matters can be dealt with by condition.

Off street parking provision is appropriate given a reasonably sustainable location, while the proposal would not result in any excessive overlooking of or loss of light to neighbouring properties. There would be some overbearing impact on the garden areas of 126 and 128 Manor Road, but not to a degree that is excessive.

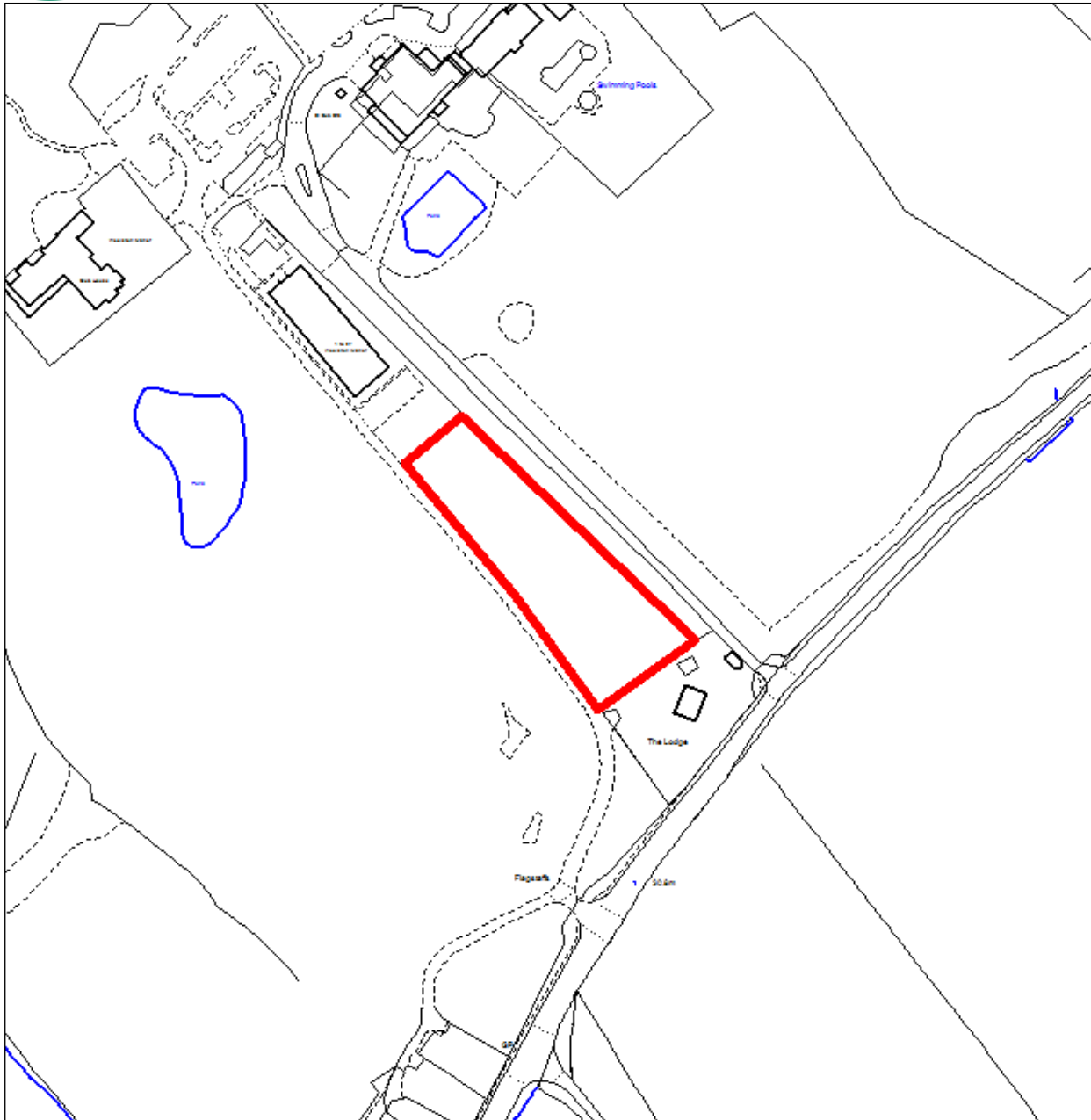
On balance, therefore, Officers recommend that planning permission be granted subject to conditions.

***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: Ian Ansell  
Direct Line Telephone Number: 01992 564481  
or if no direct contact can be made please email:  
[contactplanning@eppingforestdc.gov.uk](mailto:contactplanning@eppingforestdc.gov.uk)***

# Epping Forest District Council

## Agenda Item Number 2



Unauthorised reproduction infringes Crown Copyright and may lead to prosecution or civil proceedings.

Contains Ordnance Survey Data. © Crown Copyright 2013  
EFDC License No: 100018534

Contains Royal Mail Data. © Royal Mail Copyright & Database Right 2013

Application Number:	EPF/1390/17
Site Name:	The Lodge, Woolston Hall Abridge Road, Chigwell Essex IG7 6BX
Scale of Plot:	1:1250

## Report item 2

<b>APPLICATION No:</b>	EPF/1390/17
<b>SITE ADDRESS:</b>	The Lodge Woolston Hall Abridge Road Chigwell Essex IG7 6BX
<b>PARISH:</b>	Chigwell
<b>WARD:</b>	Chigwell Village
<b>APPLICANT:</b>	Landvest Ltd
<b>DESCRIPTION OF PROPOSAL:</b>	Residential infill comprising 12 no. residential dwelling houses with associated off-street parking, garden space and external landscaping
<b>RECOMMENDED DECISION:</b>	Refuse Permission

**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=594793](http://planpub.eppingforestdc.gov.uk/NIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=594793)

## REASON FOR REFUSAL

- 1 The proposed development constitutes inappropriate development detrimental to a fundamental aim of the Green Belt to safeguard the countryside from encroachment. The proposal would have a materially detrimental impact on the openness of the Green Belt contrary to the purposes of including the land in the Green Belt and does not meet any exception to the principle of Green Belt policy. The change of use of landscaped area to housing would be detrimental to visual amenity due to its urbanising effect and would unduly diminish the rural character and openness of the landscape. There are no very special circumstances that outweigh the harm from the development. The proposal is contrary to Policies GB2A; GB7A; CP2 (i), (ii), (iv), and (v); DBE4 (i); and LL1(i), LL2 (i) and (ii) of the adopted Local Plan and Alterations and the provisions of the National Planning Policy Framework.
- 2 The proposal is not within a sustainable location and would therefore result in a development heavily reliant on private motor vehicles. As such the proposal does not sufficiently meet the measures identified in policy regarding sustainable development and is contrary to Policies CP1 (v) and CP6 and the provisions of the National Planning Policy Framework, particularly at paragraph 96.
- 3 The proposal would fail to provide any Affordable Housing and as such would be detrimental to public amenity and contrary to Policies H5A, H6A, H7A and H8A of the adopted Local Plan and Alterations and the provisions of the National Planning Policy Framework.

*This application is before this Committee since it has been 'called in' by Councillor Brian Sandler (Pursuant to The Constitution, Part Three: Scheme of Delegation, Appendix 3)*

### **Description of Site:**

The site is an open parcel of land to the northwest of The Lodge. The southwestern boundary is an access road to Woolston Manor. The north-eastern boundary is an avenue leading to a leisure complex. To the northwest of the site is a building, a former motel, accommodating flats. The site is off the highway of Abridge Road, between the village of Abridge, to the northeast, and Chigwell, to the southwest.

The site is within the Green Belt.

Trees along the avenue to the northeast are the subject of Tree Preservation Orders. The Lodge is a locally listed building. The northernmost boundary of the site is some 120m from a Listed Building.

### **Description of Proposal:**

Residential infill comprising 12 no. residential dwelling houses with associated off-street parking, garden space and external landscaping.

The houses would be laid out in four terraces each of three houses. The terraces would run north/south, parallel with and facing the vehicular access to Woolston Hall. Each terrace would have its own appearance of though with an overall unity of design to all four. All the houses would have three storeys, an integral garage and four bedrooms.

An amended plan shows an area of communal open space at the southernmost end of the site.

### **Relevant History:**

The site itself has no relevant planning history. However, the site forms part of land put forward in the "call for sites" in the creation of the draft local plan. The site formed part of the proposal for a Roding Garden Village on the wider extent of golf club land.

### **Policies Applied:**

#### *Adopted Local Plan:*

CP1	Achieving Sustainable Development Objectives
CP2	Protecting the quality of the rural and built environment
CP3	New Development
CP4	Energy Conservation
CP5	Sustainable Building
CP6	Achieving Sustainable Urban Development Patterns
CP9	Sustainable Transport
GB2A	Development in the Green Belt
GB7A	Conspicuous Development
HC12	Development Affecting the Setting of Listed Buildings
HC13A	Local List of Buildings
H2A	Previously Developed Land
H3A	Housing Density
H4A	Dwelling Mix



H5A	Provision for Affordable Housing
H6A	Site Thresholds for Affordable Housing
H7A	Levels of Affordable Housing
H8A	Availability of Affordable Housing in Perpetuity
H9A	Lifetime Homes
DBE1	Design of New Buildings
DBE2	Effect on Neighbouring Properties
DBE4	Design in the Green Belt
DBE6	Car Parking in New Development
DBE8	Private Amenity Space
DBE9	Loss of Amenity
LL1	Rural Landscape
LL2	Inappropriate Rural Development
LL10	Adequacy of Provision for Landscape Retention
LL11	Landscaping Schemes
ST1	Location of Development
ST2	Accessibility of Development
ST4	Road Safety
ST6	Vehicle Parking
I1A	Planning Obligations

#### *NPPF:*

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

#### *Draft Local Plan:*

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

SP1	Presumption in Favour of Sustainable Development
SP5	Green Belt and District Open Land
SP6	The Natural Environment, Landscape Character and Green Infrastructure
H1	Housing Mix and Accommodation Types
H2	Affordable Housing
T1	Sustainable Transport Choices
DM2	Landscape Character and Ancient Landscapes
DM5	Green Infrastructure: Design of Development
DM7	Heritage Assets
DM9	High Quality Design
DM10	Housing Design and Quality

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

Number of neighbours consulted: 29

Site notice posted: 16/06/2017

Responses received:

THE LODGE – Support, there are very special circumstances due to the severe shortage of housing in the area.

CHIGWELL RESIDENTS ASSOCIATION – No objection, design in keeping with local buildings, development in small clusters outside the village meets a view of how future development should be, site considered to be previously developed and infill given within grounds of Woolston Manor.

26 WOOLSTON MANOR – Comment, increased traffic flow, congestion and safety considerations, entrance suitability, foul sewage and drainage appears to be at limit, and general aesthetics of Woolston Manor need to be considered.

CHIGWELL PARISH COUNCIL: The Council supports this application, subject to this proposal including an aspect that would be beneficial towards the Chigwell community, in the form of an appropriate S106 agreement, the particulars of which Chigwell Parish Council should be consulted on, prior to re-submission. Only such an arrangement would legitimise the release of Green Belt land in the furtherance of this project.

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

The main issue with this proposal is considered to be Green Belt policy. Other considerations are Affordable Housing, affect to the setting within the landscape, sustainability, the quality of the design in terms of appearance, highway matters, any affect to heritage assets, any impact to neighbours, and whether the proposal would offer adequate amenity to future occupiers.

Matters which are not considerations are planning obligations (notwithstanding Affordable Housing) since the circumstances are not appropriate for the securing of community benefits. The application documentation states that the applicant is seeking to provide a contribution of £50,000 to Chigwell Parish Council towards the Chigwell Community Bus Service. The agent has written that this will be secured through a legal agreement. However, no legal agreement has been submitted as part of this application to date.

#### ***Green Belt***

The site is located within the Metropolitan Green Belt, where development is inappropriate unless it benefits from an exception. Those exceptions include: limited infilling within a village or the partial or complete redevelopment of previously developed sites (brownfield land), whether redundant or in continuing use (excluding temporary buildings), which would not have a greater impact on the openness of the Green Belt and the purpose of including land within it than the existing development.

The application site is said to be, in the application, former garden land. The site is private land forming part of The Lodge; it is not within the ownership or use of the nearby golf course. The application accordingly argues that the site is previously developed land and represents an infill plot.

However, based on a site visit the site certainly does not have the character of previously developed land. The site is simply an area of short, but not mown, grass. The site appears to be part of the general landscaping leading to a golf club and similar leisure uses located further beyond Abridge Road. This aspect is expanded under the section regarding landscaping below.

Even if the site were accepted to be brownfield land it would also be necessary for the proposal to have no greater impact on the openness of the Green Belt. This is not the case.

The application documentation makes the argument that the site represents an infill plot in that the development would infill between flats to the north, Woolston Manor Apartments, and the house to the south, The Lodge. However, the site cannot be

described as limited infilling in a village. The site is of a substantial size and is not in a village. The site is situated within an isolated rural location, distinct from the built up area of Chigwell.

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 but this is wholly insufficient to counterbalance the thrust of Green Belt policy.

#### Affordable Housing

Policy H6A of the Local Plan states that in settlements with a population of 3,000 population or less, the Council will seek affordable housing on developments comprising two or more dwellings on a greenfield site (subject to the site area being 0.1 hectares or larger) or three or more dwellings on a previously developed (i.e. "brownfield") site (subject to the site area being 0.2 hectares or larger). The site has an area of 0.47 hectares.

On such sites, under Policy H7A of the Local Plan, 50% of the total number of dwellings will be sought as affordable housing on either greenfield or brownfield sites.

The applicant's agent contends that the site falls within the settlement of Chigwell and that therefore a threshold of 15 dwellings applies. The contention that the site is within the settlement of Chigwell is not supported by officers; the site is essentially within open countryside.

Policy requires that at least six houses be provided as affordable housing (50% of the overall number of homes), unless it can be demonstrated that such amount of provision would be unviable, in which case the applicant would be need to assess and demonstrate the amount of affordable housing that could be provided.

However, no affordable housing is proposed and no viability assessment has been provided.

It is recommended that with regard to Affordable Housing the application be refused on the basis that the proposal does not include a sufficient amount of affordable housing, and that the applicant has not provided sufficient information or evidence, as required by the National Planning Policy Framework and associated guidance, to demonstrate that it would be unviable to provide any affordable housing on the site.

#### Impact to neighbours

The flats of Woolston Manor Apartments would have an isolation space from the nearest proposed house of some 16m in the form of a car park to the flats. The Lodge would be orientated to the south of the proposed houses and have an isolation space of nearly 20m in the form of an area of communal open space.

Given the isolation spaces in conjunction with the scale, layout and detailed design of the proposed houses, it is considered that no material adverse impact would result to occupiers of neighbouring properties.

### Sustainability

With regard to sustainable building techniques and energy conservation, no particular feature is apparent. The proposal is contrary to policy CP5.

Furthermore, the proposal is not within a sustainable location and would therefore result in a development heavily reliant on private motor vehicles. Each house would have an integral garage and two parking spaces on a drive leading to the garage. As such the proposal does not sufficiently meet the measures identified in policy regarding sustainable development and would be detrimental to public amenity and contrary to Policies CP1 (v) and CP6 and the provisions of the National Planning Policy Framework, particularly at paragraph 96.

### Design and landscape

The terraces and houses within them would have a very good appearance, albeit with a somewhat urban character.

The Trees and Landscaping Team has been consulted on the application. In response an objection is raised on the grounds that the proposal would have a great visual impact and would unduly diminish the rural character and openness of the landscape and as such would be contrary to policies CP2 (i, ii, iv, v,), LL1 and LL2.

The land does not appear to have been previously developed and historically formed part of the Woolston Hall Estate. It is now part of the Woolston Manor Golf Club and is set over to grass. Aerial photos and historic maps do not show that this field has at any stage been incorporated into the curtilage of The Lodge, and its use appears to have been farmland / pasture / parkland, and is now green space associated with the golf course. The history of the site has been examined with regard to any ground contamination and the relevant team has commented that records indicate that the site formed part of an undeveloped field.

With regard to tree matters, it is acknowledged that there are no trees within the site, and that the submitted tree reports show that trees the subject of Tree Preservation Orders along the driveway are at sufficient distance that they should not be adversely impacted by the proposal.

However, it is the impact on the openness of the landscape that leads the Trees and Landscaping Team to assert that this site is not appropriate for development. Furthermore, to develop this field would set a perilous precedent for the whole extent of agricultural fields between Chigwell and Abridge -it would compromise the openness of the Green Belt and would not safeguard the countryside from encroachment.

Overall the proposal appears intrusive, inappropriate, and detrimental to the appearance and setting of the locality. This view is supported by the Chris Blandford 'Settlement Edge Landscape Sensitivity Study' (Jan 2010) which concludes that this site provides a –

- 'major' contribution to the openness of the greenbelt
- 'moderate' role in checking the unrestricted sprawl of large built up areas – i.e. the landscape setting provides open land between areas of built development.
- 'major' role in preventing neighbouring towns from merging into one another.
- 'moderate' role in assisting in safeguarding the countryside from encroachment to retain the predominant sense of openness.

#### Highway matters

The Highway Authority has no comment 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 policies ST4 and ST6 of the Local Plan. The Highway Authority comment that the site is well served by the existing access to the Golf Club and the traffic movement from the proposal will be insignificant in highway terms. Consequently the proposal will not be detrimental to highway safety, efficiency or capacity at this location.

#### Amenity of future occupiers

The proposal would offer a high degree of residential amenity to future occupiers.

#### Other matters

No objection is raised with regard to ecological matters.

A Flood Risk Assessment has been provided as part of the application documentation. The Engineering, Drainage and Water Team agree with the findings of the Flood Risk Assessment in principal and no objection is raised to the planning application in principle.

Specialist archaeological advice is that any planning permission should be subject to a condition regarding archaeology.

Gas pipelines are near the site though no objection is raised by the relevant authority.

With regard to heritage assets, the site is considered to be sufficiently distant from them such that there would be no material adverse impact to character.

#### **Conclusion:**

The proposal is contrary to Green Belt policy and does not represent sustainable development. The proposal would fail to provide the requisite Affordable Housing. The main material consideration that weighs in favour of the development is the absence of a 5 year land supply for housing within the District as a whole. That does not outweigh the degree of harm that would be caused by the proposal therefore no very special circumstances in favour of granting planning permission exist.

Members are advised that given the degree of conflict with adopted planning policy relating to the Green Belt and affordable housing provision, should the Sub-Committee decide planning permission should be granted, it will be necessary to refer the application to the District Development Management Committee to take the final decision on it.

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

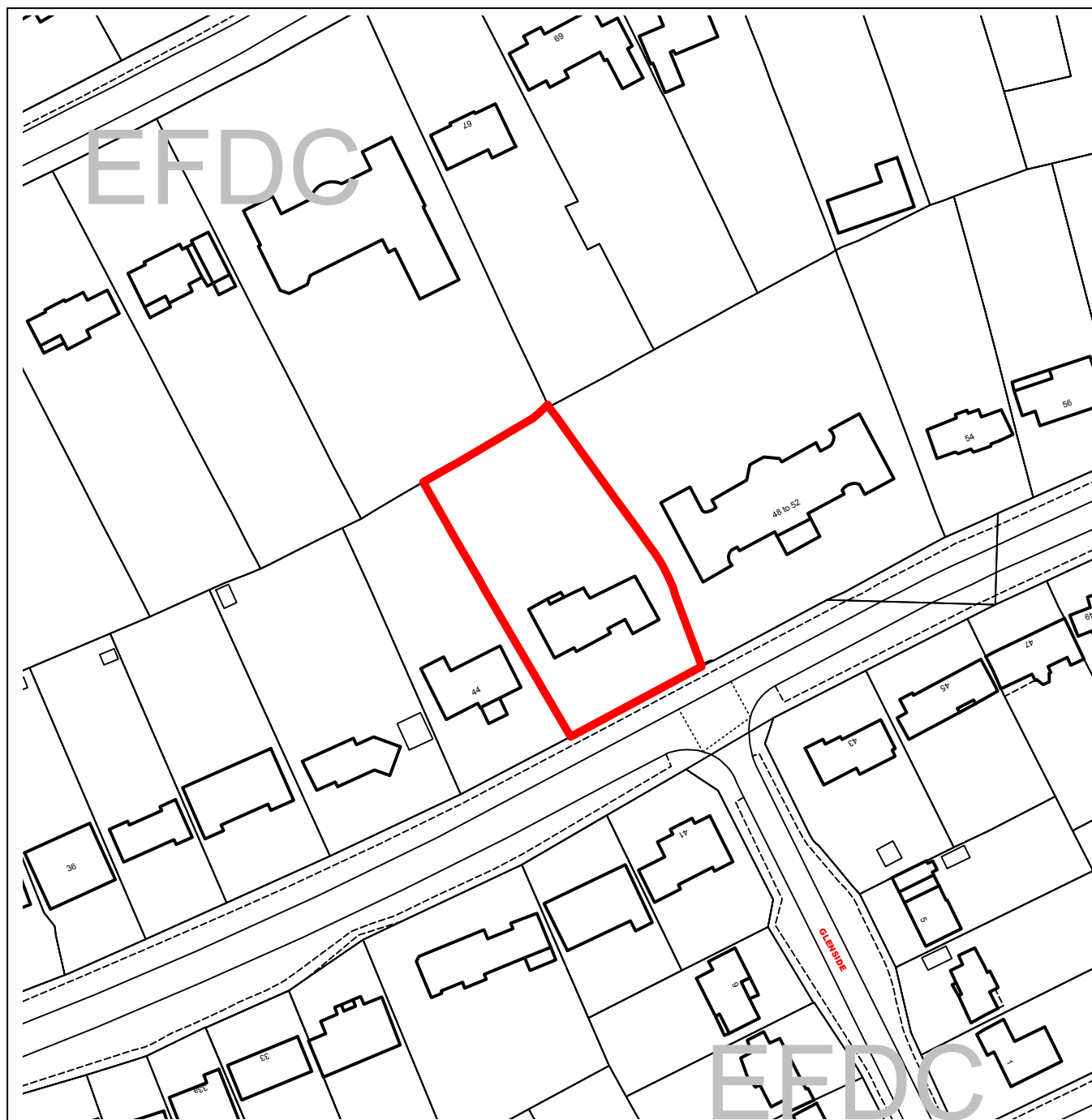
***Planning Application Case Officer: Jonathan Doe  
Direct Line Telephone Number: 01992 564103***

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



# Epping Forest District Council

## Agenda Item Number 3



Unauthorised reproduction infringes  
Crown Copyright and may lead to  
prosecution or civil proceedings.

Contains Ordnance Survey Data. ©  
Crown Copyright 2013 EFDC License No:  
100018534

Contains Royal Mail Data. © Royal Mail  
Copyright & Database Right 2013

Application Number:	EPF/0973/17
Site Name:	46 Stradbroke Drive Chigwell Essex IG7 5QZ
Scale of Plot:	1:1250

**Report Item No: 3**

<b>APPLICATION No:</b>	EPF/0973/17
<b>SITE ADDRESS:</b>	46 Stradbroke Drive Chigwell Essex IG7 5QZ
<b>PARISH:</b>	Chigwell
<b>WARD:</b>	Grange Hill
<b>APPLICANT:</b>	Mr Robert Davis
<b>DESCRIPTION OF PROPOSAL:</b>	Demolition of house at 46 Stradbroke Drive and the erection of a new building accommodating five flats in accordance with conditions of planning permission EPF/2987/15.
<b>RECOMMENDED DECISION:</b>	Grant Permission (With Conditions)

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

[http://planpub.eppingforestdc.gov.uk/NIM.websearch/ExternalEntryPoint.aspx?SEARCH\\_TYPE=1&DOC\\_CLASS\\_CODE=PL&FOLDER1\\_REF=593456](http://planpub.eppingforestdc.gov.uk/NIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=593456)

**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:  
FKS\_001 FKS\_199 FKS\_214 FKS\_210 FKS\_211 FKS\_200  
FKS\_201 FKS\_202 FKS\_203 FKS\_204  
Design & Access Statement
- 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 No development shall take place, including site clearance or other preparatory work, until full details of both hard and soft landscape works (including tree planting) and implementation programme (linked to the development schedule) have been submitted to an approved in writing by the Local Planning Authority. These works shall be carried out as approved. The hard landscaping details shall include, as appropriate, and in addition to details of existing features to be retained: proposed finished levels or contours; means of enclosure; car parking layouts; other minor artefacts and structures, including signs and lighting and functional services above and below ground. The details of soft landscape works shall include plans for planting or establishment by any means and full written specifications and schedules of plants, including species, plant sizes and proposed numbers /densities where appropriate. If within a period of five years from the date of the planting or

establishment of any tree, or shrub or plant, that tree, shrub, or plant or any replacement is removed, uprooted or destroyed or dies or becomes seriously damaged or defective another tree or shrub, or plant of the same species and size as that originally planted shall be planted at the same place, unless the Local Planning Authority gives its written consent to any variation.

- 5 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 A flood risk assessment and management and maintenance plan shall be submitted to and approved by the Local Planning Authority prior to commencement of development. The assessment shall include calculations of increased run-off and associated volume of storm detention using WinDes or other similar best practice tools. The approved measures shall be carried out prior to the substantial completion of the development and shall be adequately maintained in accordance with the management and maintenance plan.
- 7 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.

- 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 Prior to first occupation of the development hereby approved, the proposed window openings in both flank elevations above ground floor level 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.
- 10 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, to include five one day travel vouchers for use with the relevant local public transport operator.



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

### **Description of Site:**

Two-storey, five bedroom detached house with integral double garage. Not Listed nor in Conservation Area. The property has an in and out driveway. There is a swimming pool to the rear of the house.

The footprint of the existing house on the site is nearly 24.5m wide by a maximum depth of 14m.

The site is located within the built up area of Chigwell. The surrounding area has a wholly residential character at low densities and is characterised by varying designed detached houses with mature trees and other planting to gardens in spacious plots.

Ground levels rise gently to the south-west, to the left hand when viewing the front of the plot, and fall to the north-east, to the right hand side.

### **Description of Proposal:**

Demolition of the existing house and the erection of a new building accommodating five flats. The footprint of the proposal will be 27m wide by a maximum depth of 22m, plus a 3m deep front projecting portico. Accommodation for the five flats would be across three full size floors, plus a below ground full basement area that shows parking for 12 vehicles and small storage rooms, including provision for bicycle storage. Access to the basement parking would be on the front right-hand side

### **Relevant History:**

EPF/2602/14 - Demolition of 46 Stradbroke Drive and the erection of a replacement house with associated external works - Granted.

EPF/1893/15 - Demolition of house at 46 Stradbroke Drive and the erection of a new building with five flats. – Dismissed on appeal.

EPF/2987/15 - Demolition of house at 46 Stradbroke Drive and the erection of a new building with five flats. – Allowed on appeal 20/10/2016

### **Policies Applied:**

#### *Adopted Local Plan:*

CP1	Achieving Sustainable Development Objectives
CP2	Quality of Rural and Built Environment
CP3	New Development

CP5	Sustainable Building
CP6	Achieving Sustainable Urban Development Patterns
CP7	Urban Form and Quality
H2A	Previously Developed Land
H3A	Housing Density
H4A	Dwelling Mix
DBE1	Design of New Buildings
DBE2	Effect of Neighbouring Properties
DBE3	Design in Urban Areas
DBE6	Car Parking
DBE8	Private Amenity Space
DBE9	Loss of Amenity
DBE11	Sub-Division of Properties
LL7	Planting, Protection and Care of Trees
LL10	Adequacy of Provision for Landscape Retention
LL11	Landscape Schemes
LL12	Street Trees
ST1	Location of Development
ST4	Road Safety
ST6	Vehicle Parking

#### *NPPF:*

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

#### *Draft Local Plan:*

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

DM5	Green Infrastructure: Design of Development
DM9	High Quality Design
DM10	Housing Design and Quality
DM12	Subterranean, Basement Development and Lightwells

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

Number of neighbours consulted: 24

Responses received:

43 STRADBROKE DRIVE – Object, flats not appropriate to this street, out of character for this street, will open floodgates of further similar applications which will adversely affect the character and value of all properties in this street.

44 STRADBROKE DRIVE – Object, over development, out of character, loss of privacy, additional of windows on every floor at the side of the proposed property which were not on EPF/2987/15 would overlook neighbours, too close to adjoining properties, increased disruptions at basement level.

45 STRADBROKE DRIVE – Object, this would be a deterioration to a beautiful road, serves no purpose other than financial gain, no need for flats, a pseudo-Palladian edifice housing five times as many families as any other property along the road is not needed.

49 STRADBROKE DRIVE - Object, will ruin the unique character, will increase the volume of traffic and parking will be an issue, area will become crowded, wildlife will be adversely affected, not a single house in this road with many flats in it, would lead to loss of long established peace and tranquillity.

CHIGWELL PARISH COUNCIL: No objection

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

The Planning Inspector, in allowing the previous appeal and considering the character and appearance of the area, concluded that even though the proposed building would accommodate five flats in an area of predominantly single dwelling houses, there are other flats nearby and the proposed flats would have a single main entrance and appear similar to other buildings in the area. The principle of the redevelopment to 5 flats is therefore acceptable. Unlike the earlier refused planning application, there was also more set in space between the side walls of the appeal subject building and side boundaries.

The currently proposed position of the building and separation from its immediate neighbours is essentially the same as that previously proposed, though the new entrance portico element would be further forward, by some 3m. Otherwise, the rear most part of the footprint of the proposed building would be level with the rear most part of the rear wall of no. 48 and in relation to no.44, whilst the rear corner of the proposal would be 7m deeper than the adjacent rear corner of the house at no. 44, it would be 6m away. Whilst it would be less stepped in height than the previous appeal due to the full 2<sup>nd</sup> floor level, neighbours outlook, light and privacy harm will not be to a level to justify a refusal of planning permission, particularly as the views from the rear would be oblique across the end of the neighbours rear gardens.

First floor side windows are now proposed but given the layout of accommodation it would be reasonable to impose a condition to ensure that these windows be obscure glazed, so as to prevent undue loss of privacy.

The main issue with this application is the different design from that granted planning permission at appeal, which is a proposal for a predominantly more classical design approach consisting of a mansard (steeper slope) appearance of the 2<sup>nd</sup> floor roof and a central portico feature supported on four tall pillars. Beneath the feature, a pair of full height glazed doors would be set within a panel of glazing extending from ground floor up to eaves height level. There is therefore more bulk to the top floor at the front sides and rear because of the enlarged second floor, slightly compensated for by a reduction of the proposed first floor at the rear from that previously approved.

The roof now proposed is very much a crown roof although at a slightly reduced overall height, similar to the height of the house currently on the site. In addition, the front elevation would have four dormers and a window in the gable end of the entrance canopy. The previous design had one front dormer.

Other changes are that previously, all windows were confined to being either on the front elevation or the rear. Now side windows are proposed, but in design terms these are acceptable. The proposal also includes four rear balconies; a balcony to both flats on the first floor and two balconies to the flat at second floor, but again these are acceptable in both design and amenity terms.

Finally, parking provision in the basement and the front garden easily meet the requirement of two spaces per flat. Given the Council's lack of a five year housing supply, the proposal will provide a net increase of 4 residential units adding to the supply of housing to the district.

**Conclusion:**

The proposal would create a detached built form in spacious grounds which would maintain the character of the area. There is variety of house designs in the street scene, and the proposal takes some of the features that prevail in the road, such as the front pillars, canopy, neat front dormers and the neo-Classical look. Subject to appropriate conditions it is considered that the design, appearance and size is such that there will be no material adverse impact on the street scene, which is made up of similar large residential buildings, or have a detrimental impact upon the amenities of neighbouring residents. Accordingly it is recommended that planning permission be granted.

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

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

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

**This page is intentionally left blank**



# Epping Forest District Council

## Agenda Item Number 4



Unauthorised reproduction infringes  
Crown Copyright and may lead to  
prosecution or civil proceedings.

Contains Ordnance Survey Data. ©  
Crown Copyright 2013 EFDC License No:  
100018534

Contains Royal Mail Data. © Royal Mail  
Copyright & Database Right 2013

Application Number:	EPF/1064/17
Site Name:	Braeside Junior School, 82 Palmerston Road Buckhurst Hill Essex IG9 5LG
Scale of Plot:	1:1250

**Report Item No: 4**

<b>APPLICATION No:</b>	EPF/1064/17
<b>SITE ADDRESS:</b>	Braeside Junior School 82 Palmerston Road Buckhurst Hill Essex IG9 5LG
<b>PARISH:</b>	Buckhurst Hill
<b>WARD:</b>	Buckhurst Hill West
<b>APPLICANT:</b>	Mr Matthew Hagger
<b>DESCRIPTION OF PROPOSAL:</b>	New three-storey classroom building and link element with associated alterations, parking and boundary treatments
<b>RECOMMENDED DECISION:</b>	Grant Permission (Subject to Legal Agreement)

**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=593685](http://planpub.eppingforestdc.gov.uk/NIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=593685)

**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: 5084/DE/01, 02A, 03A, 04A, 05A, 06A, 07A, 08B, 09B and 10B
- 3 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.
- 4 No development shall take place until details of levels have been submitted to and approved by the Local Planning Authority showing cross-sections and elevations of the levels of the site prior to development and the proposed levels of all ground floor slabs of buildings, roadways and accessways and landscaped areas. The development shall be carried out in accordance with those approved details.
- 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 construction works above ground level shall take place until a scheme for the treatment of the site frontage, including surface materials and tree planting has been submitted and approved by the Local Planning Authority, such details to include specifications for tree planting including planting methodology and provision for maintenance within the first five years of planting. the works shall thereafter be

completed fully in accordance with the agreed details.

- 7 No construction works shall take place above ground level until details of the siting and design of covered cycle stands for a minimum of 10 bicycles has been submitted to and approved by the Local Planning Authority. The works agreed shall be fully implemented prior to the extensions hereby permitted being first brought into use.
- 8 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.
- 9 No development shall take place until wheel washing or other cleaning facilities for vehicles leaving the site during construction works have been installed at the site. The installed cleaning facilities shall be used to clean vehicles wheels immediately before leaving the site.

**And subject to the completion of an agreement under Section 106 of the Town and Country Planning Act 1990 requiring that the school roll at Braeside Primary School does not exceed 150 pupils. The agreement shall be completed within 4 months unless an extended period is agreed in writing.**

*This application is before this Committee since it is for a type of development that cannot be determined by Officers if more than two objections material to the planning merits of the proposal to be approved are received. In addition, 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:**

Braeside Primary School occupies a site 0.2 ha fronting the south side of Palmerston Road with a rear boundary to the north side of Westbury Lane. The main school building is detached and was originally built as a dwelling; it is locally listed and comprises of four floors including a basement and space in the roof. There are a number of single storey buildings at the rear of the site and the remainder is predominantly hard surfaced, including parking at the front, and a fenced games area. There is pedestrian only access from Westbury Lane and a 1.8m high fence runs along this boundary.

The immediate neighbours on both road frontages are in residential use but the area comprises a mix of uses. Adjacent dwellings to the east are locally listed. Opposite on Palmerston Road lies the much larger Loyola Prep School and Daiglen School is nearby to the east. Opposite in Westbury Lane are service yards to Queens Road shops.

There is a mature tree in the south east corner of the site unaffected by the scheme. Land falls from west to east, although much of the site frontage has been levelled, the eastern end screened by a boundary wall.



### **Description of Proposal:**

The application proposes to extend teaching accommodation by way of a three storey addition at the side of the existing building, infilling the full width of the space up to the boundary. A recessed glazed link is proposed to separate the extension from the main building and this has a much lower flat roof to further emphasise separation. The main part of the extension aligns with the main front wall of the existing building. The front elevation includes projecting bays at first floor and is recessed at roof level, the ground floor is open to allow parking and the upper levels are supported on columns. The building is proposed to be completed in a light brick with a contrasting cladding to the bays and upper level.

A simpler form is proposed to the rear elevation, the stair core is located closest to the neighbouring dwellings and windows in this part of the elevation are angled away from the boundary to reduce potential overlooking. The main rear elevation of the teaching areas presents a more regular three storey form with contrast material panels around the windows.

The proposal includes 10 parking spaces, the same as are currently available, and introduces new cycle stands for 10 bicycles.

The development will evidently increase the capacity of the school. Existing accommodation provides for a school roll of around 100 and the additional space allows an increase to at least 150. The applicant has confirmed that they are prepared to complete a legal agreement capping future student numbers at 150.

### **Relevant History:**

The site was used as a school on the appointed day. A number of minor outbuildings and alterations have been approved since, the most significant a freestanding assembly hall approved in 2000.

### **Policies Applied:**

#### *Adopted Local Plan:*

CP2	Protecting the quality of the rural and built environment
CP5	Sustainable buildings
HC13A	Local List of buildings
CF5	Educational buildings outside the Green Belt
DBE1	Design of new buildings
DBE2	Effect on neighbouring properties
DBE9	Loss of Amenity
ST4	Road safety
ST6	Vehicle parking

#### *NPPF:*

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

### *Draft Local Plan:*

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

SP6	Natural Environment, landscape character and green infrastructure
T1	Sustainable Transport Choices
DM7	Heritage Assets
DM9	High Quality Design
D2	Essential facilities and services

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

Number of neighbours consulted: 83

Site notice posted: No, not required

Responses received: Objections have been received from 23 properties, comprising 3, 5, 12, 15, 17, 19, 20, 21, 23, 35, 36, 37, 39, 41, 51, 53, 60, 89 and 98 WESTBURY LANE, and 72, 74 and 76A PALMERSTON ROAD.

All respondents raise issues of parking and traffic arising from the existing school, other schools in the area and around the potential additional traffic arising from the increased school roll. Residents comment that the majority of cars park in Westbury lane with little consideration for residents and other road users – vehicles block pavements, garages and driveways, parents arriving early in the afternoon often sit in vehicles with engines running, and drivers will often simply stop in the road to drop older children off. Residents comment that restrictions and traffic on Palmerston Road mean almost all students come in via the Westbury Lane entrance (there are keep clear zones on both sides of Palmerston Road outside the site operational 8 – 9.30am and 2.30 – 4.30pm). Residents suggest the school is unresponsive to these issues.

Other issues raised include:

- Direct impact from the extension – overshadowing, physical mass, overlooking concerns – are raised by immediate neighbours at 35 and 37 Westbury Lane and 76a Palmerston Road.
- Noise and disturbance from the increased numbers – this objector specifically refers to the use of external areas during school breaks.
- Loss of trees from frontage
- Design and character of the extensions, one resident refers particularly to the commercial character in a residential area.
- Impact on adjoining locally listed building
- Extent of consultation inadequate – one resident argues that all properties in Westbury Lane should have been consulted.

Parish Council: Buckhurst Hill Parish Council OBJECTED to the initial application only on design grounds; the concern was around the details of the street façade which was considered a disappointing design of the front elevation.

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

It is evident from residents comments that there is an ongoing local issue around traffic arising from the presence of three private schools in close proximity to each other, although it is noted that the Parish Council did not comment on this issue. Such schools

are not governed by catchment areas and it should not be a surprise that pupils are attracted from a wide area and are more likely to travel by car.

The Highway Authority is satisfied that the proposal does not affect the wider road network, commenting as follows:

*The Highway Authority is satisfied that the proposal is not contrary to current National/Local policy and safety criteria and is acceptable in terms of its impact upon the local highway network.*

*The applicant has submitted a robust Transport Statement that demonstrates to the satisfaction of the Highway Authority that the vehicular trip generation, from the additional pupils, can be accommodated on the local road network. Further to this it is highly likely that a proportion of the additional pupils will be siblings of children already at the school and a degree of car sharing will be undertaken.*

*The site is well located for access to other modes of sustainable transport and the applicant has produced a robust Travel Plan which will further help reduce the impact of the development.*

*Consequently, the Highway Authority has concluded that the proposal will not be detrimental to highway safety, capacity or efficiency at this location or on the wider highway network.*

The applicants are prepared to cap student numbers and a legal agreement is being prepared that limits numbers to 150, despite the overall level of teaching space on the site being capable in floor space terms of accommodating more. As the Highway Authority recognises, this will not have a significant impact on the wider highway network. The issues raised by residents have to be considered in the context of their generally short duration, and broadly relate to local traffic management issues outside the remit of the local planning authority. Refusal of this application would not change the existing situation and approving it will not materially alter the situation. More generally, it is noted there are presently parking restrictions in Palmerston Road and Westbury Road, with a Residents Parking Scheme operating in Westbury Lane. The restrictions in Palmerston Road operate between 8am and 6pm while those on the latter two roads (1pm to 2pm and 10am to 2:30pm respectively) do not restrict parking at the times children may be dropped off or picked up from schools in the locality.

An element of staff parking is provided in the undercroft and on the frontage such that there is no net loss of vehicle parking. A cycle stand for 10 bicycles is also being introduced and the site has good access to public transport. Staff parking evidently functions in a different way to other vehicular traffic being longer term. The introduction of cycle stands is welcome, and an increase of two full time staff will not materially affect the way long term parking affects the surrounding area.

The design of the proposal has evolved substantially since the Parish Council originally commented on it. The primary views of the development will be from Palmerston Road, while direct views of the rear will be limited by existing trees, and the minimum 35 metres between the building and rear site boundary. In architectural terms, there is significant variety of built form in Palmerston Road in particular which continues to evolve. The existing building retains the original Victorian villa form that

led to it being locally listed. The adjoining pair of houses are also locally listed, but have been unsympathetically extended up to the site boundary. The proposed extension does not seek to replicate the existing features and is deliberately visually separated on both sides from the adjacent buildings.

The glazed link that does attach to the existing school is recessed and of significantly lower height, and thereby not visible from a wider perspective. The main body of the extension is three-storey, a common form in Palmerston Road, with the upper floor set back and in a contrasting material to provide in the applicants submission more focus on the two storey element. Projecting bays are included at first floor clad in a similar material to the roof to provide continuity to the overall form and contrast in the massing of the first floor. The bays are extended above and below the windows in order to introduce a vertical emphasis in keeping with the original form. The main elevation is further broken by a vertical break in the elevation to give some emphasis to the three bay element closest to the existing, and by the open undercroft parking for staff at ground floor.

Officers consider that the proposal as now presented provides an appropriate design response to the difficulties presented by the adjacent heritage buildings and the mixed character of the surrounding area.

The less sensitive rear elevation is more simply treated, including elements of render on the stair core. There is restricted visibility of this elevation such that such an approach can be supported.

In direct amenity terms, residents closest to the extension raise issues around physical impact and overlooking. In terms of the immediate neighbour at no.76, it is noted that the proposed extension does not project beyond the front or rear walls of the effectively three storey side extension to this house and lies to the north of properties at the rear. As a result, daylight and sunlight are not affected. Potential overlooking is materially different when considering a day time use as opposed to dwellings; the stair core is deliberately located closest to the side boundary and the windows therein are angled into the site to further allay these concerns; as a result no material harm results from use of classrooms in this regard. Residents comments in respect of noise from the school at break times is noted, but it cannot be reasonably argued that the increase in student numbers will make any material difference in this regard.

### **Conclusion:**

The issues causing greatest concern to local residents are matters which are largely outside the scope of the application. There will be a limited increase in traffic from parents dropping off and picking up at peak times but neither the Highway Authority or the Parish Council have raised objections to the proposal. The applicants have recognised the concerns however and are willing to agree a cap on student numbers through a legal agreement which will provide a n important reassurance going forward.

In terms of the details of the extension, this is designed to appear visually separated from the adjoining locally listed buildings. The upper floor is set back to provide greater focus on the two lower floors which include vertical elements that take their cues from the existing building. Officers are satisfied that the design approach is appropriate in its context.

In other respects, the application has limited impact on the surrounding area and will enhance facilities for learning at the school. Subject therefore to the successful completion of the legal agreement in the school roll, and to appropriate conditions, the development is considered acceptable.

***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:***

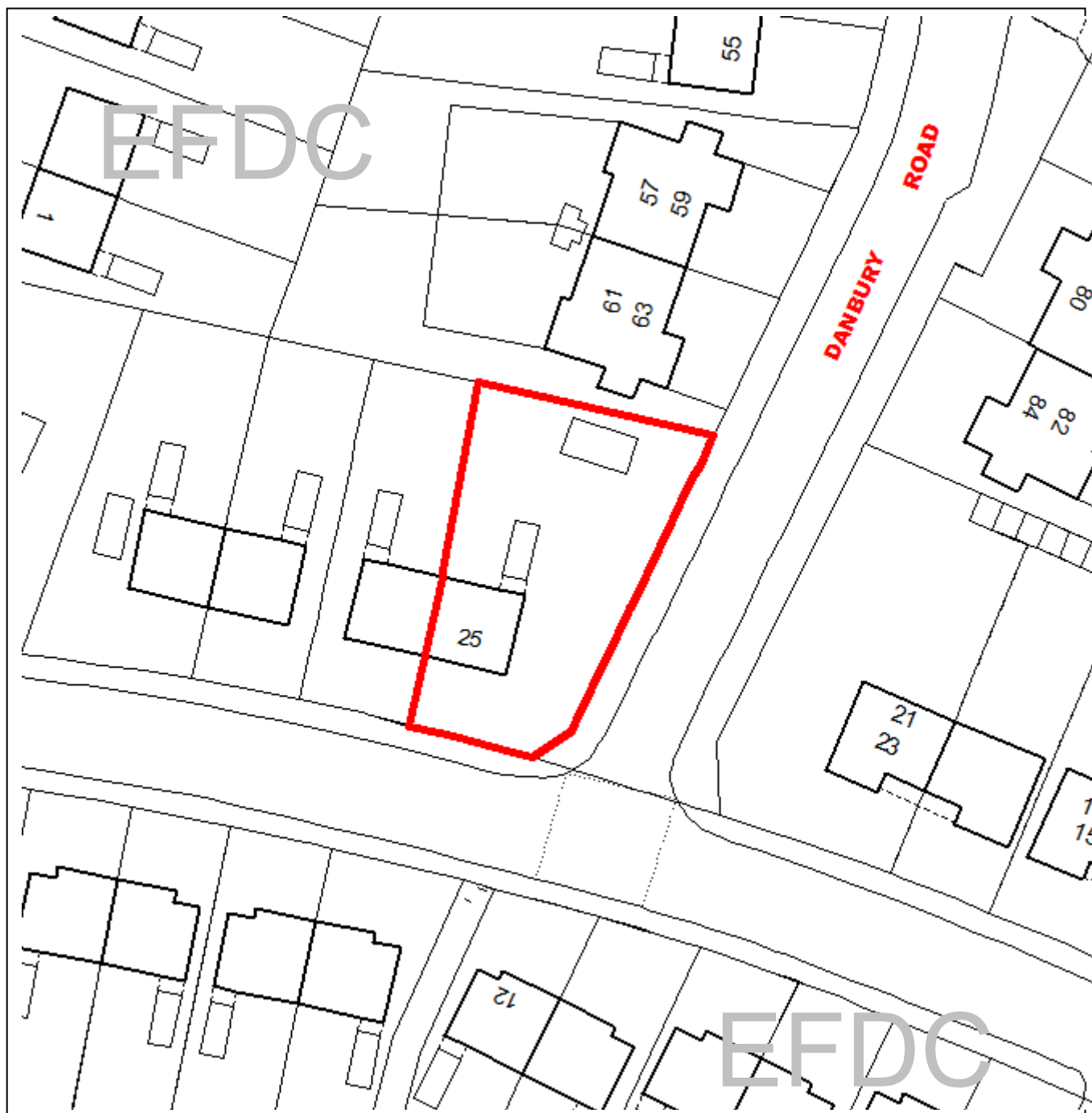
***Planning Application Case Officer: Ian Ansell  
Direct Line Telephone Number: 01992 564481***

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



# Epping Forest District Council

## Agenda Item Number 5



Unauthorised reproduction infringes  
Crown Copyright and may lead to  
prosecution or civil proceedings.

Contains Ordnance Survey Data. ©  
Crown Copyright 2013 EFDC License No:  
100018534

Contains Royal Mail Data. © Royal Mail  
Copyright & Database Right 2013

Application Number:	EPF/1404/17
Site Name:	25 Felstead Road Loughton Essex IG10 3BB
Scale of Plot:	1:500

**Report Item No: 5**

<b>APPLICATION No:</b>	EPF/1404/17
<b>SITE ADDRESS:</b>	25 Felstead Road Loughton Essex IG10 3BB
<b>PARISH:</b>	Loughton
<b>WARD:</b>	Loughton Roding
<b>APPLICANT:</b>	Mrs Jillian Botterell
<b>DESCRIPTION OF PROPOSAL:</b>	Outline application for new 3 bedroom house adjacent to existing.
<b>RECOMMENDED DECISION:</b>	Grant Permission (With Conditions)

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

[http://planpub.eppingforestdc.gov.uk/NIM.websearch/ExternalEntryPoint.aspx?SEARCH\\_TYPE=1&DOC\\_CLASS\\_CODE=PL&FOLDER1\\_REF=594814](http://planpub.eppingforestdc.gov.uk/NIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=594814)

**CONDITIONS**

- 1 The development hereby permitted shall be commenced before the expiration of three years from the date of this permission or two years from the approval of the last of the reserved matters as defined in condition 2 below, whichever is the later.
- 2
  - a) Details of the reserved matters set out below ("the reserved matters") shall be submitted to the Local Planning Authority for approval within three years from the date of this permission:
    - (i) layout;
    - (ii) scale;
    - (iii) appearance;
    - (iv) access; and
    - (v) landscaping.
  - b) The reserved matters shall be carried out as approved.
  - c) Approval of all reserved matters shall be obtained from the Local Planning Authority in writing before any development is commenced.
- 3 No development shall take place until details of foul and 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.
- 4 No development shall take place, including site clearance or other preparatory work, until full details of both hard and soft landscape works (including tree planting) and implementation programme (linked to the development schedule) have been submitted to 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.

- 5 Materials to be used for the external finishes of the proposed development shall match those of the existing dwelling at 25 Felstead Road unless otherwise agreed in writing by the Local Planning Authority.
- 6 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.
- 7 No development shall take place until wheel washing or other cleaning facilities for vehicles leaving the site during construction works have been installed at the site. The installed cleaning facilities shall be used to clean vehicles wheels immediately before leaving the site.

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

### **Description of Site:**

The application site currently comprises a two storey semi-detached house on a spacious (around 430 sq.m) on a corner plot fronting the north side of Felstead Road and a return to the west side of Danbury Road. The property has not previously been extended beyond a small rear porch and outbuildings, including a detached garage served from Danbury Road. Vehicle access is also available to the frontage which is paved.

The surrounding area is wholly residential in character, comprising mostly two storey dwellings. There is variety in built form and a number of adjacent blocks of purpose built flats, each comprising of four units, which are common to the area.

### **Description of Proposal:**

The application seeks outline permission for a new dwelling with all matters reserved. An illustrative site plan indicates a dwelling to the side of the existing house that would be of the same depth and width, retaining a gap from the side boundary with Danbury Road a minimum of 1 metre in width. The plan also indicates parking at the rear for both dwellings, off the existing access, retention of the frontage parking also off the existing access, and sub-division of the garden area.

### **Relevant History:**



Applications for a separate dwelling at the rear of the site were submitted in 1989 and 1991; both were refused permission and appeals were dismissed.

### **Policies Applied:**

#### *Adopted Local Plan:*

CP1	Achieving sustainable development objectives
CP2	Protecting the quality of the rural and built environment
CP7	Urban form and quality
DBE2	Effect on neighbouring properties
DBE3	Design in urban areas
DBE9	Loss of Amenity
ST4	Road safety
ST6	Vehicle parking

#### *NPPF:*

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

#### *Draft Local Plan:*

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

SP1	Presumption in favour of sustainable development
SP2	Spatial Development Strategy
SP6	Natural Environment, landscape character and green infrastructure
T1	Sustainable transport choices
DM9	High Quality Design
DM10	Housing design and quality

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

Number of neighbours consulted: Eight

Site notice posted: No, not required

Responses received: No response received from neighbours.

Loughton Town Council OBJECTED to the application which was considered garden grabbing; it would be detrimental to the street scene and result in a loss of amenity for neighbouring properties. Policies DBE2 and DBE9 and the NPPF were also cited.

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

While the application is in outline form, there is sufficient to identify the key principles. The frontage location of the building is consistent with the pattern of development in the surrounding area. The corner location allows vehicle parking to be located at front and rear utilising existing access points, thereby ensuring parking standards can be met. The width of the site is such that the proposed dwelling can be constructed off the boundary

by a minimum of 1 metre, increasing with the splayed site boundary such that the development would not be excessively dominant on the corner.

It is noted that properties in the immediate vicinity are mostly semi-detached but there is variety in built form, including the flatted blocks at the rear, and the character of the wider area is more mixed. Given the development can be conditioned so as to reflect the style and proportions of the existing house, its impact on the street scene would be minimal.

Surrounding occupiers are not directly impacted, no habitable room windows facing the site lie within 20 metres of the development. The overall level and pattern of activity associated with one new dwelling cannot be considered materially different to the existing building.

### **Conclusion:**

The proposal provides for an additional dwelling on a relatively spacious plot in a location where there is no direct impact on immediate neighbours. The site can accommodate adequate levels of amenity space and vehicle parking for both existing and proposed, the latter served by existing accesses.

There is a mix of building forms and styles in the general vicinity such that this development would not be so out of character or visually imposing to have a discernible adverse effect on the general street scene and character.

Accordingly, an outline planning permission for a single dwelling can be approved 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: Ian Ansell  
Direct Line Telephone Number: 01992 564481***

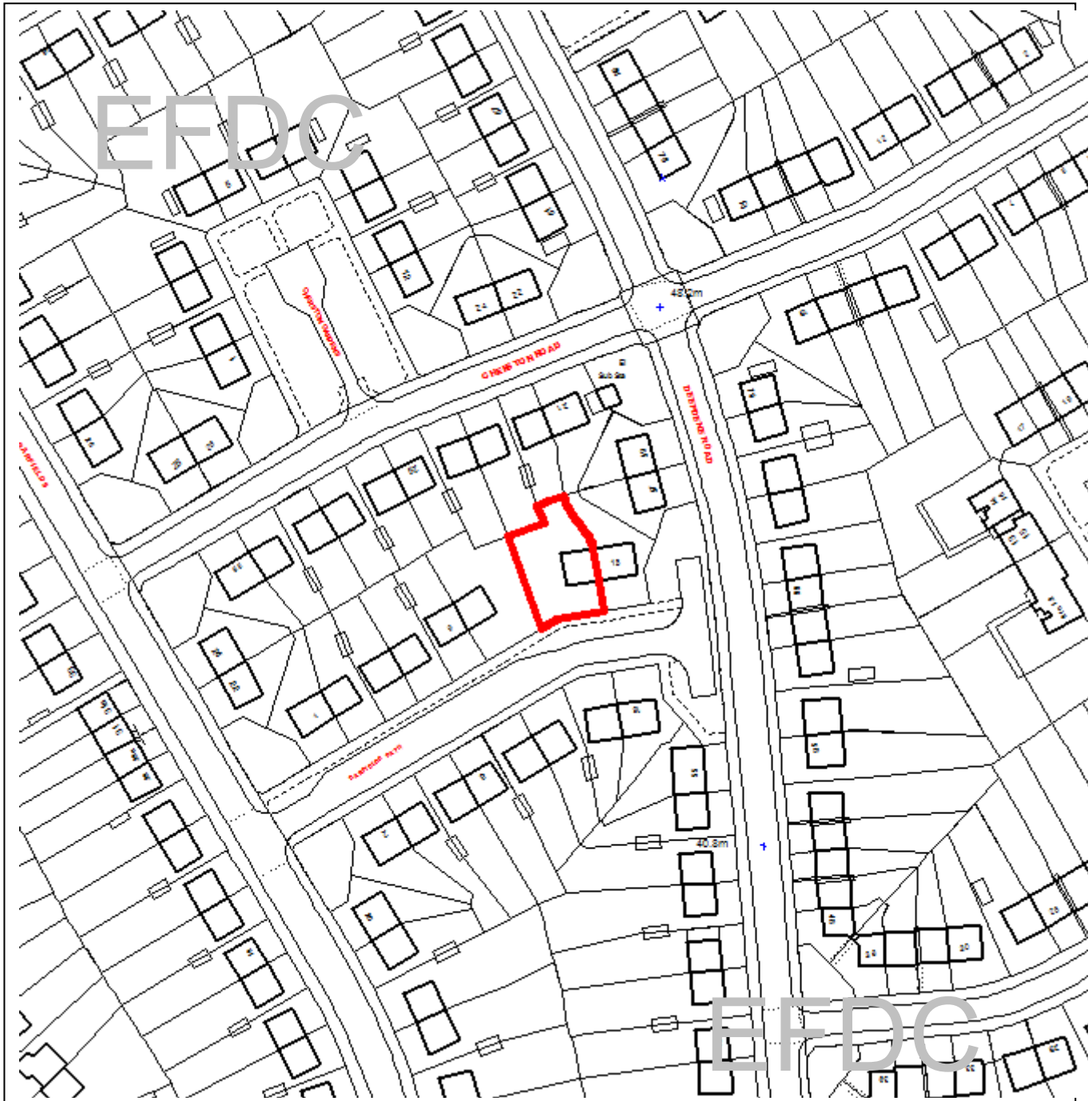
***or if no direct contact can be made please email:  
[contactplanning@eppingforestdc.gov.uk](mailto:contactplanning@eppingforestdc.gov.uk)***

**This page is intentionally left blank**



# Epping Forest District Council

## Agenda Item Number 6



Unauthorised reproduction infringes  
Crown Copyright and may lead to  
prosecution or civil proceedings.

Contains Ordnance Survey Data. ©  
Crown Copyright 2013 EFDC License No:  
100018534

Contains Royal Mail Data. © Royal Mail  
Copyright & Database Right 2013

Application Number:	EPF/1582/17
Site Name:	13 Barfields Path Loughton Essex IG10 3JJ
Scale of Plot:	1:1250

**Report Item No: 6**

<b>APPLICATION No:</b>	EPF/1582/17
<b>SITE ADDRESS:</b>	13 Barfields Path Loughton Essex IG10 3JJ
<b>PARISH:</b>	Loughton
<b>WARD:</b>	Loughton Alderton
<b>APPLICANT:</b>	David Pickering
<b>DESCRIPTION OF PROPOSAL:</b>	Construction of a two storey two bedroomed house. Demolition of garage.
<b>RECOMMENDED DECISION:</b>	Grant Permission (With Conditions)

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

[http://planpub.eppingforestdc.gov.uk/NIM.websearch/ExternalEntryPoint.aspx?SEARCH\\_TYPE=1&DOC\\_CLASS\\_CODE=PL&FOLDER1\\_REF=595573](http://planpub.eppingforestdc.gov.uk/NIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=595573)

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

establishment of any tree, or shrub or plant, that tree, shrub, or plant or any replacement is removed, uprooted or destroyed or dies or becomes seriously damaged or defective another tree or shrub, or plant of the same species and size as that originally planted shall be planted at the same place, unless the Local Planning Authority gives its written consent to any variation.

- 5 An assessment of flood risk, focussing on surface water drainage, shall be submitted to and approved by the Local Planning Authority prior to commencement of the development. The assessment shall demonstrate compliance with the principles of Sustainable Drainage Systems (SuDS). The development shall be carried out and maintained in accordance with the approved details.
- 6 No development shall take place until a Phase 1 Land Contamination investigation has been carried out. A protocol for the investigation shall be submitted to and approved in writing by the Local Planning Authority before commencement of the Phase 1 investigation. The completed Phase 1 report shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of any necessary Phase 2 investigation. The report shall assess potential risks to present and proposed humans, property including buildings, crops, livestock, pets, woodland and service lines and pipes, adjoining land, groundwaters and surface waters, ecological systems, archaeological sites and ancient monuments and the investigation must be conducted in accordance with DEFRA and the Environment Agency's "Model Procedures for the Management of Land Contamination, CLR 11", or any subsequent version or additional regulatory guidance.  
[Note: This condition must be formally discharged by the Local Planning Authority before the submission of details pursuant to the Phase 2 site investigation condition that follows]
- 7 All construction/demolition works and ancillary operations, including vehicle movement on site which are audible at the boundary of noise sensitive premises, shall only take place between the hours of 07.30 to 18.30 Monday to Friday and 08.00 to 13.00 hours on Saturday, and at no time during Sundays and Public/Bank Holidays unless otherwise agreed in writing by the Local Planning Authority.
- 8 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.
- 9 No development shall take place until wheel washing or other cleaning facilities for vehicles leaving the site during construction works have been installed in accordance with details which shall be submitted to and agreed in writing by the Local Planning Authority. The approved installed cleaning facilities shall be used to clean vehicles immediately before leaving the site.
- 10 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 F of Part 1 of Schedule 2 to the Order shall be undertaken without the prior written permission of the Local Planning Authority.
- 11 Prior to first occupation of the development hereby approved, the proposed window openings in the east flank elevation at first and ground floor level 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.

*The application is before this Committee since the recommendation differs from the views of the local council (Pursuant to Section CL56, Schedule A (g) of the Council's Delegated Functions).*

**Description of Site:**

The site is the side garden of 13 Barfields Path, a two storey semi-detached house set approximately 6.5m rear of the property boundary with the back edge of the footway. The house has a shallow pitched gabled roof with a gable end of the flank elevations. It is typical of houses in Barfields Path which appear to be constructed of pre-fabricated panels and have relatively deep eaves. The ground floor is finished in render and the first floor retains the appearance of a pre-fabricated panel with strong vertical elements. Low timber fencing encloses rear garden and the part of the side garden boundaries. Both 11A and 13 Barfields Path have a single landing window in their flank elevations. No 13 has a single storey garage addition which is to be demolished to make for the proposal. Levels in this part of Barfields Path vary. Levels rise up from the road and continue rising to Cherston Road. They also rise south along Barfields Path and fall significantly from the site towards Deepdene Road. The combination of changes in levels and open aspect where Barfields Path meets Deepdene Road gives the site particular prominence, especially when seen from Deepdene Road.

A wide grass verge separates the footway from the carriage of Barfields Path adjacent to the site. A very prominent oak tree (protected by a Tree Preservation Order) is situated in the verge adjacent to the boundary of the site with 13 Barfields Path.

Barfields Path is a quiet cul-de-sac off Barfields that terminates in a turning head adjacent to Deepdene Road. Front gardens in Barfields Path are typically enclosed by mature hedgerow. Off street parking is not common.

**Description of Proposal:**

Erection of a detached house. It would be 7.4m deep and 7.2m wide at its widest point due to the splayed nature of the plot near 13 Barfields Path. The house would be two-storey with a shallow pitched gabled roof with gable ends to the sides. External materials would be facing brick to the ground floor, render to the first floor and interlocking tiles for the roof. The house would have relatively deep eaves.

The ground floor would be laid out as an open plan area with a living room to the front and dining and kitchen to the rear. The first floor would comprise 2 bedrooms with a bathroom and an ensuite. Windows to the bathroom and the eastern flank would be obscure glazed. The house would be set 1800mm from the flank of the existing house at 11A Barfields Path and 600mm from the site boundary with 11A Barfields Path. There would be a distance of between 1200mm between the proposed house and the first floor flank wall of 13 Barfields Path. The house would project 600mm forward of the front wall of the existing house at 11A and 1200mm forward of 13 Barfields Path.

The rear garden would provide approximately 60m<sup>2</sup> of private amenity space. Rear of the house it would have a depth of 7.4m.

The house would be set back 5.4m from the front garden boundary with the back edge of the footway. The front garden would be grassed.

**Relevant history**

None

## **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  
DBE3 Design in Urban Areas  
DBE8 Private Amenity Space  
DBE9 Loss of Amenity  
LL11 Landscaping Schemes  
ST6 Vehicle Parking

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

#### *Draft Local Plan:*

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

SP1 Presumption in favour of sustainable development  
DM9 High Quality Design  
DM10 Housing Design and Quality

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

Number of neighbours consulted: 8  
Responses received:

15 BARFIELD PATH – OBJECTED to the proposed development on the basis that it will result in a lack of privacy from any windows facing our garden. As well as resulting in a loss of light to all of our garden including trees and plants that have been cultivated for 30 years. Feeling completely closed in on all sides as the building would look very domineering overlooking our garden. Possible damage to the foundations of our house and fence occurred by the construction work.

LOUGHTON RESIDENTS ASSOCIATION (Plans Group) - OBJECTED to the proposal on parking grounds, tree concerns and concern about 'garden-grabbing'. They have stated that if the District Council is minded to approve the scheme then the following conditions should be imposed:

- to provide suitable landscaping
- to restrict demolition and building work hours to the Council's usual standard hours
- to require wheel-washing equipment on-site.

LOUGHTON TOWN COUNCIL – OBJECTED to the proposal on the basis that the development would result in 'garden grabbing' and expressed a preference of extending the host dwelling at number 13 rather than proposing the new dwelling which would remove the gap between dwellings and adversely affect streetscene as a result.



### **Issues and Considerations:**

The proposed house would be in a sustainable location within an urban area. The land is the developed side garden of a house that forms part of a group of houses that front the street and amounts to previously development land. Accordingly, the principle of the development is acceptable. The main issues to consider in this case are therefore design matters, impact of the development on the existing protected street tree, consequences for the amenities enjoyed by the occupants of neighbouring houses and consequences for on-street parking.

### **Design:**

The character of development on Barfields Path is very homogenous, being dominated by housing of a relatively uniform design and relationship to the street. Spacing between 11A and 13 Barfields Path is filled primarily by the visual impact of the oak tree on the verge adjacent to the boundary between the two properties. The proposal would introduce built form into that gap.

As a detached house, the proposal would appear as a typical house type in the street scene. That includes a shallow pitched roof with pronounced eaves and retaining a grassed frontage. The building itself would also make use of materials which would provide a visual break up similar to the appearance of surrounding properties which have been built with different materials at both ground and first floor level.

Having regard to the sensitive design of the proposal, the established pattern of development in the locality is sufficiently robust to accommodate it and the new house will be absorbed by the existing pattern of development in visual terms. The proposal would therefore safeguard the character and appearance of the street.

### **Amenity:**

The proposed house would not result in a material increase in the degree of overlooking of the gardens of 23, 25 and 27 Cherston Road. This is due to the building height of the proposal, the depth and distance between the development and the rear garden and habitable room windows of these neighbouring dwellings. Moreover, the presence of existing houses adjacent to the application site i.e. number 13, 11A, 11 and 15 means that the proposal would not result in any increase in overlooking compared to the existing situation. Crucially, there are trees and planting to the rear. These particular trees provide effective screening all year round even during the winter months thus preventing any overlooking into the rear habitable room windows and garden areas of these rear neighbouring dwellings.

There would be some minor loss of light and overbearing impact on 11A and 13 Barfields Path but this would not be so great as to be excessively harmful to the amenities enjoyed by the occupants of 11A and 13 Barfields Path.

### **Parking:**

The site is situated 1km from Debden Underground Station and the Broadway shopping area. It is within a convenient walking distance of local schools and bus services.

There are no parking restrictions on the street and it is not viewed as a heavily parked street according to Essex Highways street surveys. It is noted that off street parking is not common on this street and surrounding streets. Off street parking on the frontage of the proposal cannot be achieved via the establishment of a vehicle crossover without causing significant harm to the roots of the oak tree. The Council's Tree Officer has confirmed this. They have stated in a written response that a lot of excavation would be required on the grass verge near the existing oak tree in order to facilitate the creation of a vehicle crossover and this would damage the tree roots. They are also not aware of an instance where Essex Highways have allowed a crossover to be installed using a 'no dig' methodology and even if the Local Planning Authority were to condition this it would not be possible for the applicant to comply with the condition and at the same time comply with Essex Highways Vehicular Crossover Specifications which are outlined in their Vehicular Crossover Guidance. The tree would not be protected as a result, contrary to Policy LL10.

It was considered during the course of the application whether the applicant could provide parking for the new dwelling on the front drive of the host dwelling, number 13 Barfields Path. Whilst this would address the parking deficit for this proposal in the short term, it would not be sustainable or practical in the longer term as it would be difficult to enforce, such as in the event of a change of ownership to number 13. As such, off street parking cannot be achieved without causing significant harm to the existing oak tree. Such harm is considered to outweigh the need for off street parking for the proposed development. As stated earlier, there is sufficient on street parking on both sides of the carriageway and the carriageway is sufficiently wide enough to accommodate on street parking without causing obstruction to emergency access vehicles or refuse vehicles. It is considered that whilst additional on street parking on top of existing would add to the parking stress on this street, the level of parking stress is not considered to be excessively harmful to traffic management, highway safety and pedestrian safety in order to justify reasons for refusal of this planning application.

1 Parking space would be required for the proposed dwelling rather than the required 2 parking spaces stipulated under Essex Parking Standards. This is because 1 space is deemed sufficient due to the close proximity of the application site to local amenities and accessible transport links as outlined above. This would mitigate the impact of the proposal on local parking stress on this residential street. Essex Highways does object to the proposal having no off street parking provided but as outlined above, it is not possible to achieve off street parking without causing significant harm to the existing oak tree.

An identical approach to parking provision was taken in respect of the house at 11A Barfields Path, where the overriding concern was to safeguard both the preserved and a prominent hedge enclosing the site.

#### Trees

Trial trenching has been carried out at the application site to establish whether the any tree roots were present at the site of the proposed development. No roots were present and a tree report to that effect has confirmed this. The trial trenching which was witnessed by the Council's Tree Officer who has no objections to the proposed scheme provided the works subject to compliance with relevant conditions to safeguard the oak tree. The proposal would therefore not affect the health of the existing protected oak street on the footway in front of the application site.

#### **Conclusion**

The pattern of development in Barfields Path is sufficiently robust to accommodate an appropriately designed house in this obvious gap between houses. The proposal has the

benefit of contributing to the provision of housing in a sustainable location. It achieves this by way of an appropriate design that safeguards the character and appearance of the locality, the amenities enjoyed by the occupants of neighbouring properties and the interests of highway safety. Accordingly, 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:***

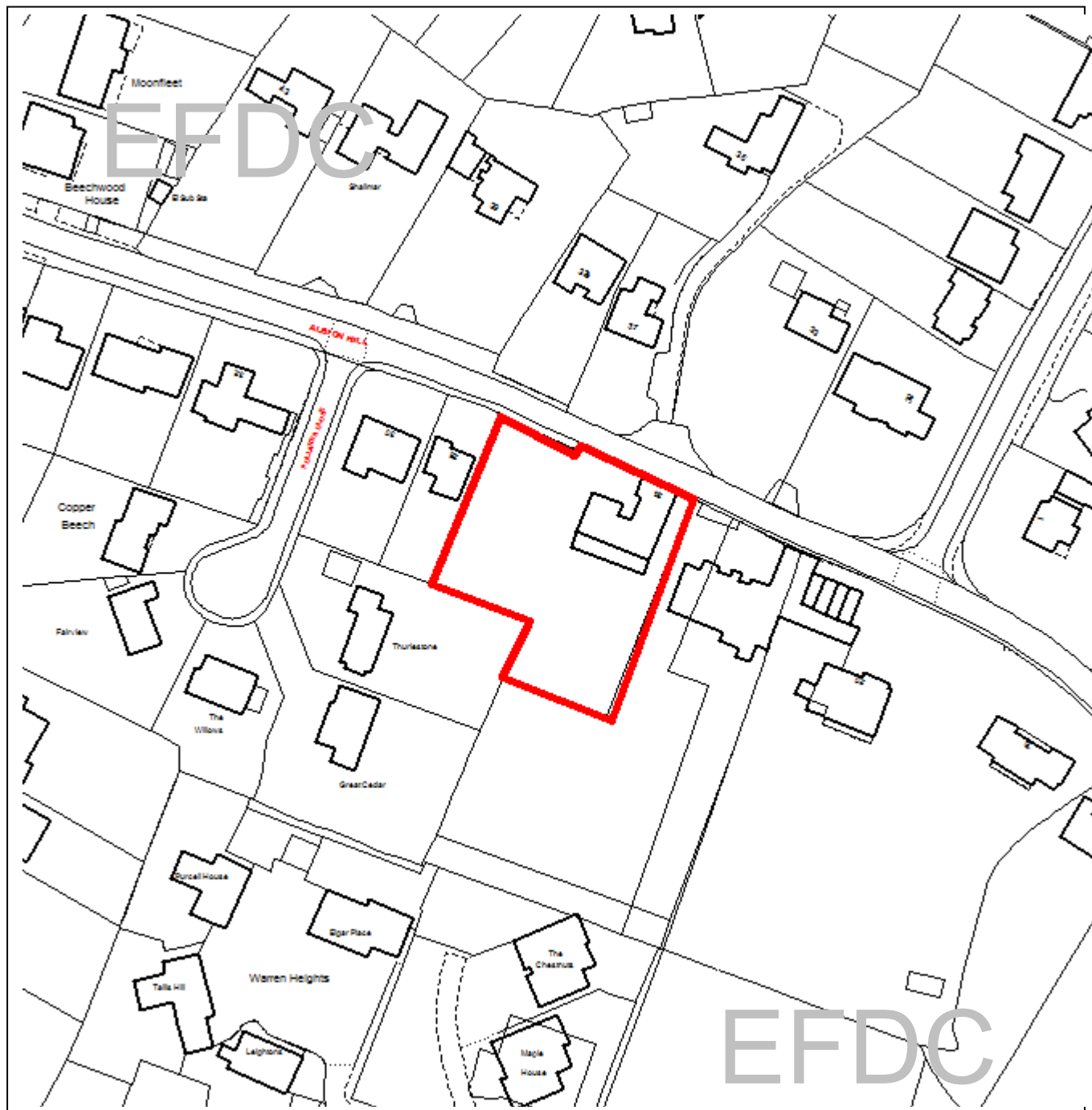
***Planning Application Case Officer: Sukhdeep Jhooti  
Direct Line Telephone Number: 01992 564 4298***

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



# Epping Forest District Council

## Agenda Item Number 7



Unauthorised reproduction infringes  
Crown Copyright and may lead to  
prosecution or civil proceedings.

Contains Ordnance Survey Data. ©  
Crown Copyright 2013 EFDC License No:  
100018534

Contains Royal Mail Data. © Royal Mail  
Copyright & Database Right 2013

Application Number:	EPF/1642/17
Site Name:	Greengates, 24 Albion Hill Loughton Essex IG10 4RD
Scale of Plot:	1:1250

**Report Item No: 7**

<b>APPLICATION No:</b>	EPF/1642/17
<b>SITE ADDRESS:</b>	Greengates 24 Albion Hill Loughton Essex IG10 4RD
<b>PARISH:</b>	Loughton
<b>WARD:</b>	Loughton Forest
<b>APPLICANT:</b>	Mr Dan Simpson
<b>DESCRIPTION OF PROPOSAL:</b>	Formation of balcony on existing sun shade on rear elevation
<b>RECOMMENDED DECISION:</b>	Grant Permission (With Conditions)

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

[http://planpub.eppingforestdc.gov.uk/NIM.websearch/ExternalEntryPoint.aspx?SEARCH\\_TYPE=1&DOC\\_CLASS\\_CODE=PL&FOLDER1\\_REF=595874](http://planpub.eppingforestdc.gov.uk/NIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=595874)

**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 balcony hereby approved shall not be used until white glass panel indicated at the eastern end of the balcony on drawing numbers 208-DWG-103-10 Rev G, 208-DWG-104-Rf Rev G, 208-DWG-124 Rev G and 208-DWG-126 Rev G has been installed. Thereafter the glazed panel shall be permanently retained in that position unless the Local Planning Authority otherwise agrees in writing.
- 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: Scheme of Delegation, Appendix 3)*

**Description of Site**

The application site is a large, detached, 'L' shaped two-storey dwelling, which has recently been built. The site is located on the south side of Albion Hill within the built up area of Loughton. The house is fronted by a brick wall which in its own right is Grade II Listed. The brick wall to the front and the 'L' shape creates a private courtyard area to

the front with a single storey wing/garage. The site slopes steeply to the rear, and the house appears as a three storey building when viewed from the rear with a terrace at ground floor, above a lower ground floor, and the garden sloping away from the house.

The site and particularly the wall are remnants of a larger estate, known as 'Pollards' which was situated further to the west. The site is not within the Metropolitan Green Belt or a Conservation Area.

### **Description of Proposal**

The application seeks consent for the formation of a balcony on an existing and approved sunshade to the rear of the property at first floor level serving the eastern side of the rear elevation. The balcony will have a 1m high glass surround with a privacy screen 2m in height to the eastern side. The depth of the balcony would be 1.4m.

### **Relevant History**

The planning history for the site includes a large number of applications, the most relevant of which are:

- EPF/3363/16 Variation of condition 3 'Plan nos' of planning permission EPF/1084/13 (Demolition of existing dwelling and erection of new two storey (three to the rear) single family dwelling) to retain as built alterations including alterations to windows, alterations to rear roof design, replacement of glass to metal railings on terrace, awning above garage and shed within rear garden – App/Con
- EPF/1709/16 Variation of condition 3 'Plan nos' of planning permission EPF/3120/15 (Demolition of existing dwelling and erection of new two storey (three to the rear) single family dwelling) to enable approved sun shade to be used as a balcony on rear elevation - Refused
- EPF/3120/15 Variation of condition 3 'Plan nos' of planning permission EPF/1084/13 (Demolition of existing dwelling and erection of new two storey (three to the rear) single family dwelling) To retain the as-built increase in depth of the lower ground floor and terrace above – App/Con
- EPF/0839/15 Proposed replacement dwelling with revised roof form and appearance. (Revision to EPF/1084/13) - Refused

### **Policies Applied**

#### *Epping Forest District Local Plan and Alterations*

CP2	Protecting the Quality of the Rural and Built Environment
DBE9	Neighbouring Amenity
DBE10	Residential Extensions

#### *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

### **Summary of Representations**

13 Neighbours consulted. Two replies received, raising objection as summarised below:

THURLESTONE, POLLARDS CLOSE – Strong Objection – lack of privacy exacerbated by the higher land that Albion Hill stands on compared to Pollards Close. No material change since previous refusal

THE CHESTNUTS, OAKLANDS, WARREN HILL – Objection – overlooking

LOUGHTON TOWN COUNCIL: The Committee OBJECTED to this application owing to the loss of privacy and overlooking the proposal would cause to neighbouring properties downslope at the rear, in particular, Thurlestone in Pollards Close and The Chestnuts, in Oaklands of Warren Hill.

### **Issues and Considerations**

The main issue raised by this proposal is the impact of the on design and impact on amenity. In relation to the issue of design, the proposed balcony enclosure would complement the more contemporary rear of the house and is acceptable.

Due to the relative size of this property, compared with the size of the plot coupled with the significant slope of the plot and that of neighbouring land, preservation of neighbouring amenity has been a significant issue throughout the application process for this development. This balcony would provide far reaching views due to the significant slope in the land, however, due to the distance separating the balcony from neighbouring properties from the nearest part of the balcony and established evergreen trees adjacent to the site boundaries, no excessive overlooking would arise from it.

In relation to the properties raising objection, the same properties the Town Council is concerned about, the following facts are relevant to the assessment. Approximately 50m would separate the rear elevation of Thurlstone from the proposed balcony while some 23m would separate the balcony from the site boundary with Thurlstone. The Chestnuts is separated from the application site by the width of a tennis court and garden at 22 Albion Hill, which wraps around the southern site boundary. A distance of approximately 73m would separate the balcony from the flank elevation of The Chestnuts with some 65m separating the balcony from the nearest part of the garden of The Chestnuts. These distances are so great that it would not be possible to sustain an objection on the basis of an excessive loss of privacy. Moreover, in relation to Thurlstone, the nearer of the two properties concerned, well established trees enclose the site boundary and prevent any excessive overlooking arising.

The concerns of the neighbours and the Town Council are recognised given the difference in levels between the application site, Thurlstone and The Chestnuts. While that may give rise to a perception of overlooking, that would be little greater than that which presently exists. The balcony area would be formed on a sunshade that is 1.4m in width and it would be accessed via existing floor to ceiling window openings. Views towards the properties concerned already exist from the tall windows. Indeed, those

views down towards Thurlstone and The Chestnuts from within the house are likely to be somewhat reduced by proposed balustrading.

The property most affected by the proposal is 22 Albion Hill, which has secondary windows in the flank elevation and a lower terrace that could be overlooked from the proposed balcony. That would be adequately mitigated by the fixing of a 2m high privacy screen (a white glass panel) on the eastern end of the balcony. That is necessary and can be secured by condition.

### Conclusion

Due to the degree of separation the proposal would not result in any excessive loss of privacy for Thurlstone or The Chestnuts. Indeed, no neighbour would be overlooked to an excessive degree from the balcony. A potential loss of privacy to 22 Albion Hill would be adequately mitigated by the proposal. In the circumstances it is recommended that planning permission be granted subject to appropriate 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: Stephan Solon  
Direct Line Telephone Number: 01992 564018***

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

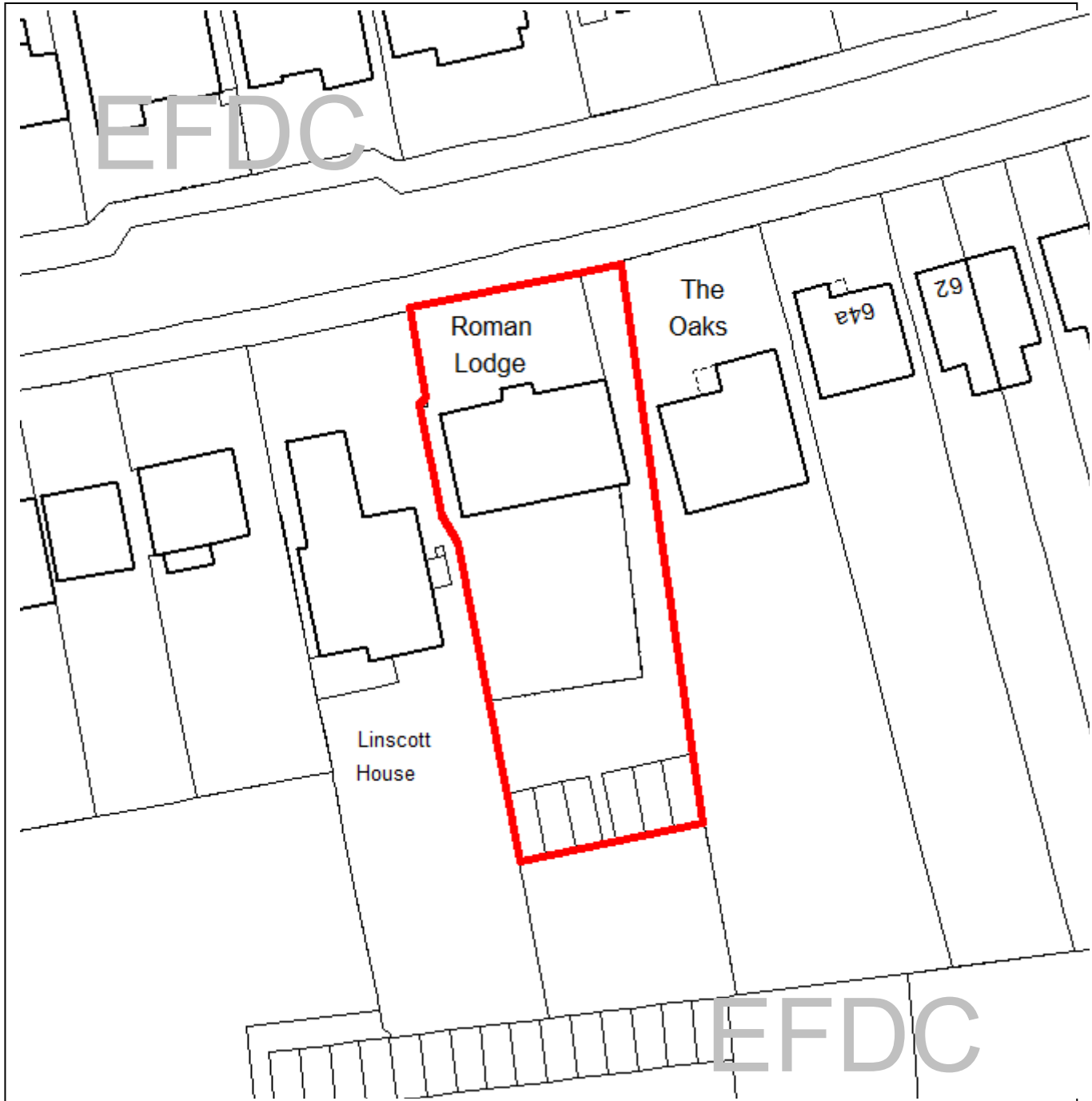


**This page is intentionally left blank**



# Epping Forest District Council

## Agenda Item Number 8



Unauthorised reproduction infringes  
Crown Copyright and may lead to  
prosecution or civil proceedings.

Contains Ordnance Survey Data. ©  
Crown Copyright 2013 EFDC License No:  
100018534

Contains Royal Mail Data. © Royal Mail  
Copyright & Database Right 2013

Application Number:	EPF/1643/17
Site Name:	Roman Lodge, 64C Russell Road, Buckhurst Hill, Essex IG9 5QE
Scale of Plot:	1:500

**Report Item No:8**

<b>APPLICATION No:</b>	EPF/1643/17
<b>SITE ADDRESS:</b>	Roman Lodge 64C Russell Road Buckhurst Hill Essex IG9 5QE
<b>PARISH:</b>	Buckhurst Hill
<b>WARD:</b>	Buckhurst Hill West
<b>APPLICANT:</b>	Mr Jacob Green
<b>DESCRIPTION OF PROPOSAL:</b>	Erection of pitched roof and the creation of one residential unit within roofspace. Erection of front porch.
<b>RECOMMENDED DECISION:</b>	Grant Permission (With Conditions)

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

[http://planpub.eppingforestdc.gov.uk/NIM.websearch/ExternalEntryPoint.aspx?SEARCH\\_TYPE=1&DOC\\_CLASS\\_CODE=PL&FOLDER1\\_REF=595875](http://planpub.eppingforestdc.gov.uk/NIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=595875)

**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: GAL 256 (PC) 002 /, GAL 256 (PC) 004 /, GAL 256 (PC) 001 /, GAL 256 (PC) 003 /
- 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.

*The application is before this Committee since the recommendation differs from the views of the local council (Pursuant to Section CL56, Schedule A (g) of the Council's Delegated Functions).*

**Description of Site:**

The application site comprises of a block of flats situated on the south side of Russell Road. The application building is three storeys high with a flat roof and contains 6 self-contained flats. The application building is not listed nor is it within a Conservation Area. It is not within the Metropolitan Green Belt.

Land levels fall to the east and rise to the west. To the east is a two-storey detached dwelling with a gabled roof known as Oaks. To the west is Linscott, a two-storey block of flats with accommodation in the roof. It too has a gabled roof. To the rear of the site are

6 garages. The application building is 2m higher than The Oaks to the east and 4m lower than Linscott House to the west.

**Description of Proposal:**

It is proposed to construct a pitched roof over the flat roof of a three-storey block of flats. The new roof would appear as a hipped roof at its edges and would add 2.3m to the height of the building. It is proposed to create a one bedroom flat within the roof space. To facilitate good living conditions within the flat the new roof would contain two dormers in the front elevation and two in the rear. In addition, a single higher level roof light would be provided in the front and each side facing roof slope. It is also proposed to construct a porch to the front entrance to the building.

**Relevant History:**

EPF/1420/07 Addition of pitched roof and conversion to provide a self contained flat.  
Refused Permission – 21.08.2007

Reasons for refusal:

The proposed development would result in the building having an excessive height and would have a dominant and overbearing impact on the street scene, to the detriment of the visual amenity of the area, contrary to policy DBE1 of the Adopted Local Plan and Alterations.

**Policies Applied**

*Adopted Local Plan:*

CP2	Protecting the quality of the rural and built environment
DBE1	Design of New Buildings
DBE2	Effect on neighbouring Properties
DBE8	Private Amenity Space
DBE9	Loss of Amenity
ST6	Vehicle Parking
DBE10	Design of Residential Extensions

*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
-----	---------------------

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

Number of neighbours consulted: Eighteen

Responses received from the following addresses:

1 LINSKOTT HOUSE, 64d RUSSELL ROAD  
3 LINSKOTT HOUSE, 64d RUSSELL ROAD  
THE OAKS, 64b RUSSELL ROAD  
FLAT 5 ROMAN LODGE, 64c RUSSELL ROAD  
FLAT 4 ROMAN LODGE 64c RUSSELL ROAD  
FLAT 6 ROMAN LODGE 64c RUSSELL ROAD  
77 RUSSELL ROAD  
FLAT1 ROMAN LODGE 64c RUSSELL ROAD

The objections are summarised as follows:

- 1) Overbearing impact
- 2) Loss of light
- 3) Lack of parking, parking impact
- 4) Existing garages to the rear of the application building being derelict and inaccessible
- 5) Impact on trees
- 6) Impact on existing water tank on roof of existing building – This is not a material planning issue and is therefore not something which is considered as part of the assessment of this planning application.

BUCKHURST HILL PARISH COUNCIL – OBJECTED to the proposal basis of development resulting in a loss of amenity, loss of light as well as any overlooking and parking impact as a result of the proposal.

### **Issues and Considerations:**

The main issues raised by the proposal are its design and consequence for the character and appearance of the locality, the consequence for living conditions of neighbouring dwellings and parking stress on the locality.

#### **Design**

The proposed development would result in the application building having a better finished appearance compared existing as the addition of a crown roof would result in the building being more in keeping with the street scene. The proposal would result in the proposal still being below the building height of Linscott House to the west. Whilst it would appear significantly higher than the Oaks, which is to the east of the application building, it would not result in the development appearing significantly out of character when viewed from the street. This is because of the modest height of the proposal in relation to the existing block of flats and the more sympathetic roof design of the proposal.

The proposed porch would provide an appropriate entrance feature for the application building and would by reason of its crown roof, appear similar to existing front porch extensions on this street.

#### **Living conditions**

The proposed development would not result in excessive harm to the neighbouring properties to the rear or opposite the application site. This is due to the modest nature of the proposed development and due to the significant distance between the application building and these neighbouring properties. There would be no increase in the degree of overlooking from the proposal.

The proposed development would not appear overbearing or result in excessive loss of light or overshadowing to Linscott House due to the modest height of the proposal. The roof light on the western flank would not face any habitable room windows in Linscott House and in any event, would be situated at sufficiently high level to preclude casual overlooking.

The proposed development would not result in excessive harm to the amenities of The Oaks (which is sited at a lower level) due to the limited height of the proposal and the degree of separation from it. The roof design would slope away from this dwelling when viewed from this neighbour's habitable room windows. It would therefore appear less crude and harsh compared to a flat roof design. No overlooking of The Oaks would arise from the proposal.

The proposed front porch extension by reason of its size and scale would not result in a detrimental impact on neighbouring amenity.

#### Parking and highway safety

Since the site is situated 1km from Buckhurst Hill Underground Station, the Town Centre and nearby bus services it is concluded the application site is in an accessible location.

At present, Roman Lodge comprises six flats and has six parking spaces. Russell Road has a permitting system in place for residential parking. There is parking available on both sides of the carriageway. 1 Parking space would be required for an additional flat in this accessible location. Whilst no additional parking is provided, the additional flat is not considered to cause excessive parking stress to Russell Road since one additional car would be of insignificant consequence. Moreover, due to the proximity of the site to Buckhurst Hill town centre and the station, the absence of off street parking would not be a reason to justify refusal of planning permission.

#### Conclusion

The provision of an additional flat on this site and in this location represents a sustainable form of development of appropriate intensity. The siting and design of the proposal ensures there is no direct adverse impact on neighbours. The built form is appropriate in scale in relation to adjoining buildings and is well designed in its context, enhancing the appearance of the application building.

Accordingly, 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: Sukhdeep Jhooti  
Direct Line Telephone Number: 01992 564 4298***

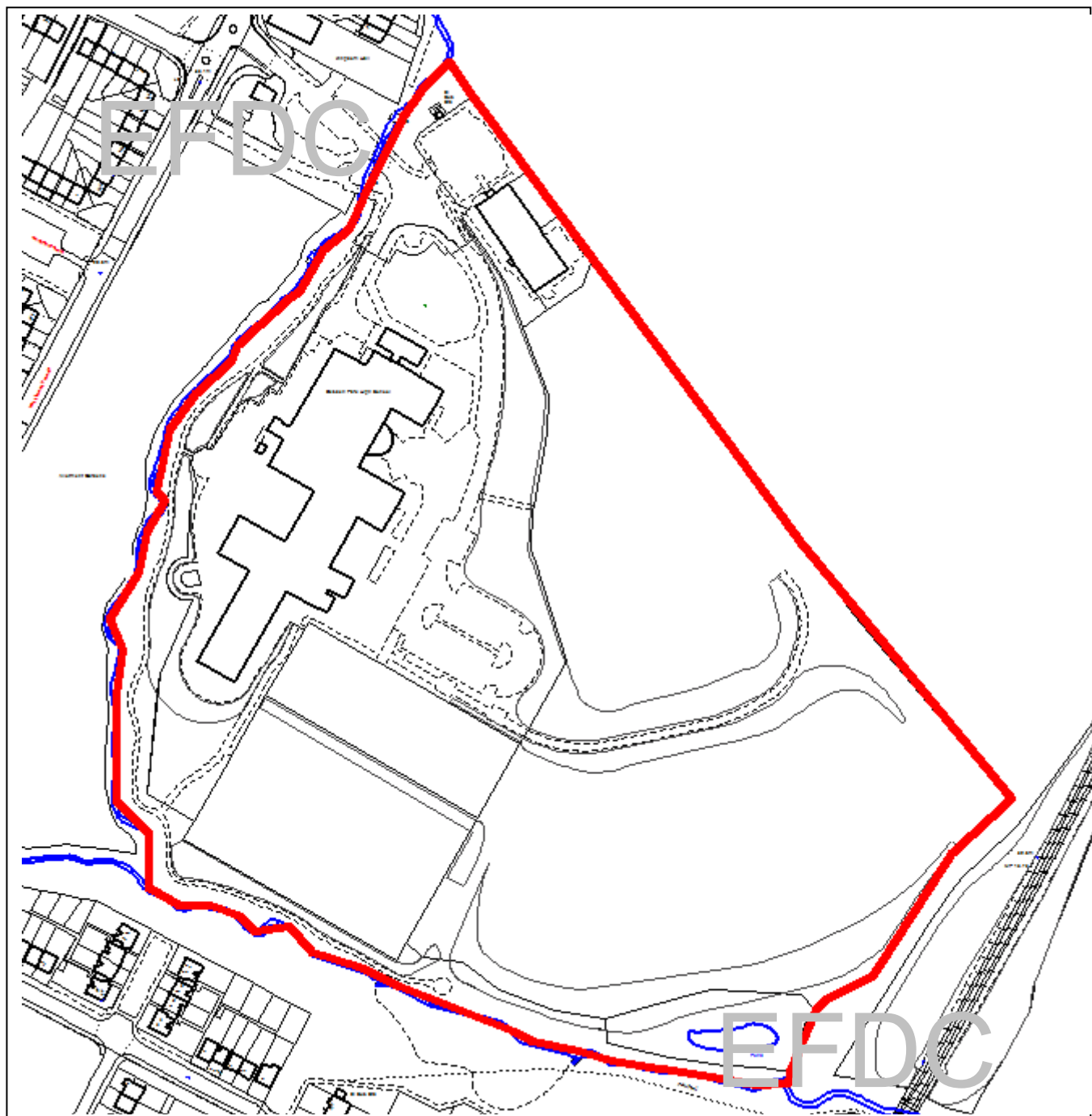
***or if no direct contact can be made please email:  
[contactplanning@eppingforestdc.gov.uk](mailto:contactplanning@eppingforestdc.gov.uk)***

**This page is intentionally left blank**



# Epping Forest District Council

## Agenda Item Number 9



Unauthorised reproduction infringes  
Crown Copyright and may lead to  
prosecution or civil proceedings.

Contains Ordnance Survey Data. ©  
Crown Copyright 2013 EFDC License No:  
100018534

Contains Royal Mail Data. © Royal Mail  
Copyright & Database Right 2013

Application Number:	EPF/1848/17
Site Name:	Debden Park High School, Willingale Road Loughton Essex IG10 BQ
Scale of Plot:	1:2500



**Report Item No: 9**

<b>APPLICATION No:</b>	EPF/1848/17
<b>SITE ADDRESS:</b>	Debden Park High School Willingale Road Loughton Essex IG10 2BQ
<b>PARISH:</b>	Loughton
<b>WARD:</b>	Loughton Broadway
<b>APPLICANT:</b>	Mr Cavanagh
<b>DESCRIPTION OF PROPOSAL:</b>	Retention of 6th form two storey block with external cladding, located to the west side of main building, on a permanent basis (this block was granted temporary permission under EPF/0605/15).
<b>RECOMMENDED DECISION:</b>	Grant Permission (With Conditions)

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

[http://planpub.eppingforestdc.gov.uk/NIM.websearch/ExternalEntryPoint.aspx?SEARCH\\_TYPE=1&DOC\\_CLASS\\_CODE=PL&FOLDER1\\_REF=596922](http://planpub.eppingforestdc.gov.uk/NIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=596922)

**CONDITIONS**

- 1 A flood risk assessment and management and maintenance plan shall be submitted to and approved by the Local Planning Authority within 4 months of the date of this decision. The assessment shall include calculations of increased run-off and associated volume of storm detention using WinDes or other similar best practice tools. The approved measures shall be carried out prior to the substantial completion of the development and shall be adequately maintained in accordance with the management and maintenance plan.

*This application is before this Committee since it is an application for major commercial and other developments, (e.g. developments of significant scale and/or wide concern) and is recommended for approval (Pursuant to The Constitution, Part Three: Scheme of Delegation, Appendix 3)*

**Description of Site:**

Modern two storey secondary school located on the east side of allotments that lie adjoining the south part of Willingale Road. The property is not listed nor does it lie in a conservation area. The school lies in the Green Belt but adjoins the Loughton urban area.

**Description of Proposal:**

Retention of 6th form two storey block with external cladding, located to the west side of main building, on a permanent basis (this block was granted temporary permission under EPF/0605/15)

### **Relevant History:**

EPF/594/98 and EPF/152/99 gave outline and detailed planning permission for the erection of a new secondary school, formation of access from Willingale Road, and laying out of playing fields.

EPF/0605/15 approval granted for the erection of a 5 year temporary two storey sixth form teaching block and common room, for up to 200 students, to be erected close to the west side of the existing school building.

### **Policies Applied:**

#### *Adopted local Plan*

CP3 – New development  
CP6 – Achieving sustainable urban development patterns  
GB2A – Development in the Green Belt  
DBE9 – Loss of amenity  
DBE1 - Design of new buildings.  
LL10 – Adequacy of provision for landscape retention.  
ST4 – Road Safety  
ST5 – Travel Plans  
ST6 - Vehicle parking

#### *NPPF:*

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

#### *Draft Local Plan*

At the current time, only limited 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  
D2 - Essential Facilities and Services  
SP1 - Presumption in Favour of Sustainable Development

### **Summary of Representations:**

NEIGHBOURS – Site notice no replies received.

LOUGHTON TOWN COUNCIL – no objections.

ESSEX COUNTY COUNCIL HIGHWAYS – The proposal is not contrary to relevant Highway Authority policies. The previous application temporary application was acceptable in highway terms and consequently this proposal is no different.

EFDC LAND DRAINAGE SECTION – The development is of a size where it is necessary to avoid generating additional runoff and the opportunity of new development should be taken to improve existing surface water runoff. The applicant has provided a FRA with the application, however the FRA is now out of date with new revised climate change allowances, there are no details of the “as built” drainage plans and the previous condition for an FRA (Condition 2 of EPF/0605/15) was not discharged. A Flood Risk Assessment (FRA) is required; therefore please add land drainage condition SCN86A.

### **Issues and Considerations:**

A two storey 6<sup>th</sup> form college building, for up to 200 students, has been built on this school site since the 2015 approval was granted. This new building is positioned just to the rear, or to the immediate west, of the main school building. However a line of mature trees on the west boundary effectively screens the new building (and the main school building) from public views along Willingale Road.

The previous application lodged in 2015 ( EPF/0605/15) proposed a ‘temporary 5 year sixth form centre building’, and a 5 year consent (expiring in 2020) was duly granted in accordance with the terms of the submitted application. However, the school now wish to convert this temporary consent into a permanent one. In terms of the durability of the external materials used on the building the schools agent’s state that the cladding used, a polyester powder coated aluminium, comes with a 10 -15 year guarantee, and that the associated timber infill panels are a hard wearing treated larch that comes with an extremely long life span. On site the building has an acceptable appearance, and there is little justification for not issuing a permanent consent.

This modern school has a good vehicular access, drop off facility, and car park, and it would appear that the additional 6<sup>th</sup> form students using the site have not caused any additional parking or traffic problems on the adjoining Willingale Road. Also this sixth form college provides an essential and accessible facility for students who live in the local area.

### **Conclusions:**

For the reasons set out above it is recommended that a permanent conditional consent be granted to this 6<sup>th</sup> form centre building.

***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](mailto:contactplanning@eppingforestdc.gov.uk)***



# Epping Forest District Council

## Agenda Item Number 10



Unauthorised reproduction infringes  
Crown Copyright and may lead to  
prosecution or civil proceedings.

Contains Ordnance Survey Data. ©  
Crown Copyright 2013 EFDC License No:  
100018534

Contains Royal Mail Data. © Royal Mail  
Copyright & Database Right 2013

Application Number:	EPF/1870/17
Site Name:	54 Ollards Grove Loughton Essex IG10 4DW
Scale of Plot:	1:500

**Report Item No: 10**

<b>APPLICATION No:</b>	EPF/1870/17
<b>SITE ADDRESS:</b>	54 Ollards Grove Loughton Essex IG10 4DW
<b>PARISH:</b>	Loughton
<b>WARD:</b>	Loughton Forest
<b>APPLICANT:</b>	Mr James Docker
<b>DESCRIPTION OF PROPOSAL:</b>	Proposed erection of a replacement dwelling as a revision to the previous approval ref: EPF/0196/17, with conditions discharged under ref: EPF/1606/17 - the revision being the addition of a single-storey orangery side extension.
<b>RECOMMENDED DECISION:</b>	Grant Permission (With Conditions)

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

[http://planpub.eppingforestdc.gov.uk/NIM.websearch/ExternalEntryPoint.aspx?SEARCH\\_TYPE=1&DOC\\_CLASS\\_CODE=PL&FOLDER1\\_REF=596998](http://planpub.eppingforestdc.gov.uk/NIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=596998)

**CONDITIONS**

- 1 The development hereby permitted must be begun not later than the expiration of three years beginning with the date of this notice.
- 2 The proposed hedge along the majority of the front boundary of the site shall be planted at a height of 1metre before the orangery extension hereby approved is first brought into use.
- 3 The development hereby permitted will be completed strictly in accordance with the 4 plans numbered 1608-4C, -5E, -6B, and -7A, and plans numbered A501 Rev R01, A503 Rev RO1, A54 Rev RO1, and A5050 Rev RO1.
- 4 The materials to be used on the external surfaces of the development shall be those previously approved in the Approval of Details application ref EPF/1606/17.

*This application is before this Committee since the recommendation is for approval contrary to an objection from a local council which is material to the planning merits of the proposal (pursuant to the constitution part three: scheme of delegation, appendix 3).*

**Description of Site:**

The site of a recently demolished bungalow in a raised position fronting a small spur roadway off the north west section of Ollards Grove. This spur has the status of a footpath and leads onto a narrower footpath providing access to Nursery Road and The Forest. The site does not lie in a Conservation Area.

### **Description of Proposal:**

Proposed erection of a replacement dwelling as a revision to the previous approval ref: EPF/0196/17 - the revision being the addition of a single-storey orangery side extension.

### **Relevant History:**

EPF/0197/17 gave approval to the erection of single villa-style replacement two storey dwelling house with basement, and associated re-landscaping, following demolition of existing bungalow.

### **Policies Applied:**

#### *Adopted Local Plan:*

DBE9 – Loss of amenity.

DBE910 – Residential extensions

#### *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:**

NEIGHBOURS – 7 consulted and one reply have been received:-

51, FOREST VIEW ROAD – the house lying opposite. I am concerned the front facing windows in the proposed orangery would affect my privacy, and that the proposed front hedge will not be high enough to cut out overlooking.

LOUGHTON TOWN COUNCIL – object – the Committee objected on grounds that the site was already cramped with only a limited amount of amenity space. They reiterated their previous comments for EPF/0196/17 which were :- *the Committee considered this was the maximum that could be accommodated on the plot and to prevent additional development of the plot asked that all further permitted development rights be removed.*

### **Issues and Considerations:**

The proposed orangery is to be sited at the side of the house just behind the main front wall of the dwelling. It will measure 5m in width and 4.5m in depth. It requires planning permission because permitted development rights were removed on the previous approval for a two storey dwelling (under EPF/0196/17) - partly because any extensions/outbuildings sited close to the boundaries could have impacted on the amenity of neighbouring properties. However, the proposed orangery is located in an acceptable central position on the site - being located 5m from the front boundary and a minimum of 9m from the rear boundary. The applicants have pointed out that this

application is not a speculative one – the applicant's daughter's family will occupy the house and they desire a larger family room with dining area.

With regard to the Town Council objections the private amenity space left available on the site would still be a sizeable area of well in excess of 300sqm and the footprint of the proposed house is just 75% of the footprint of the original bungalow that recently stood on the site. In addition the bulk of the proposed house is positioned on the eastern and deeper part of the site compared to the more central position of the original bungalow. For these reasons the proposed development is not one that is cramped on the site. In addition while permitted development rights were removed via a condition on the previous permission this condition was imposed so as to exercise control over the size and position of any future extensions/outbuildings – its imposition does not mean that any additional extensions outbuildings are automatically unacceptable. As mentioned above the position of the proposed orangery on the site is acceptable and it has a very limited impact on the amenity and outlook of neighbouring residents.

In respect of the concerns of the neighbour opposite her house does lie at a lower level across a roadway that is narrower than usual and hence there is some potential for overlooking. However, the raised ground level of the existing site is being lowered so that the orangery will be positioned on land 0.7m lower than the kitchen diner window that existed in a similar position in the original bungalow. Moreover, a hedge rising to 2m is to be planted on the most of the front boundary, including to the front of the orangery. This hedge will in fact be at a sufficient height to remove overlooking and the proposed development will represent a marked improvement in this respect compared to the loss of privacy caused by the previous bungalow.

### **Conclusions:**

For the reasons explained above the proposed orangery extension to this new dwelling complies with relevant local plan policies. It is therefore 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:***

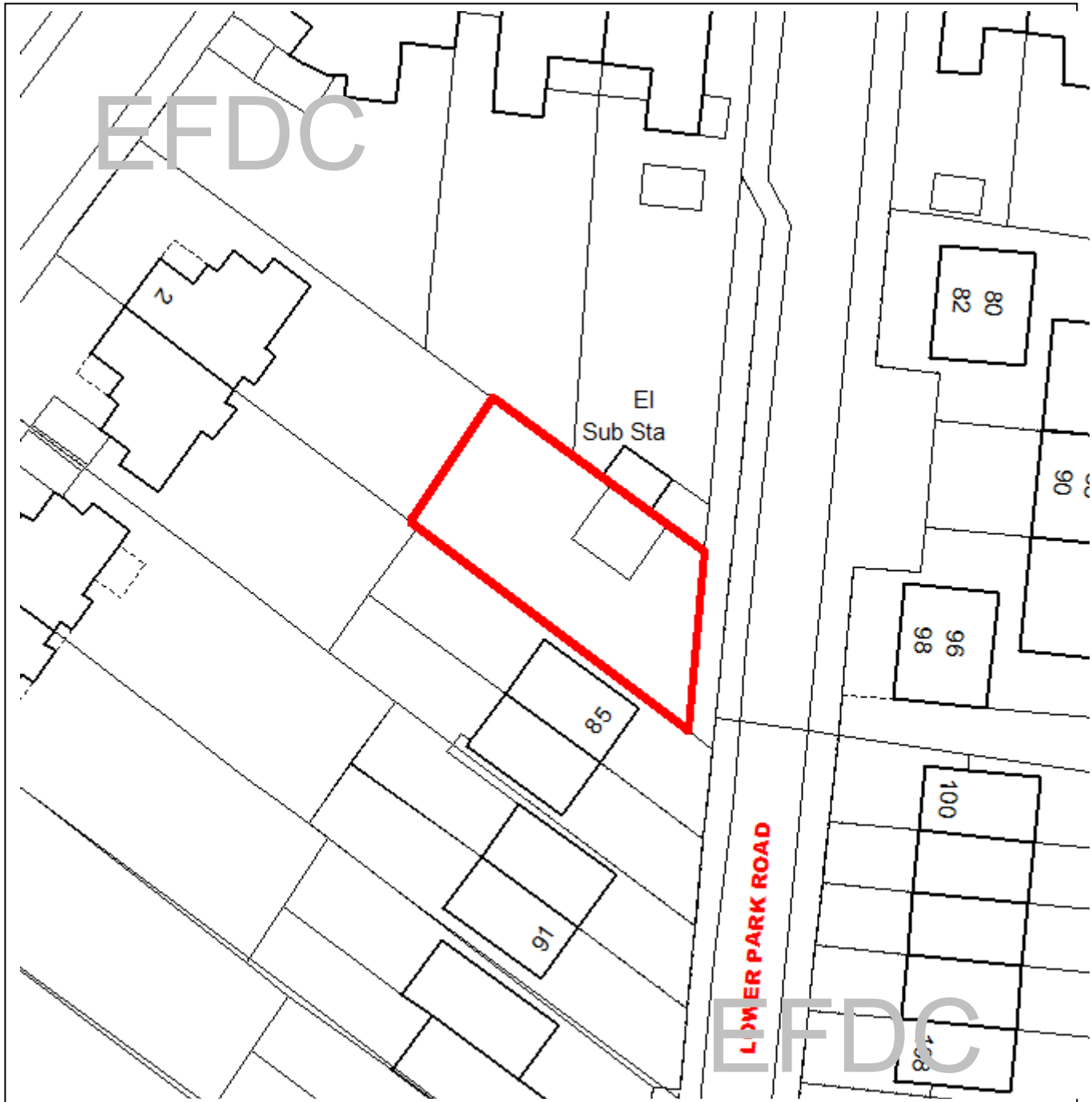
***Planning Application Case Officer: David Baker  
Direct Line Telephone Number: 01992 564514***

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



# Epping Forest District Council

## Agenda Item Number 11



Unauthorised reproduction infringes  
Crown Copyright and may lead to  
prosecution or civil proceedings.

Contains Ordnance Survey Data. ©  
Crown Copyright 2013 EFDC License No:  
100018534

Contains Royal Mail Data. © Royal Mail  
Copyright & Database Right 2013

Application Number:	EPF/1895/17
Site Name:	2 The Avenue Loughton Essex IG10 4PT
Scale of Plot:	1:500



**Report Item No: 11**

<b>APPLICATION No:</b>	EPF/1895/17
<b>SITE ADDRESS:</b>	2 The Avenue Loughton Essex IG10 4PT
<b>PARISH:</b>	Loughton
<b>WARD:</b>	Loughton Forest
<b>APPLICANT:</b>	Mr Paul Saggars
<b>DESCRIPTION OF PROPOSAL:</b>	Two semi detached dwellings to rear of 2 The Avenue.
<b>RECOMMENDED DECISION:</b>	Grant Permission (With Conditions)

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

[http://planpub.eppingforestdc.gov.uk/NIM.websearch/ExternalEntryPoint.aspx?SEARCH\\_TYPE=1&DOC\\_CLASS\\_CODE=PL&FOLDER1\\_REF=597097](http://planpub.eppingforestdc.gov.uk/NIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=597097)

**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: 2TALPRL/16/P/001
- 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 north flank elevation shall be entirely fitted with obscured glass and have fixed frames to a height of 1.7 metres above the floor of the room in which the window is installed and shall be permanently retained in that condition.
- 5 No development shall take place, 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.

- 6 No development shall take place until a Phase 1 Land Contamination investigation has been carried out. A protocol for the investigation shall be submitted to and approved in writing by the Local Planning Authority before commencement of the Phase 1 investigation. The completed Phase 1 report shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of any necessary Phase 2 investigation. The report shall assess potential risks to present and proposed humans, property including buildings, crops, livestock, pets, woodland and service lines and pipes, adjoining land, ground waters and surface waters, ecological systems, archaeological sites and ancient monuments and the investigation must be conducted in accordance with DEFRA and the Environment Agency's "Model Procedures for the Management of Land Contamination, CLR 11", or any subsequent version or additional regulatory guidance.  
[Note: This condition must be formally discharged by the Local Planning Authority before the submission of details pursuant to the Phase 2 site investigation condition that follows]
- 7 Should the Phase 1 Land Contamination preliminary risk assessment carried out under the above condition identify the presence of potentially unacceptable risks, no development shall take place until a Phase 2 site investigation has been carried out. A protocol for the investigation shall be submitted to and approved by the Local Planning Authority before commencement of the Phase 2 investigation. The completed Phase 2 investigation report, together with any necessary outline remediation options, shall be submitted to and approved by the Local Planning Authority prior to any redevelopment or remediation works being carried out. The report shall assess potential risks to present and proposed humans, property including buildings, crops, livestock, pets, woodland and service lines and pipes, adjoining land, ground waters and surface waters, ecological systems, archaeological sites and ancient monuments and the investigation must be conducted in accordance with DEFRA and the Environment Agency's "Model Procedures for the Management of Land Contamination, CLR 11", or any subsequent version or additional regulatory guidance.  
[Note: This condition must be formally discharged by the Local Planning Authority before the submission of details pursuant to the remediation scheme condition that follows]
- 8 Should Land Contamination Remediation Works be identified as necessary under the above condition, no development shall take place until a detailed remediation scheme to bring the site to a condition suitable for the intended use has been submitted to and approved by the Local Planning Authority. The development shall be carried out in accordance with the approved remediation scheme unless otherwise agreed in writing by the Local Planning Authority. The remediation scheme must include all works to be undertaken, proposed remediation objectives and remediation criteria, timetable of works and site management procedures and any necessary long term maintenance and monitoring programme. The scheme must ensure that the site will not qualify as contaminated land under Part 2A of the Environmental Protection Act 1990 or any subsequent version, in relation to the intended use of the land after remediation.  
[Note: This condition must be formally discharged by the Local Planning Authority before the submission of details pursuant to the verification report condition that follows]

- 9 Following completion of measures identified in the approved remediation scheme and prior to the first use or occupation of the development, a verification report that demonstrates the effectiveness of the remediation carried out must be produced together with any necessary monitoring and maintenance programme and copies of any waste transfer notes relating to exported and imported soils shall be submitted to the Local Planning Authority for approval. The approved monitoring and maintenance programme shall be implemented.
- 10 In the event that any evidence of potential contamination is found at any time when carrying out the approved development that was not previously identified in the approved Phase 2 report, it must be reported in writing immediately to the Local Planning Authority. An investigation and risk assessment must be undertaken in accordance with a methodology previously approved by the Local Planning Authority. Following completion of measures identified in the approved remediation scheme, a verification report must be prepared, which is subject to the approval in writing of the Local Planning Authority in accordance with the immediately above condition.
- 11 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.

*The application is before this Committee since the recommendation differs from the views of the local council (Pursuant to Section CL56, Schedule A (g) of the Council's Delegated Functions).*

#### **Description of Site**

The application site comprises the rear half of the back garden of 2 The Avenue, fronting Lower Park Road. The host dwelling is a two storey semi detached dwellinghouse that fronts The Avenue. Immediately to the south is a pair of semi-detached houses, 85 and 87 Lower Park Road. To the north are the rear gardens of 51 and 53 Algers Road and an electricity substation.

Backland development/the use of rear gardens for new housing is prevalent along this stretch of the Avenue. Many of the houses such as 85, 87, 89, 91 Lower Park Road were built on the rear gardens of houses situated on the Avenue. They are three storey houses which are built on a staggered building line due to the splayed nature of the boundaries along Lower Park Road. The application site is situated near Loughton Underground Station.

The application site and neighbouring sites are situated on similar land levels. No preserved trees are on the site and the site is not in a conservation area.

#### **Description of Proposal**

It is proposed to erect two semi-detached dwellings and demolish a detached garage on the land. The proposed dwellings would be three storey with the top floor contained within the roof space. They would have a similar height, appearance and mansard roof form to neighbouring homes at 85, 87, 89 and 91 Lower Park Road. The proposal would be set back 5.25m from the front elevation of number 85 Lower Park Road and project 6.5m beyond the rear elevation of number 85.

## **Relevant History**

EPF/2174/16 Two semi-detached three storey dwellings Withdrawn 01-09-2016

## **Policies Applied**

### *Epping Forest District Local Plan and Alterations*

CP2	Quality of Rural and Built Environment
CP7	Urban Form and Quality
DBE1	Design of New Buildings
DBE2	Effect on Neighbouring Properties
DBE3	Design in Urban Areas
DBE8	Private Amenity Space
DBE9	Loss of Amenity
LL11	Landscaping Schemes
ST6	Vehicle Parking

### *NPPF:*

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

### *Draft Local Plan:*

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

SP1	Presumption in favour of sustainable development
T1	Sustainable Transport Choices
DM9	High Quality Design
DM10	Housing Design and Quality

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

Number of neighbours consulted: 30

Site notice posted: Yes

Responses received:

85 LOWER PARK ROAD: OBJECTED to the proposal on grounds that the development would lead to problems with parking as well as due to the size of the proposal, loss of light grounds and on grounds that the rear gardens of the proposals would be considered too small in size.

89 LOWER PARK ROAD: OBJECTED to the proposal due to the parking impact of the scheme, lack of sufficient parking as well as the small size of the bedrooms proposed.

LOUGHTON TOWN COUNCIL – OBJECTED on the grounds that the application proposal is an overdevelopment of the plot, ‘garden grabbing’ and lacking amenity space towards the rear.

### **Issues and Considerations:**

The proposed house would be in a sustainable location within an urban area. Accordingly, the principle of the development is acceptable. The main issues to consider in this case are therefore design matters, the consequences for the amenities enjoyed by the occupants of neighbouring houses and consequences for on-street parking.

### **Design:**

The character of development on this stretch of Lower Park Road is predominantly homogenous, being aforementioned by housing of a relatively uniform design and relation to the street. As stated earlier much of the adjacent housing on this stretch of Lower Park Road is backland development i.e. built on the rear gardens of houses on the Avenue. Dwelling no's 85-91 Lower Park Road were built at the same period over 45 years ago as part of planning application reference CHI/0234/73. This proposal would not be dissimilar to the design and appearance of these neighbouring dwellings. The proposal would introduce built form on adjacent to 85 Lower Park Road and adjacent to the common boundary with 53 Algers Road. An existing single storey detached garage near the boundary with 53 Algers Road would be demolished as part of the proposals to make way for the proposed dwellings. It is considered that the presence of two houses of a similar scale, design and size to houses 85-91 Lower Park Road would enhance the streetscene and built form on this stretch of Lower Park Road compared with the existing situation.

The existing detached garage appears visually obtrusive due to its external finish and design when viewed from the streetscene. The proposal would follow the existing linear pattern of development on this street and would not appear out of character as a result. The proposal would appear a typical house type in the street scene. This includes a mansard style roof, as well as having a brick finish at ground floor, part tiled finish at roof level similar to the external finish and appearance of properties opposite the application site and adjacent to the proposal i.e. no's 85-91 Lower Park Road.

The proposal would be set back considerably from the highway and from the front elevations of number 85 Lower Park Road due to the splayed nature of the boundary with the highway. The proposal would follow the staggered layout of houses along this stretch of Lower Park Road starting from 85 – 105 Lower Park Road.

Having regard to the sensitive design of the proposal, the established pattern of development in the locality is sufficiently robust to accommodate it and the new house will be absorbed by the existing pattern of development in visual terms. The proposal would therefore safeguard the character and appearance of the street.

### **Amenity:**

The proposed house would not result in a significant increase in the degree of overlooking to the rear gardens of 2 and 4 The Avenue compared with the degree of overlooking that already exists from neighbouring houses at 85 and 87 Lower Park Road. The proposal would be sited more than 30m away from the first floor habitable room windows of number 49-53 Algers Road and sited a considerable distance from homes opposite the application site at numbers 98 and 100 Lower Park Road. As such, this would result in very limited to no levels of overlooking into the habitable room windows of these dwellings.

The proposal would not appear overbearing or result in loss of light to dwellings 49-53 Algers Road due to the siting and distance of the proposal from these dwellings. The proposal would not cause any significant loss of light or overshadowing to neighbouring dwellings. It would also not appear excessively overbearing when seen from any other neighbouring property. The set back beyond the rear of 85 Lower Park Road would impact on its amenities to a degree but it would be identical to the relationship between 87 and 89 Lower Park Road. It would therefore be difficult to maintain a case that the impact would be harmful.

#### Living conditions of future occupiers

Each house would have an 8m deep rear garden that would be 6.2m wide giving a highly usable area of some 50 square metres. A back to back distance of 25m to the host house would be maintained, which is sufficient to safeguard the privacy of all three dwellings.

#### Parking:

The site is situated 1km from Loughton Underground Station and the High Road shopping area. It is within a convenient walking distance of local schools and bus services. There are parking restrictions on the street and off street parking is prevalent. The proposal would include 2 off street parking spaces per dwelling, one of them within a garage. The provision accords with the Vehicle Parking Standards.

#### Conclusion

The pattern of development in Lower Park Road is sufficiently robust to accommodate a pair of three storey semi-detached dwellings which are appropriately designed within this obvious gap between houses. The proposal has the benefit of contributing to the provision of housing in a sustainable location. It achieves this by way of an appropriate design that safeguards the character and appearance of the locality, the amenities enjoyed by the occupants of neighbouring properties and the interests of highway safety. Accordingly, 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: Sukhdeep Jhooti  
Direct Line Telephone Number: 01992 564 4298***

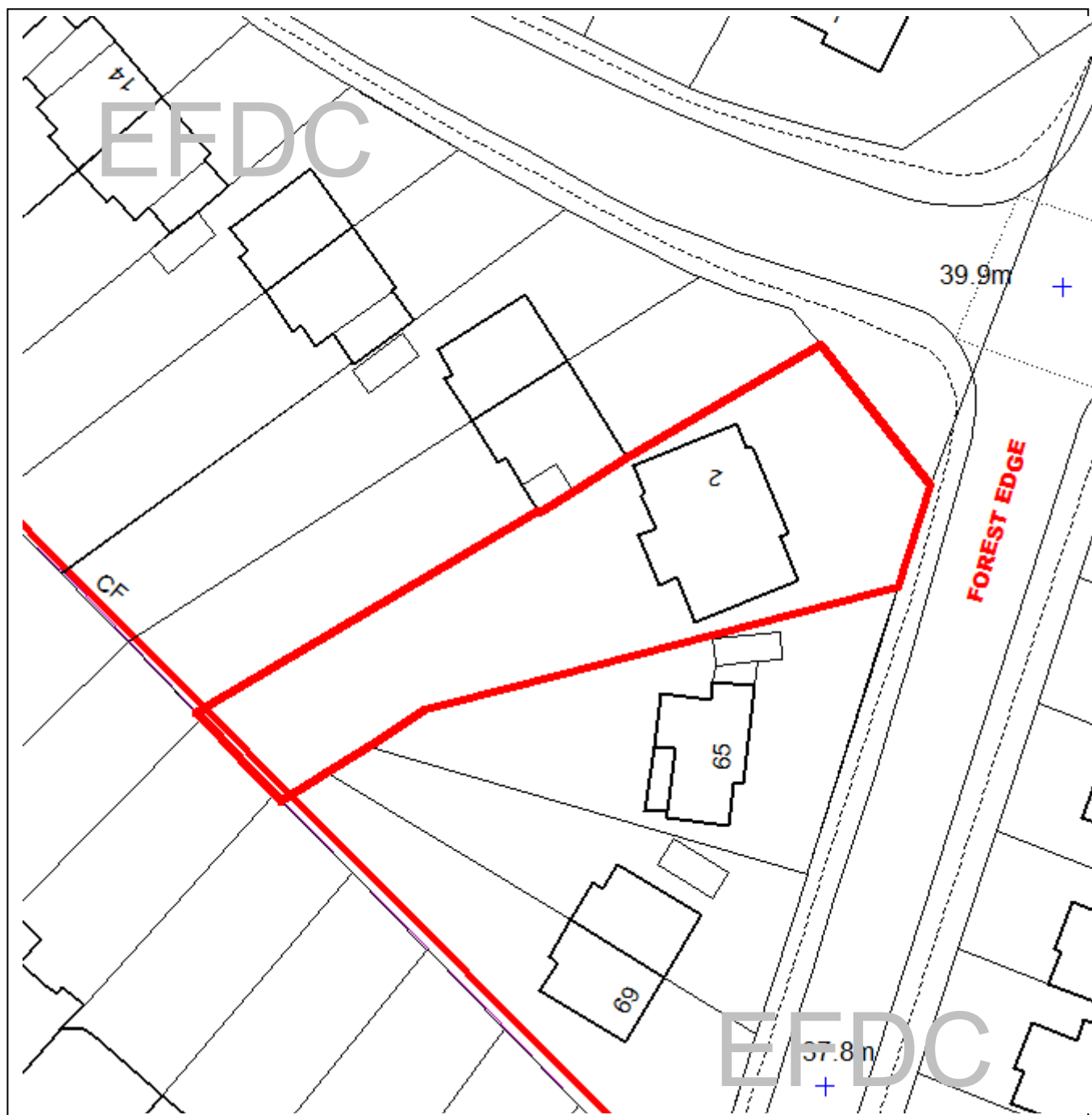
***or if no direct contact can be made please email:  
[contactplanning@eppingforestdc.gov.uk](mailto:contactplanning@eppingforestdc.gov.uk)***

**This page is intentionally left blank**



# Epping Forest District Council

## Agenda Item Number 12



Unauthorised reproduction infringes  
Crown Copyright and may lead to  
prosecution or civil proceedings.

Contains Ordnance Survey Data. ©  
Crown Copyright 2013 EFDC License No:  
100018534

Contains Royal Mail Data. © Royal Mail  
Copyright & Database Right 2013

Application Number:	EPF/1916/17
Site Name:	Northcote, 2 Farm Way Buckhurst Hill Essex IG9 5AH
Scale of Plot:	1:500



**Report Item No: 12**

<b>APPLICATION No:</b>	EPF/1916/17
<b>SITE ADDRESS:</b>	Northcote 2 Farm Way Buckhurst Hill Essex IG9 5AH
<b>PARISH:</b>	Buckhurst Hill
<b>WARD:</b>	Buckhurst Hill West
<b>APPLICANT:</b>	Mr & Mrs Hyams
<b>DESCRIPTION OF PROPOSAL:</b>	Conversion of existing loft into habitable master bedroom with ensuite, including new dormer windows to rear and side elevations
<b>RECOMMENDED DECISION:</b>	Grant Permission (With Conditions)

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

[http://planpub.eppingforestdc.gov.uk/NIM.websearch/ExternalEntryPoint.aspx?SEARCH\\_TYPE=1&DOC\\_CLASS\\_CODE=PL&FOLDER1\\_REF=597199](http://planpub.eppingforestdc.gov.uk/NIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=597199)

**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.

*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 comprises of a large two storey detached dwelling prominently sited on the south-west side of the junction of Farm Way with Forest Edge and Station Way. The locality is characterised by a mix of detached and semi-detached houses. It is not within a Conservation Area.

**Description of Proposal:**

It is proposed to erect a side dormer to each side roof slope and erect a roof extension over an existing centrally located rear projection. The dormers and roof extension would have gabled roofs. The dormer on the northern side elevation together with the rear roof

enlargement elevation would have a ridge level with that of the main roof while the dormer to the southern side elevation would be set approximately 500mm lower. The northern dormer would be set 1.6m up the roof slope from the eaves while the southern dormer would be set 1.3m up the roof slope. The rear roof enlargement would include a large window in the gable end.

**Relevant History:**

None

**Policies Applied:**

*Epping Forest District Local Plan and Alterations*

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

*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*

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:**

9 Neighbours consulted: No response received.

BUCKHURST HILL PARISH COUNCIL: The Committee OBJECTED to this application as the side dormer window is too large, out of keeping and out of character. Visual impact of side window on neighbours. Loss of residential amenity to neighbours by loss of privacy (side window).

**Issues and Considerations:**

The main issues with this application relate to design and impact on amenity

**Design**

Farm Way predominantly consists of two storey detached dwellings which have been significantly extended and altered over the years. Many of the dwellings on this stretch of Farm Way have various visible roof extensions comprising of two storey side and rear extensions as well as front, side and rear dormers. The application dwelling is built on a large plot and is generous in size. It has been extended previously.

There are a number of dormer window extensions on this street and the proposal would not be markedly dissimilar to what currently exists within the vicinity. Since submission the proposal has been amended reducing the projection of the south elevation side dormer window by 0.5m thus reducing its overall bulk. The glazing of this side dormer has also been reduced by approximately 45% in size, therefore appearing more subservient and less prominent than the original design.

The side dormers would have a pitched roof design and a tile hanging exterior to match the existing appearance of the roof of the application dwelling. Due to their limited width, height and projection together with their sympathetic detailed design, the proposed dormers would be subservient to the house and complement its appearance. Consequently the dormers would not cause any harm to the character and appearance of the locality.

The proposed rear roof enlargement would give greater emphasis to the existing rear projection in the rear elevation, although that would not be apparent in public views. That additional prominence would be contained visually due to the limited width of the projection such that the enlarged part would be seen against the backdrop of the much wider main roof. Together with the proposed dormers, the pitch of its roof would match that of the main roof. It is therefore concluded the enlargement would also complement the appearance of the house. Consequently the proposed roof enlargement would safeguard the character and appearance of the locality.

#### Living conditions

The proposal would not result in overlooking into any first floor front or side habitable room windows. The degree of overlooking to the rear would be no greater than the existing situation. Consequently, the proposal would not result in a detrimental impact on neighbouring amenity.

#### **Conclusion:**

The proposal is acceptable in design terms and would safeguard neighbour's amenities therefore complies with relevant planning policy. Accordingly, it is recommended that planning permission be granted

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

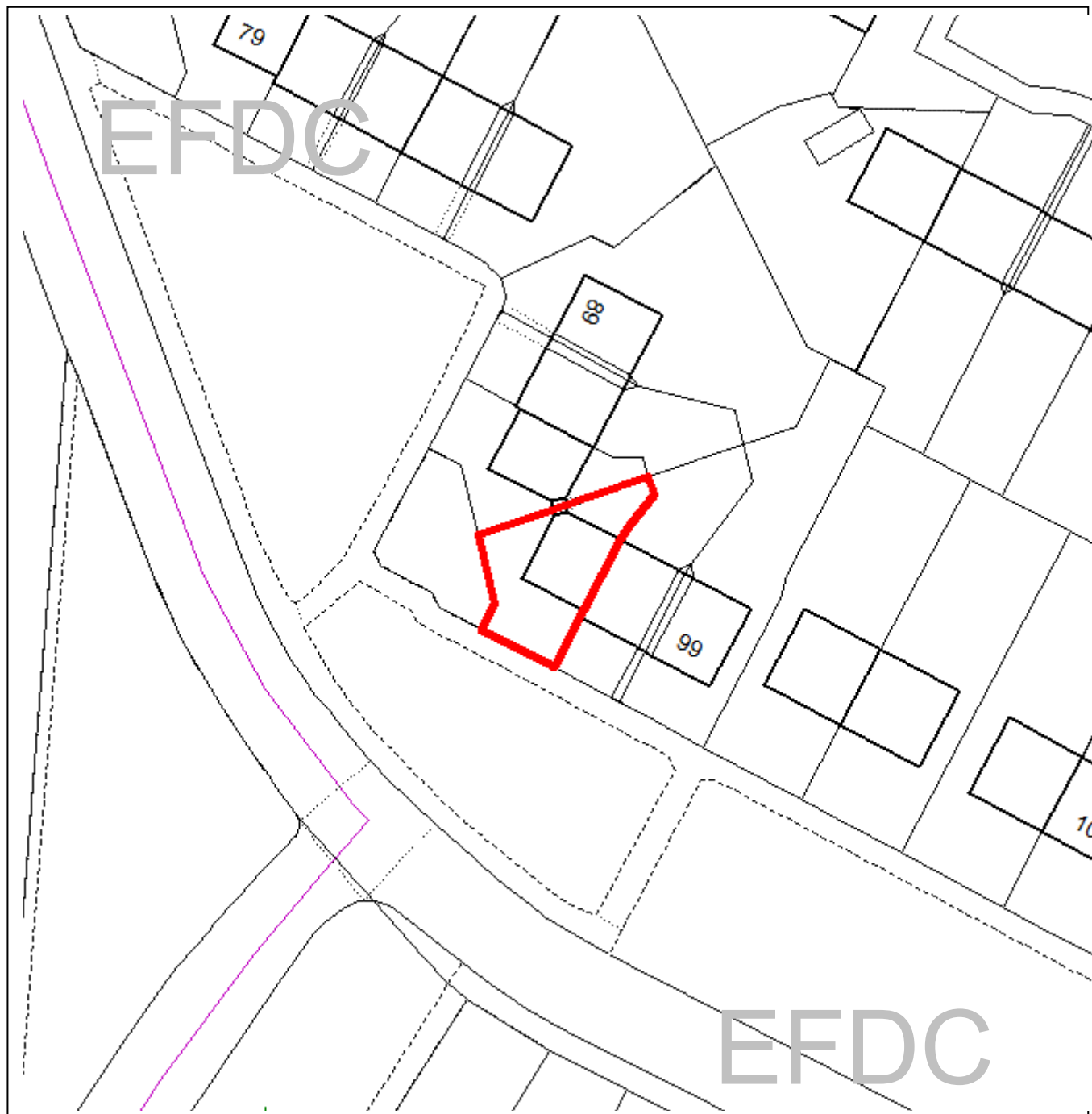
***Planning Application Case Officer: Sukhdeep Jhooti  
Direct Line Telephone Number: 01992 564 4298***

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



# Epping Forest District Council

## Agenda Item Number 13



Unauthorised reproduction infringes  
Crown Copyright and may lead to  
prosecution or civil proceedings.

Contains Ordnance Survey Data. ©  
Crown Copyright 2013 EFDC License No:  
100018534

Contains Royal Mail Data. © Royal Mail  
Copyright & Database Right 2013

Application Number:	EPF/1930/17
Site Name:	95 Jessel Drive Loughton Essex IG10 2EQ
Scale of Plot:	1:500

**Report Item No: 13**

<b>APPLICATION No:</b>	EPF/1930/17
<b>SITE ADDRESS:</b>	95 Jessel Drive Loughton Essex IG10 2EQ
<b>PARISH:</b>	Loughton
<b>WARD:</b>	Loughton Broadway
<b>APPLICANT:</b>	Mr R Brown
<b>DESCRIPTION OF PROPOSAL:</b>	Single storey front extension with flat roof.
<b>RECOMMENDED DECISION:</b>	Grant Permission (With Conditions)

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

[http://planpub.eppingforestdc.gov.uk/NIM.websearch/ExternalEntryPoint.aspx?SEARCH\\_TYPE=1&DOC\\_CLASS\\_CODE=PL&FOLDER1\\_REF=597241](http://planpub.eppingforestdc.gov.uk/NIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=597241)

**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: MDP.JD/01 Rev: B and site location plan.
- 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 If any tree, shrub or hedge shown to be retained in accordance with the approved plans and particulars is removed, uprooted or destroyed, or dies, or becomes severely damaged or diseased within 3 years of the completion of the development, another tree, shrub or hedge of the same size and species shall be planted within 3 months at the same place, unless the Local Planning Authority gives its written consent to any variation. If within a period of five years from the date of planting any replacement tree, shrub or hedge is removed, uprooted or destroyed, or dies or becomes seriously damaged or defective another tree, shrub or hedge of the same species and size as that originally planted shall, within 3 months, be planted at the same place.
- 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:**

95 Jessel Drive is a single storey mid-terraced single dwelling house located in the Debden area of Loughton. The site, together with neighbouring houses, is in an open setting bounded by wide grass verges and is seen from a wide area including Jessel Green, an unenclosed area of public open space opposite the side that rises to the west. The house is part of the Debden estate, a large residential development with a great deal of homogeneity in its design and layout.

The eastern flank is attached to a pair of two-storey houses, nos. 97 and 99 Jessel Drive. It is adjoined at its north-eastern corner to a similar single storey house, no 93 Jessel Drive, which is attached at its northern flank to a further pair of two-storey houses, nos. 89 and 91. The single-storey houses have hipped roofs where they face each other. This arrangement of a pair of single-storey houses with a square plan linked at the corners serving as a structure linking groups of two-storey houses sited at right angles to each other is a common design within Debden.

The attached two-storey house, no. 97 Jessel Drive, has a single-storey front extension that projects 1.1m from its front elevation.

A young tree is situated 2.5m from the front elevation of the application house within the front garden. The tree is not preserved. The front garden is enclosed by a hedge.

**Description of proposal:**

It is proposed to erect a single storey extension to the southern flank of the house within the front garden. It would project 1.3m across the eastern half the southern elevation, having a width of 3.3m. The extension would abut the boundary with 97 Jessel Drive, being set back approximately 300mm rear of the front wall of the front addition since no. 97 is set forward of no 95. The proposed extension would have a flat roof set immediately below the eaves of the existing house.

**Relevant Site History:**

EPF/1040/17 Certificate of Lawful Development for proposed hip to gable roof extension and rear dormer (Lawful)

EPF/1041/17 Single storey front full width bay extension with pitched roof Refused on design grounds.

**Policies Applied:**

*Adopted Local Plan:*

CP2	Protecting the quality of the Rural and Built Environment
DBE9	Loss of Amenity
DBE10	Design of Residential Extensions
LL10	Adequacy of Provision for Landscape Retention

## *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

### **Summary of Representations:**

No. of Neighbours Consulted: 2, no responses received  
Site notice – not required.

Loughton Town Council: Objection

The Committee OBJECTED to this application on the grounds that it would spoil the symmetry of the houses and would be detrimental to the street scene. They also objected to the flat roof. This was contrary to the local Plan and Alterations policies CP2(iv) and DBE10, which were consistent with the national Planning Policy Framework.

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

The proposal is designed to overcome the reasons for refusal of application EPF/1041/17. That application proposed a 1.5m deep front extension across the entire front elevation, aligning with the front elevation of the extension of 97 Jessel Drive. That proposal required alterations to the main roof of the house to extend its lower half over the extension at a shallower 20 degree pitch. While the Town Council did not object to that proposal, Officers concluded it would cause harm to the character and appearance of the locality and potentially lead to similarly harmful development at similar houses elsewhere in the estate due to its unsympathetic scale and alteration to the roof form of the existing house.

Accordingly, the main issue to assess when deciding this application is design and the consequence for the character and appearance of the locality. Neither the refused scheme nor the current proposal would cause any harm to the living conditions of neighbours.

The pair of houses the application site forms part of is one of 19 pairs in the locality. They have a high degree of symmetry and are an important design feature of the estate. Of those, only one, 25 Collard Avenue, has been given planning permission to be enlarged. That consent, ref EPF/1872/99, was given in 1999. In design terms, the result has not been entirely successful. However, it is not seen within the context of the site.

The only other applications received in respect of those houses are two applications for Certificates of Lawfulness for rear dormer windows similar to that recently found lawful at the application site. It is therefore clear that the design feature the application site contributes to, symmetrical pairs of off-set single storey houses linking two-storey houses set at right angles to each other, is largely unaltered within the estate.

Given that similar symmetrical pairs of houses in the estate are, with very little exception, not enlarged, and since they are an important component of the design of the estate contributing significantly to its sense of place, any enlargement or alteration to their front elevations and roof form requires very careful consideration in order to safeguard the character and appearance of the locality. That is particularly because any consent given for such proposals would serve as a material consideration in favour of similar enlargements to similar houses elsewhere in the estate. The cumulative effect of a large number of consents for unsympathetic development would be particularly disruptive to the character and appearance of the estate.

When Officers assessed the previously refused proposal they concluded the enlargement of to the front elevations of any of the houses would appear discordant within their wider context. This current application has been assessed on its own merits, however.

Visually, the proposal would be contained by the flank of the existing front extension to 97 Jessel Drive and the front wall of the existing house. Significant weight is given to the reduced depth and width of the proposal together with the fact that its flat roof design and limited height set under the eaves would preserve the roof form of the house. Direct views of the front elevation would be of an addition that is very much subordinate to the existing house and sympathetic to its appearance. Such views from any public area would in any event be significantly obscured by the hedge enclosing the front garden and adjacent tree.

Aside from its physical bulk, a noticeable change would be the change in fenestration, with the introduction of French windows flanked by casement windows. Matching cill heights with the adjacent original window together with the fact the French window would open up to an area already enclosed by a hedge some 1.5m high would ensure an appropriate appearance. Weight is also given to the modest scale of the extension, which would allow it to appear very much subordinate to the adjacent front extension to 97 Jessel Drive.

Having regard to the above analysis it is concluded the proposal would complement the design of the existing house, respecting its situation and safeguarding the character and appearance of the locality.

### **Conclusion:**

The proposal would not harm the living conditions of neighbours while, due to its subordinate design and modest scale, it would complement the appearance of the existing house and safeguard the character and appearance of the locality. A decision to grant consent could potentially lead to similar development at similar houses elsewhere in the estate, however any future proposals elsewhere would have to be considered on their own merits. It is therefore recommended that planning permission be granted subject to conditions requiring the extension to be built in accordance with approved plans and ensuring sympathetic external materials.

***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: Stephan Solon  
Direct Line Telephone Number: 01992 564018***

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



# Epping Forest District Council

## Agenda Item Number 14



Unauthorised reproduction infringes  
Crown Copyright and may lead to  
prosecution or civil proceedings.

Contains Ordnance Survey Data. ©  
Crown Copyright 2013 EFDC License No:  
100018534

Contains Royal Mail Data. © Royal Mail  
Copyright & Database Right 2013

Application Number:	EPF/1932/17
Site Name:	17 Chigwell Rise Chigwell Essex IG7 6AQ
Scale of Plot:	1:500

**Report Item No: 14**

<b>APPLICATION No:</b>	EPF/1932/17
<b>SITE ADDRESS:</b>	17 Chigwell Rise Chigwell Essex IG7 6AQ
<b>PARISH:</b>	Chigwell
<b>WARD:</b>	Chigwell Village
<b>APPLICANT:</b>	Mr Naveed Akhtor
<b>DESCRIPTION OF PROPOSAL:</b>	Demolish existing house and erect a new house with rooms in the loft.
<b>RECOMMENDED DECISION:</b>	Refuse Permission

**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=597273](http://planpub.eppingforestdc.gov.uk/NIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=597273)

**REASON FOR REFUSAL**

- 1 By reason of its roof design as a crown roof, the proposed house would have excessively bulky flank elevations that would fail to complement both the design of the house at lower level and the pattern of development in the locality. Furthermore, by reason of its height and scale, the proposed front projection would appear as an over-dominant feature of the house, detracting from its appearance. As a consequence, the proposed house would appear as an incongruous feature within the streetscene, visible and noticeable from views along Chigwell Rise, especially from the southeast. As such, the proposal would detract from the appearance of the site and the character and appearance of the street scene, contrary to policies CP2 (iv) and DBE1 (i) and of the adopted Local Plan and Alterations and contrary to the provisions of the National Planning Policy Framework, especially with regard to the requirement for high quality design.

*This application is before this Committee since it has been 'called in' by Councillor Knapman (Pursuant to The Constitution, Part Three: Scheme of Delegation, Appendix 3)*

**Description of Site:**

The site is that of a house and its curtilage on the northern side of Chigwell Rise. The site is boarded off at the front and the house is in the course of being demolished. The property has two vehicular accesses at each side of the frontage.

Not listed or in a conservation area.

**Description of Proposal:**

Demolish existing house and erect a new house with rooms in the loft. AMENDED PLANS

The proposal has similarities with a design to make alterations to the house (EPF/3028/16); both involving a house with a footprint some 12m deep. However, the current design is deeper at first floor level, first floor and ground floor coming level at the rear elevation whereas previously first floor was stepped in from the rear. The deeper form at first floor level has necessitated a bigger crown roof.

### **Relevant History:**

EPF/0062/84 - Two storey side extension. – Granted 24/02/1984

EPF/3028/16 - Rear ground floor extension, remove the roof and provide new roof with rooms in the loft, alterations to the elevations – Granted 25/01/2017

### **Policies Applied:**

#### *Adopted Local Plan:*

CP2	Quality of Rural and Built Environment
DBE1	Design of New Buildings
DBE2	Effect on Neighbouring Properties
DBE3	Design in Urban Areas
DBE6	Car Parking in New Development
DBE8	Private Amenity Space
DBE9	Loss of Amenity

#### *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: 6

Site notice posted: No, not required

Responses received:

6 LEE GROVE – object - negative impact on my interests, there would be only 27m between our two properties, claustrophobic feel, incongruous with the neighbouring properties, profile of roof would obscure more of the view of the sky than I presently enjoy, loss of outlook.

4 LEE GROVE – support.

15 CHIGWELL RISE – support.

34 CHIGWELL RISE – support.

30 CHIGWELL RISE – support.

19 CHIGWELL RISE – support.

Chigwell Parish Council: No objection

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

The design of this current application significantly increases the bulk and mass from that previously approved; before the house had a single storey rear element and now first floor built form is proposed above what was to have been single storey. The mass of the roof has been enlarged by being set above the additional first floor; a crown roof is now proposed.

The visual bulk of the front elevation has now increased. The current design features a centrally placed front gabled bay. The front bay would be 5m wide, taking up more than a third of the 13m width of the front elevation. The ridge of the bay would effectively be the same height as the maximum height of the house, with a set down of only 0.2m.

The left hand flank wall is now set 1.0m from the side boundary with no. 19, to the west.

The proposal would increase the maximum height of the house from 8m to 9m, as compared to the height of the house previously existing. More significantly, the apparent height and scale of the house would increase from that of the character of a one-and-a-half storey house to that of two full storeys, two dormers on the front roof slope and a front gable feature.

To the left hand side of the site when viewed from the road is a house of a significant scale due to its width. The property to the left has a plot with a frontage of some 28m and the plot is effectively all but filled by two-storey built form. There is a nominal gap between built form and both side boundaries and the design of the right hand side of the extended house, with eye-brow dormers, attempts to reduce the visual scale but the overall impression of the house to the left is of a very substantial property.

To the right hand side of the site is open space though at ground floor level a solid garden wall running level with the front elevation of a house fills space. An oblique view across this land of the crown roof is the fundamental problem with the current proposal.

The property would retain a rear garden depth of some 14m. Ground levels rise to the rear. It is considered that any overlooking from the rear dormers would not be materially greater than from existing first floor windows. The comment of the neighbour to the rear is noted but not supported; the proposal would safeguard the living conditions of neighbours.

### **Conclusion:**

The proposal does not comply with relevant planning policy seeking high quality design and it is recommended that planning permission be refused.

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

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

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



# Epping Forest District Council

## Agenda Item Number 15



Unauthorised reproduction infringes  
Crown Copyright and may lead to  
prosecution or civil proceedings.

Contains Ordnance Survey Data. ©  
Crown Copyright 2013 EFDC License No:  
100018534

Contains Royal Mail Data. © Royal Mail  
Copyright & Database Right 2013

Application Number:	EPF/2091/17
Site Name:	34 Gladstone Road Buckhurst Hill Essex IG9 5SW
Scale of Plot:	1:500

**Report Item No: 15**

<b>APPLICATION No:</b>	EPF/2091/17
<b>SITE ADDRESS:</b>	34 Gladstone Road Buckhurst Hill Essex IG9 5SW
<b>PARISH:</b>	Buckhurst Hill
<b>WARD:</b>	Buckhurst Hill West
<b>APPLICANT:</b>	Mr Tom Williams
<b>DESCRIPTION OF PROPOSAL:</b>	First floor rear extension and new windows and doors to existing rear ground floor extension.
<b>RECOMMENDED DECISION:</b>	Grant Permission (With Conditions)

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

[http://planpub.eppingforestdc.gov.uk/NIM.websearch/ExternalEntryPoint.aspx?SEARCH\\_TYPE=1&DOC\\_CLASS\\_CODE=PL&FOLDER1\\_REF=597830](http://planpub.eppingforestdc.gov.uk/NIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=597830)

**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.

*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 comprises a two storey mid-terrace dwelling on the south west side of Gladstone Road. It is not within a Conservation area and is not a Listed building. The site lies in a wholly residential area comprising largely of two storey terraced housing. The application site and neighbouring dwellings have long and narrow rear gardens. The application dwelling has been extended at ground floor level as have 32 and 36 Gladstone Road. Number 32 has also benefited from a first floor rear extension which is 2.25m deep with a pitched roof. Number 36 Gladstone Road has been granted approval for a first floor rear extension but as of yet has not been implemented. The reference for this decision is EPF/2561/14. The extension approved would have been 3.1m deep, matching the extension proposed at the application site.

### **Description of Proposal:**

First floor rear extension and new windows and doors to existing rear ground floor extension. The extension would have a pitched roof with a ridge height below the existing roof. The extension would project 3.1m beyond the rear of 32 Gladstone Road and 3.1m beyond the rear of 36 Gladstone Road. The extension would be built up to the common boundary with 36 Gladstone Road but would have 1.2m spacing from the common boundary with 32 Gladstone Road.

### **Relevant History:**

None

### **Policies Applied:**

*Epping Forest District Local Plan and Alterations*

CP2 – Quality of Rural and Built Environment

DBE9 – Impact on Amenity

DBE10 – Extensions to Dwellings

*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*

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.

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

Number of neighbours consulted: Three

Responses received:

32 GLADSTONE ROAD – OBJECTED to this application. The reasons given are summarised as:

1. Concerns that the depth of the proposal would result in a loss of light to this property.
2. 45 degree angle should be used as part of any assessment
3. Commented that if approval is granted for approval, they should be allowed to extend their property to match the depth of the proposal.
4. Loss of privacy to this property and to Nos.77 and 79 Russell Road
5. Concern that ground floor maybe extended/increased
6. Block plan being incorrect



7. Existing ground floor rear extension at the application site which was approved and built in 1996 has not been built in accordance with the plans. Concerns that this may occur with this proposal.

BUCKHURST HILL PARISH COUNCIL: The Committee OBJECTED to this application on the grounds that it would result in blocking of sight lines to the neighbouring property.

### **Issues and Considerations:**

Proposed changes to windows and doors in the existing ground floor rear extension would complement the existing house and would not result in overlooking or cause excessive harm to the living conditions of neighbours. In any event, they are Permitted Development. Accordingly, the main issues with this application relate to design and impact on amenity of the proposed first floor addition.

### **Design**

The proposed development would have a design, size and scale similar to other first floor rear extensions on this street. It is noted that the adjacent property at 32 Gladstone Road has an existing first floor rear extension which was granted approval under planning reference EPF/1011/04. This extension projects 2.25m and has a pitched roof.

The first floor rear extension would have a dual pitched roof with a brick built finish. It would not span the full width of the existing house and would be set considerably below the ridge of the roof of the application dwelling. Whilst the proposal would add bulk to the rear of the application dwelling, it would do so in the context of replicating the existing built form of the locality which is characterised by first floor rear extensions of a similar design and scale. The glazing of the proposal would match that of the existing house. As such, it is considered that the proposal by reason of its design, size and scale would appear subservient to the existing house and complement the design of the existing house.

### **Amenity**

Whilst the proposal would not protrude beyond the 45 degree line of the nearest first floor rear habitable room window of number 36 Gladstone Road, it would project beyond the 45 degree line taken from the centre of the nearest first floor habitable room window of neighbouring 32 Gladstone Road. The actual projection would be 56 degrees, amounting to the last 1.1m of the addition breaking the 45 degree line. Moreover, the proposal would also break a vertical 45 degree line taken from the centre of the adjacent ground floor rear elevation window. That is significant but in this context unlikely to result in excessive harm to neighbouring amenity. The proposal would result in some loss of light to the first and ground floor habitable room windows and cause overshadowing to this neighbouring dwelling. That would be very limited, however, since the addition would be set north-west of the affected windows. It is therefore concluded the loss of light and potential overshadowing likely to be caused would not result in a degree of harm sufficient to justify refusal of planning permission. It is also considered the small scale of the extension and distance set in from the boundary is sufficient to avoid any excessive harm to outlook. Indeed, the main loss of light to and intrusion into outlook from the nearest first floor window at 32 Gladstone Road is caused by the existing first floor extension to that house. The cumulative impact of the proposal would not significantly exacerbate the harm caused by the extension to no. 32..

It is noted that there would be no increase in the levels of overlooking compared to the existing situation as a result of the proposal.

### Other matters

A number of matters were raised by the objector in their representation. Those matters not dealt with above are addressed as follows:

1. No change is proposed to the overall size of the existing ground floor rear extension. Cosmetic external changes are proposed i.e. replacement/proposed glazing.
2. Whilst the plans may not show external dimensions, these can be measured via a scale ruler by Officers at the Council. The plans are clear in demonstrating the size and scale of the proposal in relation to neighbouring properties.
3. There is always a margin of error with OS Maps. Notwithstanding this, they are still viewed by the Government as a useful and required piece of information for the assessment of planning applications particularly in gauging the site context. Notwithstanding this, the Case Officer did carry out a site visit as part of the assessment process which has allowed accurate consideration of whether plans submitted reflect the reality on site. The Case Officer is satisfied the submitted drawings are an adequate representation of the site and immediate context.
4. 4 Years have passed since the building of the 1996 extension at ground floor level and is therefore immune from planning enforcement action under planning law. Notwithstanding that, the degree of change is not considered material to the assessment of this application. In relation to foundations and footings, this is a building control matter and not something regulated by the planning process.

### **Conclusion:**

Due to its modest size and having regard to the existence of other similar additions in the locality the proposal is not considered acceptable in design terms and in relation to the living conditions of all neighbouring properties. 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: Sukhdeep Jhooti  
Direct Line Telephone Number: 01992 564 298***

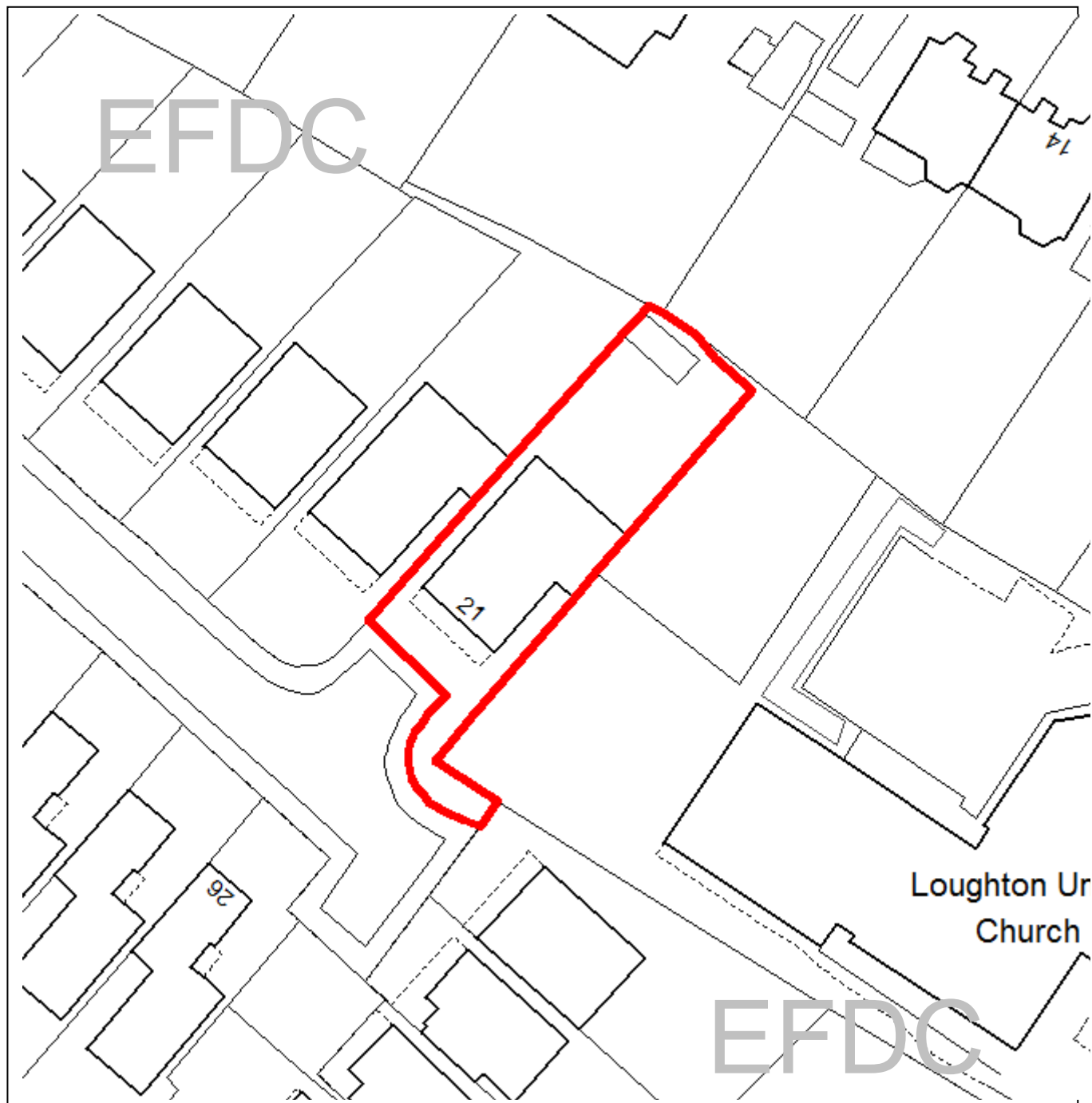
***or if no direct contact can be made please email:  
[contactplanning@eppingforestdc.gov.uk](mailto:contactplanning@eppingforestdc.gov.uk)***

**This page is intentionally left blank**



# Epping Forest District Council

## Agenda Item Number 16



Unauthorised reproduction infringes  
Crown Copyright and may lead to  
prosecution or civil proceedings.

Contains Ordnance Survey Data. ©  
Crown Copyright 2013 EFDC License No:  
100018534

Contains Royal Mail Data. © Royal Mail  
Copyright & Database Right 2013

Application Number:	EPF/2614/16
Site Name:	21 Park Hill Loughton Essex IG10 4ES
Scale of Plot:	1:500

**Report Item No: 16**

<b>APPLICATION No:</b>	EPF/2614/16
<b>SITE ADDRESS:</b>	21 Park Hill Loughton Essex IG10 4ES
<b>PARISH:</b>	Loughton
<b>WARD:</b>	Loughton Forest
<b>APPLICANT:</b>	Mr Sheikh Ahmed
<b>DESCRIPTION OF PROPOSAL:</b>	Front, side and rear extensions at upper ground floor level including formation of roof terrace on rear extension.
<b>RECOMMENDED DECISION:</b>	Grant Permission (With Conditions)

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

[http://planpub.eppingforestdc.gov.uk/NIM.websearch/ExternalEntryPoint.aspx?SEARCH\\_TYPE=1&DOC\\_CLASS\\_CODE=PL&FOLDER1\\_REF=588214](http://planpub.eppingforestdc.gov.uk/NIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=588214)

**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 A sight screen, of obscure glazing and 2.0m in height relative to the floor of the replacement terrace, shall be erected at the north western edge of the replacement terrace, as shown on approved drawing 0601/11a and approved plan 0601/14a, and be in place prior to first use of the replacement terrace, off the living room. The sight screen shall thereafter be retained as such unless the prior written consent of the local planning authority is given for any alteration.

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

**Description of Site:**

The application property is a detached house. The property has an unusual internal layout in that a bedroom is on the ground floor, the floor at which the front entrance door is set, and the living room and kitchen is the next floor up, the first floor. This arrangement seems to have been made to make the most of an extensive view to the east across falling land.

The site slopes steeply down to the rear such that the accommodation accessed from the entrance door is effectively a storey in height along the rear elevation; hence the description of the development refers to extensions at upper ground floor level (lower ground floor level being the rear garden level).

Not listed or in a conservation area.

### **Description of Proposal:**

Front, side and rear extensions at upper ground floor level.

On the ground floor a canopied area would be enclosed and a new front canopy added.

A terrace area leading off the ground floor would become built form. The roof of this new built form would become a replacement terrace area at first floor level. Following receipt of amended plans, the built form would be set 1m in from the side boundary. The replacement terrace would have an obscure glazed privacy screen, 2.0m in height relative to the surface of the terrace, adjacent the side boundary with the neighbouring property.

### **Relevant History:**

EPF/1346/80 - Single storey side and rear extension. – Granted 03/10/1980

EPF/0221/96 - Two Storey side extension. – Refused 19/03/1996

EPF/0537/96 - Two storey side extension. – Granted 28/05/1996

### **Policies Applied:**

#### *Adopted Local Plan:*

CP2	Protecting the quality of the rural and built environment
DBE6	Car Parking in New Development
DBE9	Loss of Amenity
DBE10	Design of Residential Extensions
ST6	Vehicle Parking

#### *NPPF:*

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

#### *Draft Local Plan:*

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

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:

20 PARK HILL – Object, loss of light to study and upper ground floor terrace, overbearing, loss of visual amenity, loss of privacy.

LOUGHTON TOWN COUNCIL (*original plans*): No objection

LOUGHTON TOWN COUNCIL (*amended plans*): The Committee OBJECTED to this application owing to the loss of privacy and overlooking the proposal would cause to neighbouring properties, contrary to policy DBE9 of the Epping Forest District Council's adopted Local Plan and Alterations.

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

The proposal to enclose beneath the front canopy and enlarge to the side would be neutral with regard to the existing building. A very similar enlargement has already been done at no. 20, the house to the left hand side, and the property is at an end of a row of houses and screened from all but a narrow angle of view by a conifer hedge on a side boundary. Therefore it is considered that a reason for refusal based on adverse impact to the street scene could not be reasonably substantiated. The front/side addition would be of no consequence for living conditions.

Only one neighbour could be affected by the proposals, no. 20. The neighbouring property is orientated to the northwest and is on a higher ground level. The rear elevation of the application property is deeper into its plot relative to the rear elevation of this neighbouring property by perhaps as much as 1.6m. There is a terraced sitting out area at the rear of no. 20 to the same design as that at the application property. The proposal as amended is considered acceptable with regard to impact to no. 20; the proposal has been amended such that the extended built form would be inset 1m from the existing flank of the house and in the amended form the proposal would result in no material of loss of outlook. The neighbouring property would lose a panoramic view to the east and southeast. However, loss of view cannot form a reason for refusal.

It is considered that the replacement terrace, one storey up from that existing and from that at neighbouring properties, would, not result in overlooking to any greater extent than happens already. The replacement terrace would have a sight screen to avoid looking down on the neighbours' terrace.

The rear terrace of the application property, which is some 3m deep, would be replaced by built form, not much less than single storey in height relative to the floor level of the terrace at no. 20. However, the built form would be inset from the line of the flank wall, to be 1.6m from the side boundary such that the extent of a rear extension of this depth and relative heights would be acceptable with regard to no. 20.

The property as proposed would retain a block paved area in front of the new front elevation which in practice provides adequate parking in an arrangement which does not inconvenience the public.

### **Conclusion:**

Following receipt of amended plans, the proposal has been assessed to not result in an excessive loss of amenity to a neighbouring property in terms of visual impact. Alterations to the front elevation would be relatively unnoticeable in the streetscene and could not form a reason for refusal.

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

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

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