

AREA PLANS SUB-COMMITTEE SOUTH

24 January 2018

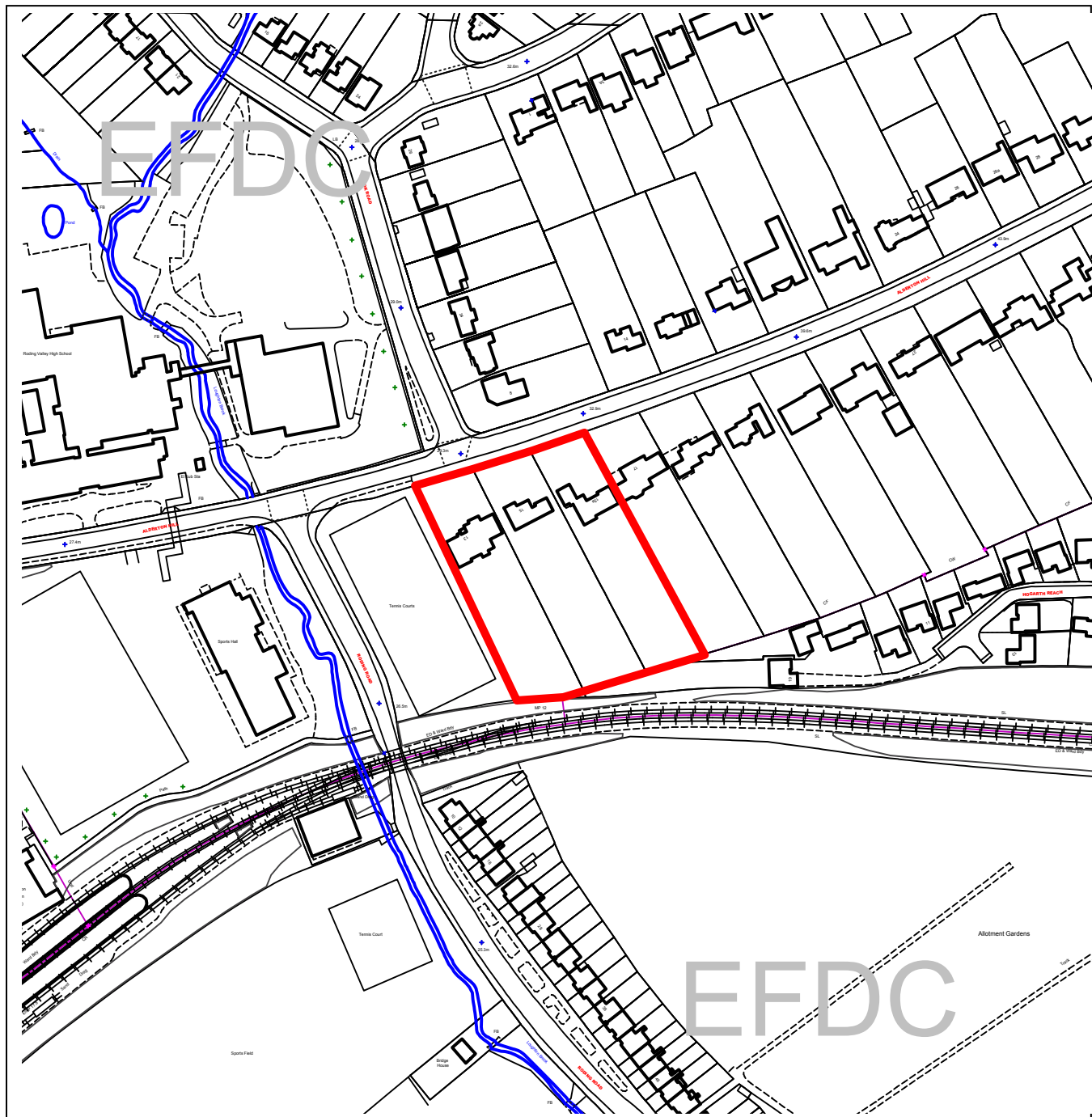
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Epping Forest District Council

Agenda Item Number 1



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Application Number:	EPF/2499/17
Site Name:	13-15A Alderton Hill, Loughton, IG10 3JD
Scale of Plot:	1/2500

Report Item No: 1

APPLICATION No:	EPF/2499/17
SITE ADDRESS:	13 -15A Alderton Hill Loughton Essex IG10 3JD
PARISH:	Loughton
WARD:	Loughton Alderton Loughton St Marys
APPLICANT:	Elysian Loughton Site Limited
DESCRIPTION OF PROPOSAL:	Demolition of houses at 13, 15 and 15a, Alderton Hill, and the erection of linked blocks of elderly persons apartments, with integrated care facilities (Use Class C2) with supporting amenity facilities, landscaping, 64 car spaces in undercroft parking at the rear and south side of the block, and associated ground works.
RECOMMENDED DECISION:	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=599913

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 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 In connection with condition no.4 above the number and position of trees to be planted close to the side boundary with number 17, Alderton Hill shall be subject of further details to be submitted and approved by the Local Planning Authority. Once approved these details shall be implemented in full on site.
- 6 Prior to the first occupation of the development two pedestrian dropped kerb crossing points (clear of any vehicle access crossings), with appropriate tactile paving, shall be implemented across Alderton Hill - the exact location and details to be agreed with the Highway Authority.
- 7 Prior to the first occupation of the development the access arrangements, vehicle parking and turning areas as indicated on the approved plans shall be provided, hard surfaced, sealed and marked out. The access, visibility, parking and turning areas shall be retained in perpetuity for their intended purpose.
- 8 There shall be no vehicular access to the proposed development from the western access, except for Service/Emergency Service Vehicles, unless otherwise agreed in writing with the Local planning Authority.
- 9 Prior to the first occupation of the development the redundant vehicle crossovers, into the existing properties, shall be reinstated to include full height kerbing and verge.
- 10 Prior to first occupation of the proposed development, the Developer shall be responsible for the provision and implementation, per dwelling, of a Residential Travel Information Pack for sustainable transport, approved by Essex County Council.
- 11 No unbound material shall be used in the surface treatment of the vehicular access within 6 metres of the highway boundary.

- 12 Prior to the commencement of any works dusk and dawn surveys for bats should be undertaken in accordance with guidelines from Natural England. These should be submitted to EFDC for approval.
Should the surveys reveal the presence of bats, or their breeding sites or resting places then an appropriate and proportionate detailed mitigation and compensation strategy must be written in accordance with any guidelines available from Natural England and submitted to EFDC for approval.
Should a Natural England European Protected Species licence (EPS) be required then this should also be submitted to EFDC. The licence will be granted if the activity conforms with the Habitats Regulations Regulation 53 Three Stage Test and Local Authority planning consent has been granted.
Any further recommendation made in the bat survey will be followed, details of which will be submitted to EFDC for approval. All works shall then proceed in accordance with the approved strategy with any amendments agreed in writing.
- 13 Prior to occupation, a "lighting design strategy for biodiversity" shall be submitted to and approved in writing by the local planning authority. The strategy shall:
a) Identify those areas/features on site that are particularly sensitive for bats and that are likely to cause disturbance in or around their breeding sites and resting places along important routes used to access key areas of their territory, for example, for foraging; and
b) Show how and where external lighting will be installed (through the provision of appropriate lighting contour plans and technical specifications) so that it can be clearly demonstrated that areas to be lit will not disturb or prevent the above species using their territory or having access to their breeding sites and resting places.
All external lighting shall be installed in accordance with the specifications and locations set out in the strategy, and these shall be maintained thereafter in accordance with the strategy. Under no circumstances should any other external lighting be installed without prior consent from the local planning authority.
- 14 Prior to the commencement of any works a reptile survey will be undertaken in accordance with guidelines from Natural England. This should be submitted to EFDC for approval. Should the surveys reveal the presence of reptiles, or their breeding sites or resting places then an appropriate and proportionate detailed mitigation and compensation strategy must be written in accordance with any guidelines available from Natural England and submitted to EFDC for approval.
Should a Natural England European Protected Species licence (EPS) be required then this should also be submitted to EFDC. The licence will be granted if the activity conforms with the Habitats Regulations Regulation 53 Three Stage Test and Local Authority planning consent has been granted.
Any further recommendation made in the bat survey will be followed, details of which will be submitted to EFDC for approval. All works shall then proceed in accordance with the approved strategy with any amendments agreed in writing.
- 15 No removal of hedgerows, trees or shrubs shall take place between 1st March and 31st August inclusive, unless a competent ecologist has undertaken a careful, detailed check of vegetation for active birds' nests immediately before the vegetation is cleared and provided written confirmation that no birds will be harmed and/or that there are appropriate measures in place to protect nesting bird interest on site. Any such written confirmation should be submitted to the local planning authority.

- 16 The developer will undertake precautionary working methods as set out in section 5.9.5 and 5.9.6 of the Preliminary Ecological Assessment carried out by Parsons and Brinkerhoff in September 2017.
- 17 An ecological enhancement plan will be written and submitted to EFDC for approval prior to any works commencing. The plan will include;
- a) Landscaped areas within the scheme which consist of native planting of known value to wildlife (e.g nectar rich or fruit yielding) and wildflower seed mixes in grassland areas.
 - b) Type and position of additional nesting opportunities for birds and bats.
 - c) Type and position of invertebrate boxes.
 - d) Position of log piles.
 - e) Plans for the creation of a wildlife pond.
- 18 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.
- 19 Details of measures to deal with surface water drainage shall be submitted to the Local Planning Authority before any works commence on site. Once approved these details shall be implemented on site in full.
- 20 The accommodation hereby approved shall only be occupied by residents who are 65 years or more old, and the accommodation shall only be made available to residents who have agreed to commit to a basic care package as outlined on page 62 of the September 2017 Design and Access Statement submitted with this application.
- 21 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.

- 22 No development shall take place, including any works of demolition, until a Construction Method Statement has been submitted to, and approved in writing by, the Local Planning Authority. The approved Statement shall be adhered to throughout the construction period. The Statement shall provide for:
1. The parking of vehicles of site operatives and visitors
 2. Loading and unloading of plant and materials
 3. Storage of plant and materials used in constructing the development
 4. The erection and maintenance of security hoarding including decorative displays and facilities for public viewing, where appropriate
 5. Measures to control the emission of dust and dirt during construction, including wheel washing.
 6. A scheme for recycling/disposing of waste resulting from demolition and construction works.
- 23 The development hereby permitted will be completed strictly in accordance with 7 plans numbered PO -001 PA to PO-007 PA, with PO-008 PD; with 3 plans numbered PO-009 PC to PO-011 PC, with 7 plans numbered P1-099 PC to P1-105 PC; with P2 -100 PD; with 3 plans numbered P2-101 PC to P2 - 103 PC; with 2 plans numbered P3 -100 PC and P3 - 101 PC, and plans numbered P4 -101 PC, P4-102 PC, P4 -110 PC, P4-111 PC, and P4 - 112 PC.

And, subject to the completion, within 3 months, of an agreement under S106 of the Town and Country Planning Act 1990 to secure the payment of a commuted sum (£25,077) to assist with the funding of additional primary healthcare services in the local area.

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

Description of Site:

The site of 3 typically large residential plots near the bottom of Alderton Hill which contain 2 two storey houses and one bungalow. The bungalow and one of the houses is vacant. To the immediate west of the site, a new 2 and 3 storey high McCarthy and Stone development is nearing completion at the junction of Alderton Hill and Roding Road. To the rear the site adjoins the Central line railway embankment plus the rearmost section of a long rear garden to a house at no.19 Hogarth Reach. The site lies opposite Brook Road and the flank wall and rear garden of the end house in that road. The neighbouring house at no.17, in common with other odd numbered houses, is a large two storey house on a large plot. Ground levels on the site fall from east to west down the Hill, they also fall from north to south i.e. from Alderton Hill at the front to the railway embankment at the rear. The properties on the site are not listed and the site does not lie in a Conservation area.

Description of Proposal:

Demolition of houses at 13, 15 and 15a, Alderton Hill, and the erection of linked blocks of 105 elderly persons apartments, with integrated care facilities (Use Class C2) with supporting amenity facilities, landscaping, 64 car spaces in undercroft parking at the rear and south side of the block, and associated ground works.

Two blocks are proposed facing Alderton Hill joined by a glazed link which is recessed 11m behind the front elevation of the blocks. The eastern section of the proposed block nearest 17 Alderton Hill is 3 stories in height with roof lights windows, with the remainder of the frontage being of a varied profile of 3 stories plus gables/dormers in the roof. The western block at the lower end of the site extends rearwards in an inverted 'L' shape over a portion of the middle and rear section of the site. This middle and rear section, sited on lower ground, are 4 or 5 stories in height sometimes above an 'undercroft' storey in part used for car parking. Vehicular access to the site will be via one access in the east section of the frontage near to 17, Alderton Hill - with a vehicular exit on the western part of this frontage being for service vehicles only eg refuse vehicles. 64 car spaces are provided close to the west boundary of the site and in the undercroft below the block in the rear part of the site.

Relevant History:

None.

Policies Applied:

Adopted Local Plan:

CP1 – Achieving sustainable development objectives.
CP2 – Protecting the quality of the rural and built environment.
CP3 – New development.
CP7 – Urban form and quality.
CP9 – Sustainable transport
DBE1 – Design of new buildings.
DBE9 – Loss of amenity.
LL10 – Adequacy of provision for landscape retention
LL11 – Landscaping schemes
ST1 – Location of development
ST2 – Accessibility of development
ST4 – Road safety
ST6 – Vehicle car 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.

Epping Forest District Local Plan (Submission Version) 2017:

The Epping Forest District Local Plan (Submission Version) 2017 has been approved for publication and is the Plan the Council intend to submit for independent examination. This application site is included in this latest version of the Plan as part of the housing proposal LOU.R14 - which also contains the sites of nos.17 and 19 Alderton Hill (see below, before conclusions).

The policies in the Plan are considered to be up to date and accord with national policy and therefore should be given substantial weight in the consideration of planning applications in accordance with the Council's decision on 14 December 2017 and paragraph 217 of the NPPF. The policies and the Plan are supported by up to date and robust evidence – the evidence should also be treated as a material consideration. The relevant policies in the context of the proposed development are:

SP1 - Presumption in Favour of Sustainable Development
H1 - Housing Mix and Accommodation Types
T1 - Sustainable Transport Choices
DM9 - High Quality Design
DM10 - Housing Design and Quality
DM11 - Waste Recycling Facilities on New Development
DM15 - Managing and Reducing Flood Risk
DM16 - Sustainable Drainage Systems
DM17 - Protecting and Enhancing Watercourses and Flood Defences
DM21 - Local Environmental Impacts, Pollution and Land Contamination

Summary of Representations:

Objections:-

LOUGHTON TOWN COUNCIL – On being re-consulted on the amended proposal members welcomed the reduction in size proposed by the applicant (eg moving parts of the nearest block further away from boundary with no.17 Alderton Hill and reduction of apartments from 106 to 105) – however they considered the proposal was still too large for this plot which was in an unsuitable location in Loughton for such a development. The Committee reiterated its previous comments made on this application which were:-

The Committee agreed with the principle of what the developers were trying to achieve but objected to the application on grounds that 1) it was too bulky and an overdevelopment of the plot size, 2) it would be too dominant in the street scene, as the proposed apartment block would be six stories high and would be out of character with the houses in the street, 3) it would be detrimental to the amenities of neighbours, and 4) members expressed concern at the traffic congestion already around this site and the lack of any pavement facilitating pedestrians.

LRA PLANS GROUP - We object to this application, which would be wholly out-of-character with its surroundings in density, design and height. Alderton Hill is characterised by large houses in large gardens, in single occupation and of 2 or 3 storeys, and set back from the road. A single block of 6 stories across the width of three ordinary houses, is therefore wholly out-of-character. We wholly disagree that joining the two elements by a glazed lightwell in any way breaks the massing of the built form or gives the perception of two separate 'houses' on the site, as suggested by the applicant. In no way does the proposal form any sort of transition between the domestic dwellings and the McCarthy & Stone site at the foot of the hill, as they suggest. The main exception to this is the 2 & 3-storey block at the foot of the hill, below the junction with Brook Road, which creates a boundary between this and Roding Valley High School on the other side of Alderton Hill, below the junction. Even so, the lower block is set back from the road and is designed so that the higher parts are at the rear. The application gives considerable statistical detail on the potential *demand* for retirement flats but contains no information whatsoever about the existing *supply* – the information provided is therefore useless. The state of repair of the existing dwellings is of course irrelevant – they could easily be repaired or replaced with dwellings far more in keeping. The parking arrangements appear totally inadequate – in particular, it seems likely that visitors will park in neighbouring roads, adding to the already high parking pressure

there, rather than leave vehicles to be parked in the undercroft and then have to wait for their return when they wish to leave.

Please note that we did not bother to comment on the applicant's public display because there was no possibility of them taking any note of our comments, which would have been as above.

However, if the District Council is minded to approve the application, we ask for conditions as follows:

- 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.

NEIGHBOURS – 95 properties were notified and some 158 replies were received - with 136 raising objections to the proposal with 22 letters expressing support for the scheme. Some amendments were made to the original plans - with parts of the front and rear block being re positioned 3m further away from the side boundary with 17, Alderton Hill – and those properties adjoining or close to the site were re consulted on these amendments.

17, ALDERTON HILL – although we welcome amendments made we still feel that these changes are minor and that the proposed blocks are hugely oversized and should be reduced in scale to better reflect the size and style of properties elsewhere in the road. The amended proposal to plant 10m high evergreen trees close to our side rear garden boundary will block out natural light and sunlight to our garden and pool, and we are also concerned about light pollution in the evenings. Our last principal concern is that the application site is said to be 'municipal'. But clearly it is not – the McCarthy and Stone building is 'municipal' on the corner opposite the school, however as you start to walk up the Hill it is completely residential.

Other objection letters have been received from the following addresses:

ALDERTON HILL - nos. 22, 71, 20, 21, 23, 25, 27, 28a, 31, 46, 47, 48, 51, 57, 64, 66, 67, 68, 74, 75, 8, 53, 63a, 36, 30, 66, 37, 19, 14, 45, 35, Little Elm, 55, 61, 56, 58, 54, 43, 73.

SPARELEASE HILL - nos. 2, 22, 29, 33, 34, 52, 7, Beechcroft, 4, 23, 46, 37, 3a, 59, 43, 49, 20.

TYCEHURST HILL - nos. 45, 10, 15, 17, 2, 25, 3, 31, 33, 48, 52, 54, 63, 64, 66, 72, 77, 79, 88, 91, 93, 20, 12, 4, 80, 76, 21, 61, 26, 69, 46, 51, 43, 29, 95, 103

BROOK ROAD – nos. 26, 28, 3, 32, 19, 7, 6, 8, 10, 1

HOGARTH REACH – nos 2, 8, 1, 19, 10, 9, 6.

and from 8, SHELLEY GROVE; 2 and 6 BOLEYN CLOSE; 15, STONARDS HILL; 3, ALDERTON MEWS; 1, LOWER PARK ROAD; 63, 65, 69, 61, TRAPS HILL; 68, THE LINDENS; 74, 16, 20, 19 RODING ROAD; 30, WROTHS PATH; 65, HARWATER DRIVE; 9, WELLFIELDS; 24, COLEBROOK GARDENS; 5, CONNAUGHT HILL; 1, LNCASER DRIVE; 6, HIGH GABLES; 12, ALBION PARK; 74, BROOKLYN AVENUE.

The above objection letters can be summarised as follows – a) the proposal for 105 apartments is an excessive overdevelopment of the site , b) the design, size, and height of the blocks, including 6 stories, is out of character with the 2-3 storey height of detached houses in the locality, c) the proposal will increase traffic in an already congested area and road, d) 64 car spaces is very inadequate and on street car parking in the locality will get worse, e) it will set an undesirable precedent for blocks of flats to be built in Alderton Hill and the locality, and f) the proposed development will detract from the outlook and amenity of neighbouring houses.

Support:-

Letters of support have been received from the flowing addresses – 29, PRIORY ROAD; 20, ALBION HILL; REPTON PARK, WOODFORD; 2 and 3 HARVEST LANE, 17, OLLARDS GROVE; 15, MEADOW WAY, CHIGWELL; 49, FOREST VIEW ROAD; 4, MATCHWOOD CLOSE, WOODFORD GREEN; 34, BOLEYN COURT, EPPING NEW ROAD; 6, LINKSIDE, CHIGWELL;

TUDOR LODGE, NURSERY ROAD, 38, LYNDHURST RISE, CHIGWELL; 3, WOODLAND WAY, 15, ETON HEIGHTS, 145 Whitehall Lane, WOODFORD; 10, LUCTONS AVENUE, BUCKHURST HILL; 22, STATION ROAD; 1, ALDERTON MEWS; 66, HIGH ROAD, BUCKHURST HILL; 24 FALLOWFIELDS; 10 FIELD CLOSE, BUCKHURST HILL; 16 LONGFIELDS.

These letters of support make the following points- a) there is a fundamental need for well designed homes for the elderly and the proposed buildings and communal areas are attractive, b) a proposal which caters for elderly people with a diverse range of needs is unique, it helps with savings for the NHS, and releases family homes occupied by one person; c) the proposal is consistent with the priority to develop brownfield sites first rather than sites in the Green Belt, and d) it will help meet demand for accommodation for elderly people particularly since some smaller old person homes have closed in recent years.

External/Internal responses:-

ESSEX CC HIGHWAYS AUTHORITY – The Highway Authority has considered the above planning application, visited the site and thoroughly assessed the submitted transport information and has concluded that the proposal is not contrary to National/Local policy and current safety criteria. The applicant has submitted a robust Transport Statement (TS) that demonstrates, to the satisfaction of the Highway Authority, in terms of safety and capacity that the impact of the proposed development will be minimal on the highway in the vicinity of the site and on the wider highway network. The information regarding vehicle movements and parking have been gathered using similar sites and as such this is considered to be a very robust approach. Coupled with the fact that the proposal is very well located to other modes of sustainable travel it is considered to be very accessibility. The applicant is encouraged to pursue the sustainable raft of measures as outlined within the TS. Also, given the aforementioned, the parking provision is also considered to be acceptable. The proposed accesses will have suitable geometry and visibility for the speed of the road. The Highway Authority has also considered the servicing arrangements and again has concluded that this appears to be satisfactory. The TS has demonstrated that suitable turning for service vehicles etc. is available on site.

It is worth noting that ECC use the average speed of the road (which in this case is 30.3mph) and not the 85th%ile to decide if Vehicle Activated Signs (VAS) can be implemented. Consequently ECC would not be able to support, or justify, the introduction of a Vehicle Activated Sign at this location as it has been demonstrated that the average speed is commensurate with the speed limit.

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. From a highway and transportation perspective the impact of the proposal is therefore acceptable to the Highway Authority subject to appropriate conditions being imposed.

EFDC TREES SECTION – The application has been accompanied by a tree constraints plan and survey. There are no objections in principle to the proposals subject to further details of tree protection and proposed landscaping being provided.

EFDC COUNTRY CARE – No objections subject to conditions.

EFDC LAND DRAINAGE SECTION – No objections in principle. 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. A Flood Risk Assessment (FRA) is required. The applicant has provided a FRA with the application and whilst the details are acceptable in principle further details are required to meet with the requirements of the condition. I will contact the agent directly to discuss these additional requirements - however, if the application is decided in the meantime please add land drainage condition SCN86A. Also please add a condition requiring approval of surface water drainage details.

EFDC WASTE MANAGEMENT SECTION – raised queries regarding size and number of waste containers, design of access roads plus their load bearing. The applicants have responded to these queries.

NHS WEST ESSEX CLINICAL COMMISSIONING GROUP – the proposal will give rise to a need for additional primary healthcare provision to mitigate impacts from the development – amounting to a contribution of £25,077. Assuming that this contribution is made available the West Essex CCG does not object to the proposed development.

ESSEX CC (SCHOOLS) INFRASTRUCTURE SECTION – A developer contribution will *not* be sought to mitigate the impact of the development on Early Years and Childcare places in the locality. It is noted that the proposal is to deliver ‘a new elderly housing development’ and it is requested that a minimum age requirement is enforced as a planning condition.

Issues and Considerations:

The principal issues raised by this proposal are whether the benefits arising from the development outweigh environmental and townscape concerns, including consideration of whether an undesirable development precedent could be set which would encourage similar developments in the remainder of Alderton Hill.

Background and Nature of the Use.

The applicants Elysian residences are a US based firm now entering the UK market for provision of care accommodation for the elderly. However, the accommodation is provided in the form of self contained apartments and hence one issue raised in pre application meetings with officers was whether a genuine C2 elderly persons care facility was being provided - or whether it was C3 residential flats - similar to the McCarthy and Stone apartments built on the neighbouring site to the west.

It was subsequently agreed that this is a C2 proposal, based on the following factors.

Firstly, domiciliary care will be provided to residents as part of their accommodation package according to the level of need of each resident. To this end all residents must enter in to a commitment to subscribe to a basic care package which shall include a) a minimum of 4 hours personal care per week, b) the provision of at least one daily meal, c) the laundering of all bedlinen and towels.

Secondly, the minimum age of residents is 65 (compared to 60 in the McCarthy and Stone development).

Thirdly, 24 hour care will be available on site at all times and some 15% of the floorspace to be built will be given over to facilities for elderly residents which includes a medical suite (including 24 hour nursing station, regular visits by doctors/ specialists, medication dispensing secure room, examining rooms), courtyard garden, library/residents lounge, restaurant, kitchen, gym, cinema, guest room, computer room with anti dementia cognitive exercise programmes.

Originally the size of the site being considered by the applicants covered 5 plots at nos. 13 to 19 Alderton Hill. However nos. 17 and 19 have now been excluded from the proposal – in part because of acquisition issues but also due to concerns that erecting buildings in the rear gardens of nos. 17 and 19 would have resulted in development between rows of houses on Alderton Hill and Hogarth Reach to the rear - a form of back garden development that has been resisted elsewhere in Alderton Hill – see next section below.

Prior to the application being lodged, the applicants held 2 public exhibitions at Roding Valley High School on 10/8/17 and 12/8/17 to inform residents of their proposals. Prior to these exhibitions, 790 leaflets were distributed to homes in the local area. 61 local residents attended the exhibitions together with 4 District Councillors.

Sustainable nature of the site and whether an undesirable precedent would be set.

It is acknowledged that the proposed 105 flats is a denser form of development than which exists in the remainder of Alderton Hill - with the exception of the neighbouring McCarthy and Stone development. However the site is in a very accessible location being 380m from the Loughton tube station, 360m from the Sainsbury's supermarket and 420m from the High Road town centre. It is therefore in a sustainable location close to public transport and facilities, and arguably it could be developed a lot more 'efficiently' than the existing layout of two houses and a bungalow sited on 3 very large garden plots.

Other characteristics of the site also differentiate it from the remainder of Alderton Hill in that the site lies opposite Brook Road and the end house of Brook Road (and its rear garden) and therefore it does not lie opposite even numbered houses that face Alderton Hill. Moreover, neighbouring houses do not lie directly to the rear – rather the rear boundary of the site adjoins the Central line railway embankment, and the rear most section of a very long rear garden to 19, Hogarth Reach. Consequently, the proposed block in the rear of the application site does not constitute back garden development between rows of houses in separate roads, unlike a form of development that has been successfully resisted at Beechlands 42 – 44 Alderton Hill, where appeals have been dismissed to build a house in the back garden.

In contrast to the application site, the remainder of houses in Alderton Hill also have houses to their rear - in Sparelease Hill or Hogarth Reach/The Lindens. Consequently, it is considered that any further proposals to build developments in the back gardens of other properties in Alderton Hill can be adequately resisted in the same way as it was for nos. 42 to 44, and therefore the proposed development on the rear of the application site will not set a precedent to allow similar development in rear gardens.

Housing benefits of the proposal.

Nationally there is a need to provide more accommodation for elderly people and this is particularly so in Epping Forest which has an older age profile. Para 3.6 of the 2017 Submission Version of the Local Plan states:- *Specialist accommodation for those with support needs, including for older people, will continue to play an important role in providing for those residents who currently, or will, need assistance. Consequently, the loss of existing specialist accommodation, will be resisted and new provision will be supported where it is appropriately located and designed.*

The application site is indeed well suited for elderly persons accommodation since it lies close to the High Road facilities and tube station, and it is conveniently located for visitors many of whom will use the central line or possibly the 2 hour town centre car park next to Sainsbury's. In terms of the Local Plan it should also be noted that sites for elderly persons accommodation are not identified separately – i.e. accommodation for the elderly has to be provided in the housing sites proposed in the Local Plan - and this application site is one of these housing proposal sites.

This planning application has been accompanied by several well detailed documents including an Economic Statement produced by consultants Volterra.

Some of the benefits of the proposed accommodation are as follows.

Firstly, each apartment is designed so that they are flexible to the needs of the occupant, and can be adapted as the residents grow older and their needs change. Secondly, the aim of the accommodation is to allow residents to live as independently as possible for as long as possible, reducing the likelihood of them being admitted to hospital and/or requiring unplanned medical care - and hence a nursing facility is on site 24 hours a day, together with regular visits from doctors/specialists.. Thirdly, a major issue amongst elderly people is loneliness – however this form of development provides ready made neighbours for its residents, and social activities (exercise classes, cultural trips, cinema etc), together with the communal facilities provided, will ensure that there is a strong sense of community.

The proposed 105 C2 elderly persons units proposed will be expected to accommodate 140 residents and this provision will make a significant contribution to meeting the demand for C2 care accommodation for the elderly in the District. Moreover 82% of people over 65 in Epping Forest live in houses with at least one spare bedroom, and it is expected that the movement of elderly people into the proposed development will 'release' at least 85 family houses in the local area for occupation by families. Clearly this double pronged housing gain flowing from this proposed development must be given considerable weight.

Design and Massing of the development and impact on amenity

In pre application discussions with officers of the Council, the importance of maintaining a respectful scale and design along the Alderton Hill frontage was a common theme. The neighbouring house at no.17 is two stories with accommodation at roof level. That part of the proposed block closest to no.17 will be 3 stories in height with roof light windows over, and its roof height will be very marginally below the ridge of no.17. Also the applicants have accounted for the architecture of other properties in Alderton Hill and the front façade of the proposed building will be contain a variety of features including gables, dormers, recessed areas, and variation in surface and external materials.

It is acknowledged that the block will provide a mass that is not repeated elsewhere in the road but given its reasonably modest height, and variation in profile and form, it is considered to be an appropriate addition to the street scene. Also 5 existing crossovers onto Alderton Hill will be replaced by two crossovers and hence the existing grass verge will be extended. With the exception of the 2 access points a continuous a new formal hedge will be planted on the front boundary, and existing good trees will be complemented by planting of new trees. These green frontage measures, cited as being an important characteristic of Alderton Hill by residents at the pre application exhibitions, will provide screening and will partly offset the impact of the new building, which will be set back a considerable 12 to 14m from the front boundary of the site.

Unlike the neighbouring McCarthy and Stone development car parking and associated hard surfacing will not be provided in a visible location at the front of the site – it will be discreetly located on the west boundary and particularly in an undercroft at the rear – and the absence of car parking at the front of the development also improves the townscape appearance of the proposed buildings.

It is acknowledged that the middle and rear blocks are 4 and 5 stories in height and with an undercroft and storage areas beneath, many objectors to the proposal have cited strong objections on grounds that a '6 stories building' is a gross overdevelopment of the site.

However, these middle and rear blocks are sited on lower ground levels and will not be easily observed from Alderton Hill. They will not overlook houses to the south since the tube line embankment and allotments lie to the immediate rear of the site. The nearest house to the rear block lies to the south east at 19, Hogarth Reach. This house will be sited 41 metres away at an angle from the nearest part of the rear block and existing and proposed trees will provide

screening of the proposed block. The proposal will therefore not significantly detract from the amenity and outlook of no.19 Hogarth Reach.

The proposed development presents a long frontage looking westwards to the McCarthy and Stone development. The latter contains two wings some 13m and 20m away from the proposed block. However, the flanks to these wings do not contain any windows and no overlooking will therefore occur. The nearest windows in the McCarthy and Stone building are 28 and 30m away from west facing windows and balconies in the proposed block. This distance ensures no significant overlooking will be caused, and the applicants propose to plant mature trees evergreen (Holm Oak) close to the west boundary which will further reduce the visual impact of the proposed building and any perceived overlooking.

The neighbouring house at no.17 has a long side boundary adjoining the proposed development and clearly the proposed development will have some impact on the outlook and amenity impact of this property.

The original plans submitted have been amended to reduce this impact in that part of the front and rear blocks have been moved a further 3m away from the side boundary with no. 17. The rear section of the front block is now sited 7m away from the boundary. It will extend 6m beyond the rear wall of no.17 and will have a height of 6.8m – however no.17 stands on a ground level some 2m higher so the net height will be reduced to some 4.8m. The amended position of this rear section of the front block will lie at an angle of 56 degrees drawn from the nearest window in no.17. These revisions result in a reduction in loss of outlook and amenity to no.17 to an acceptable level. The forward section of the proposed rear block has also been moved 3m further from the boundary with no.17. It will lie 7.9m from the boundary and its nearest corner would lie 31.8m from the rear wall of no.17.

As a result of this amendment the prominence of the rear block will be reduced when viewed from the rear of no.17.

Another amendment proposed is the planting of 10m high evergreen trees close to the boundary with no.17 to screen views of the rear block - and these would 'complement' 3m high conifer trees on no.17's side of this boundary. However this line of taller trees would remove some afternoon and evening sunlight to the rear of no.17. Consequently, some of the proposed trees nearest to the rear of no.17 could be removed to allow for the passage of sunlight, and proposed trees further down the garden can be retained to screen the rear block. The final detail for planting of trees close to this boundary will be covered by a condition to ensure an appropriate balance is struck between the need to screen views of the rear block from no.17 and to allow sunlight to reach the rear of this neighbouring house.

In conclusion the amendments made, and further details to be agreed, will reduce the impact of both proposed front and rear blocks on the outlook and amenity of no.17 to an acceptable level.

Access and car parking

Many objectors to the proposed development have voiced concerns about a large number of vehicular movements adding to congestion in the area, plus related problems of inadequate car parking and aggravation of on street car parking issues. The site lies in an accessible location and a detailed Transport Statement (TS) has been submitted with this application covering issues such as trip generation to the development, modes of transport to be used, design of vehicular access to the site, and car parking for future residents of the scheme, for visitors, and for staff. As set out above Essex CC, as Highways Authority, states that the submitted TS is a robust one, and that with regard to safety and capacity, the impact of the proposed development will be minimal on the highway in the vicinity of the site and on the wider highway network.

A total of 64 car spaces are proposed, 51 for residents (at a ratio of 0.48 spaces per unit), 11 spaces for staff and visitor car parking, together with provision of a minibus bay and car club bay. In general terms this form of elderly care facility does not give rise to frequent trip generation. It will give rise to 79 additional vehicular movements in one day with a maximum of 10 vehicular movements being generated in any one hour. This daily increase equates to less than 1% of the existing daily traffic volumes on Alderton Hill which carries c 12,000 vehicles per day. This increase is therefore far less than the daily variation in traffic flows and will have no perceptible impact on traffic conditions.

Notwithstanding this very low impact on the local road network the following sustainable travel initiatives are proposed :- provision of minibus, car club vehicle, electric parking spaces, mobility scooter parking, cycle parking and shower facilities for staff, on site GP services, concierge parcel collection, personalised journey planning services for residents, production of sustainable travel information for visitors, and implementation of a staff management plan to place restrictions on car use by staff.

In conclusion, having regard to the accessible location of the site close to public transport facilities, the relatively low trip generation that this form of C2 development gives rise to, and the factors discussed above, the proposed development will have a very limited impact on 'congestion', traffic flows, and car parking in the locality.

Other issues

NHS

The applicants have submitted evidence to show that this form of development, with its integrated health model, will reduce the burden on the NHS. This evidence states-

The service and facilities provided are designed to improve the physical and mental health of the residents and so reduce their need for care. The onsite medical provision ensures that minor issues can be dealt with onsite and that the health of residents is carefully managed – this means ensuring that residents take medicine at the right time, exercise as appropriate, and see medical personnel when appropriate. The medical treatment room also allows patients to see a GP or specialist onsite where appropriate, which is likely be more efficient than multiple home visits if patients were living in independent accommodation. The model also ensures that residents who do in fact need to use the NHS will use the appropriate service and therefore reduce the burden on the NHS and particularly A&E.

Local Plan

The 2017 Submission Version of the Local Plan shows the inclusion of nos. 17 and 19 in the proposed housing site. However negotiations between the applicants Elysian and the owners of these 2 properties have not progressed and these two houses remain in private and individual ownership. As a result development on these 2 plots is 'not deliverable' and it is likely (at the forthcoming public inquiry in to the Local Plan) that the Council will request that these 2 plots are omitted from housing proposal LOU.R14.

Employment generated

The development will provide the equivalent of 18 Full Time jobs. Given the accessible nature of the site most of these will go to people living in the Loughton area. A staff management plan will place restrictions on staff using their car to get to work so as to limit any additional on street car parking.

Conclusion:

The proposed development provides a new form of care accommodation - self contained apartments which give occupants not only much cherished independence, but also provides them with neighbours and a ready made 'community'. The development makes more effective use of a site that lies close to town centre facilities and a Tube Station. It is acknowledged that the design and mass of the proposed buildings is considerable in terms of its scale and different from the remainder of Alderton Hill. However this site has different characteristics to the remainder of Alderton Hill, is towards the lower end close to the recent built McCarthy and Stone development and the proposal would not set an undesirable precedent for similar development in this road. The proposed scheme, that has been amended to take account of some of the issues raised, does not significantly detract from the amenities of neighbours. For these reasons, and those outlined in the report above, it is recommended that conditional planning permission is granted subject to a S106 agreement which will require that an appropriate contribution is made to primary healthcare services in the locality.

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

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

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



Epping Forest District Council

Agenda Item Number 2



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Application Number:	EPF/3078/17
Site Name:	2 Connaught Avenue, Loughton, IG10 4DP
Scale of Plot:	1/1250

Report Item No: 2

APPLICATION No:	EPF/3078/17
SITE ADDRESS:	2 Connaught Avenue Loughton Essex IG10 4DP
PARISH:	Loughton
WARD:	Loughton Forest
APPLICANT:	Connaught Avenue Essex Ltd
DESCRIPTION OF PROPOSAL:	Conversion of existing house (plus previously approved extensions) to 5 flats, together with provision of 5 car spaces at the rear, alterations to boundary enclosures, and provision of amenity space.
RECOMMENDED DECISION:	Grant Permission (With Conditions)

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

http://planpub.eppingforestdc.gov.uk/NIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=602316

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:
MA10-2145-100
MA10-2145-101
MA10-2145-200
MA10-2145-201
MA10-2145-202
MA10-2145-200
MA10-2145-250
MA10-2145-205
MA10-2145-203
MA10-2145-102
MA10-2145-204
Open Spaces Tree Protection Plan drawing number OS 1209-16.3 Rev B dated 01/06/2016
Open Spaces drawing numbers OS1209.16.1 Rev B and OS1209.16.2 Rev B dated 05/05/2016
2145-SK01
2145-SK02
Specification for Soft Landscape Works dated May 2016
Arboricultural Impact Assessment dated June 2016

- 3 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.
- 4 The development hereby approved shall not be commenced until details of proposed boundary treatment for the site are submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details and thereafter permanently retained unless otherwise agreed in writing by the Local Planning Authority.
- 5 Tree protection shall be implemented prior to the commencement of development activities (including demolition) in accordance with the submitted Tree Survey/ Arboricultural Method Statement reports unless the Local Planning Authority gives its prior written approval to any alterations. Tree protection shall be installed as shown on Open Spaces Tree Protection Plan drawing number OS 1209-16.3 Rev B dated 01/06/2016
- 6 Hard and soft landscaping shall be implemented as shown on Open Spaces drawing numbers OS1209.16.1 Rev B and OS1209.16.2 Rev B dated 05/05/2016 and the accompanying planting schedule unless the Local Planning Authority gives its prior written approval to any alterations
- 7 Prior to the first occupation of the development the access arrangements, vehicle parking and turning areas as indicated on the approved plans shall be provided, hard surfaced, sealed and marked out. The access, parking and turning areas shall be retained in perpetuity for their intended purpose.
- 8 Prior to first occupation of the proposed development, the Developer shall be responsible for the provision and implementation, per dwelling, of a Residential Travel Information Pack for sustainable transport, approved by Essex County Council.
- 9 All construction/demolition works and ancillary operations, including vehicle movement on site which are audible at the boundary of noise sensitive premises, shall only take place between the hours of 07.30 to 18.30 Monday to Friday and 08.00 to 13.00 hours on Saturday, and at no time during Sundays and Public/Bank Holidays unless otherwise agreed in writing by the Local Planning Authority.

This application is before this Committee since the recommendation for approval is contrary to three or more objections received, which are material to the planning merits of the proposal, (pursuant to the constitution, part three:scheme of delegation, appendix 3.).

Description of Site:

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

Description of Proposal:

Conversion of existing house (plus previously approved extensions) to 5 flats, together with provision of 5 car spaces at the rear, alterations to boundary enclosures, and provision of amenity space.

Relevant History:

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

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

EPF/0029/17 – approval granted for amendments to EPF/2826/16 - comprising the conversion of the previously proposed ground floor garage to a larger living room (with provision of car parking area to the rear), and provision of a small first floor extension to form an en suite bathroom to bedroom 4.

EPF/1961/17 – approval for amendments to approved applications EPF/2826/16 and EPF/0029/17 comprising the provision of a games room in the loft with 2 dormer windows on the front elevation, and one dormer window at the rear.

In addition to the above consents - for extending the existing dwelling on the site -four planning applications for redevelopment of the site (for blocks of 9, 8, 6, and 7 flats respectively) have been refused in the last 3 years with the 8 and 6 unit schemes also having been dismissed on appeal.

Policies Applied:

Adopted Local Plan:

DBE1 – Design of new buildings.
DBE9 – Loss of amenity.
DBE10 – Residential extensions.
DBE11 – Subdivision of properties

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.

Epping Forest District Local Plan (Submission Version) 2017:

The Epping Forest District Local Plan (Submission Version) 2017 has been approved for publication and is the Plan the Council intend to submit for independent examination. The policies in the Plan are considered to be up to date and accord with national policy and therefore should be given substantial weight in the consideration of planning applications in accordance with the Council's decision on 14 December 2017 and paragraph 217 of the NPPF. The policies and the Plan are supported by up to date and robust evidence – the evidence should also be treated as a material consideration. The relevant policies in the context of the proposed development are:

SP1 - Presumption in Favour of Sustainable Development

T1 - Sustainable Transport Choices

DM7 - Heritage Assets

DM9 - High Quality Design

DM10 - Housing Design and Quality

Summary of Representations:

LOUGHTON TOWN COUNCIL – No objection to this application - but expressed concern about the parking provision.

NEIGHBOURS – 60 properties notified on the amended plans and 5 replies have been received:-

12 OLLARDS GROVE – the whole process of many applications in recent years has been a waste of time and a source of anxiety for local residents. However the present scheme does make a big step in the right direction. 5 car spaces are inadequate. Any conditions should be stringently monitored.

14 CONNAUGHT AVENUE – object – - this is not a family house as per the previous application. 5 flats represents an overdevelopment.

3a, CONNAUGHT AVENUE – object - the site is unsuitable for more than one dwelling. The amalgamation of previous consents for an extended dwelling and then to apply for conversion to flats is not a desirable course of action. I will suffer a loss of privacy since 3 kitchen windows and 3 living room windows will overlook my living spaces.

5, CONNAUGHT AVENUE – I would be happy with this application if I was convinced that the developer is going to stick with what he is proposing. Any consent should not be used as a justification for further applications or modifications.

12, CONNAUGHT AVENUE – object – this is a cynical application. It is an overbuild of this site, it will be out of keeping, it will come too close to the boundaries of the site, parking and amenity space is insufficient, and an undesirable precedent for conversion of houses to flats will be set

ESSEX CC HIGHWAYS AUTHORITY -- the impact of the proposal is acceptable subject to appropriate conditions.

Issues and Considerations:

A distinct advantage of this application over previous applications to provide flats on this site is that the existing attractive Victorian house will be retained. It will be extended in line with previous approved extensions and alterations. The main issue raised therefore is whether use as 5 two bedroom flats is acceptable.

5 car spaces are proposed at the rear of the site using the existing access into the site. The site lies close to the town centre, bus routes and Loughton Tube Station, and the provision of one space per unit is satisfactory – and the Highways Authority has no objections to the proposal.

Two flats are proposed on each of the ground floor and first floors with a 5th flat in the loft. The room sizes and layout of the flats is acceptable.

Concern has been raised that use as 5 flats will give rise to overlooking from side facing kitchen and living room windows to houses across the road in Connaught Avenue. It is acknowledged that these neighbouring properties are located on lower ground levels. However, respective windows will be 25m away from each other and some intervening street trees will provide additional screening. Consequently the proposal will not give rise to a serious loss of privacy.

It is the case that considerable number of applications have been previously lodged on this site. However officers have been advised that if approved this proposal is very likely to be implemented.

The proposal contains provision for a front garden to be provided much of which will be enclosed by a low level wall and railings. This garden will contribute to visual amenity in the street scene, and would mark an improvement over the condition of the front garden when the property was last in use as a single dwelling. A condition is proposed requiring that this garden is laid out before any of the flats are first occupied.

Conclusions:

For the reasons set out in the report above it is recommended that conditional planning permission be granted.

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

Planning Application Case Officer: David Baker

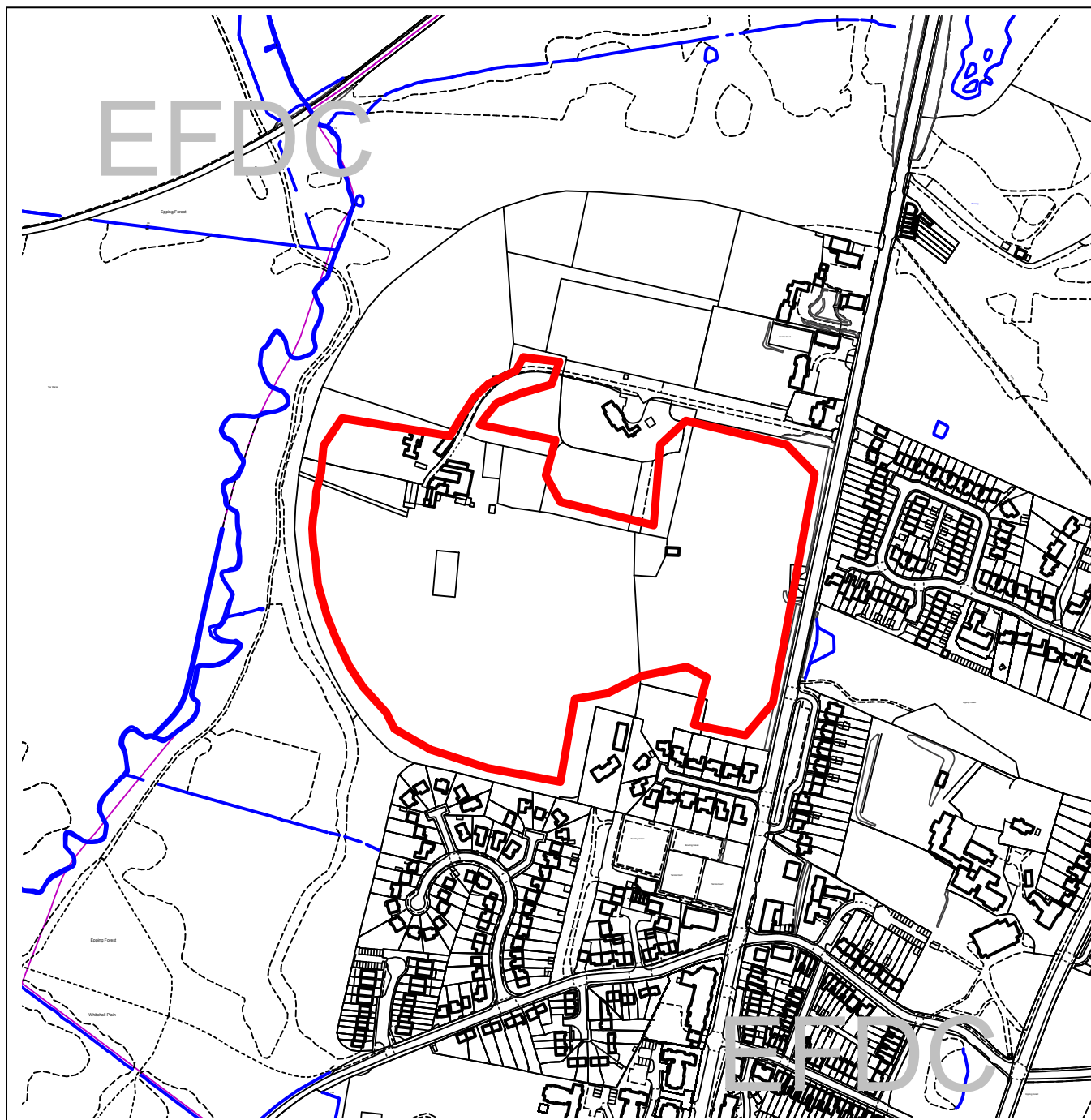
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Epping Forest District Council

Agenda Item Number 3



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Application Number:	EPF/1536/17
Site Name:	Albany Stud Farm, Epping New Road, Buckhurst Hill, IG9 5UA
Scale of Plot:	1/5000

Report Item No: 3

APPLICATION No:	EPF/1536/17
SITE ADDRESS:	Albany Stud Farm Epping New Road Buckhurst Hill Essex IG9 5UA
PARISH:	Buckhurst Hill
WARD:	Buckhurst Hill West
APPLICANT:	Mr Baljit Virk
DESCRIPTION OF PROPOSAL:	Redevelopment of site by erection of a single family dwelling house and replacement of stables and stores in association with the established stud farm.
RECOMMENDED DECISION:	Grant Permission (With Conditions)

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

http://planpub.eppingforestdc.gov.uk/NIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=595434

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: FPL_ 100, 101, 199_2, 200, 201, 202, 203, 204, 205, 210 and 220
- 3 Prior to the commencement of th development, dusk and dawn surveys for bats undertaken in accordance with guidelines from Natural England shall be submitted to and approved by the Local Planning Authority, accompanied by (should the surveys reveal the presence of bats, or their breeding sites or resting places) an appropriate and proportionate detailed mitigation and compensation strategy written in accordance with any guidelines available from Natural England (or other relevant body). All works required by the said mitigation strategy shall be fully implemented in accordance with the approved strategy, unless otherwise agreed in writing by the Local Planning Authority, and a compliance report by a recognised practitioner shall be submitted prior to first occupation of the dwelling.
- 4 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]

- 5 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, 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 remediation scheme condition that follows]
- 6 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]
- 7 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.

- 8 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.
- 9 No development shall take place until details of levels including internal finished floor level and ground levels of the external areas within 15metres of the building 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.
- 10 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.
- 11 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.
- 12 No development shall take place, including any works of demolition, until a Construction Method Statement has been submitted to, and approved in writing by, the Local Planning Authority. The approved Statement shall be adhered to throughout the construction period. The Statement shall provide for:

1. The parking of vehicles of site operatives and visitors
 2. Loading and unloading of plant and materials
 3. Storage of plant and materials used in constructing the development
 4. The erection and maintenance of security hoarding including decorative displays and facilities for public viewing, where appropriate
 5. Measures to control the emission of dust and dirt during construction,
-
- 13 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.
 - 14 No construction works above ground level shall take place until documentary and photographic details, including samples where required, 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.
 - 15 Prior to the commencement of development other than groundworks, details of all walls, fences, gates and other means of enclosure shall be submitted to and approved by the Local Planning Authority. the works as agreed shall be fully implemented prior to first occupation of the dwelling, unless otherwise agreed by the Local Planning Authority.
 - 16 Prior to the commencement of the development, other than groundworks, details of all external lighting within the site shall be submitted to and approved by the Local Planning Authority. All lighting shall thereafter be fully implemented solely in accordance with the agreed details. Any alteration to the agreed details, or additional lighting, shall be subject to further application for approval from the Local Planning Authority prior to such works being undertaken.
 - 17 Notwithstanding the requirements of condition 3 above, prior to the commencement of development other than groundworks, details of provisions within the buildings for bat bricks shall be submitted to and approved by the Local Planning Authority. The woks as agreed shall be fully implemented during construction and prior to first occupation of the buildings they are located within.
 - 18 Prior to the commencement of the development other than groundworks, details of proposals for the extent of any managed domestic garden to the new dwelling shall be submitted to and approved by the Local Planning Authority. There shall be no subsequent change in the boundaries and extent of the garden area without prior consent from the Local Planning Authority.
 - 19 All material excavated from below ground level shall be removed from the site, unless otherwise agreed in writing by the Local Planning Authority.

- 20 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.
- 21 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.
- 22 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.
- 23 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 as amended (or any other Order revoking, further amending or re-enacting that Order) no development generally permitted by virtue of Class A - E inclusive of Part 1 of Schedule 2 to the Order shall be undertaken without the prior written permission of the Local Planning Authority.
- 24 Any external lighting to the menage area shall not be used after 21.00hrs Mondays to Fridays or after 20.00hrs on Saturdays and Sundays.

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 lies to the west side of Epping New Road. The site is accessed from a private gated road that also serves Dell House and Oak Hall, both substantial two storey dwellings rebuilt on the plots of smaller previous dwellings; the access is largely single track and the application site is some 340 metres from the road.

The existing buildings on site comprise both single and two storey structures. The main two storey element is a 'U' shaped building divided into two flats and storage with an overgrown central hard surfaced parking area. Various single storey stable blocks and storage buildings are clustered

around this, most of the stable and storage buildings are in poor condition. To the south of the built area, land is more open and features a menage and a number of paddocks forming part of a livery business.

The site is primarily located at the lower end of sloping ground that falls from the north, east and south, such that the open areas abutting the existing buildings lie at the foot of these slopes. This part of the site is visible from Epping New Road, although there is reasonably consistent screening vegetation along this boundary, and from the south from dwellings on the other side of the paddocks and fields.

The site is wholly within the Green Belt and the southern open part of the site is subject to covenants benefiting the Epping Forest Conservators.

Description of Proposal:

The proposal is described in a similar fashion to the previous application below in 2014 in that the works comprise the demolition of existing buildings, the erection of a replacement dwelling and provision of a new stable block and menage area.

The dwelling is indicated as a two storey building with a basement and limited accommodation in the roof space. It is located directly to the east of the main existing buildings on an area that includes some paddock but includes some scrub, rubbish, outbuildings and unmade vehicle turning space. The main façade lies on the north side, visible from the approach road, and the rear is around 3m from the covenanted open land. Primary materials are brick and tile with some rendering. The roof accommodation includes only one dormer in the south facing elevation, and three roof lights. A detached garage building for four vehicles lies to the north east of the building served from the frontage courtyard. The basement extends under this courtyard.

The stable block lies to the south east providing 10 stalls and ancillary store and office in an enclosed courtyard at the end of the realigned access road. A gate through to the menage which lies to the south west of the stable block, is provided in the end wall. It is noted that this element of the proposal has been significantly reduced.

Relevant History:

There is a long history of applications relating to the livery operations and the existing residential buildings, none of which materially affect the current proposal.

EPF/2484/14 Redevelopment of site by erection of a single family dwelling house and replacement of stables and stores in association with the established stud farm. The application was approved by Area Plans South Sub-Committee in February 2015. The dwelling proposed was located on the open land further south, within the area affected by the covenants which it is understood the Conservators were not prepared to modify.

Policies Applied:

Adopted Local Plan:

- CP1 Achieving Sustainable Development Objectives
- CP2 Protecting the Quality of the Rural and Built Environment
- CP3 New Development
- CP6 Achieving Sustainable Urban Development Patterns
- CP7 Urban Form and Quality
- GB2A Development in the Green Belt

GB7A Conspicuous development
 NC3 Replacement of lost habitat
 NC4 Protection of established habitat
 RP4 Contaminated land
 RST4 Horse Keeping
 RST5 Stables
 U3B Sustainable Drainage systems
 DBE1 Design of New Buildings
 DBE2 Affect on Neighbouring Properties
 DBE3 Design in Urban Areas
 DBE6 Car parking in new development
 DBE7 Public Open Space
 DBE8 Private Amenity Space
 DBE9 Loss of Amenity
 LL11 Landscaping Schemes
 ST1 Location of Development
 ST2 Accessibility 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:

The Epping Forest District Local Plan (Submission Version) 2017 has been approved for publication and is the Plan the Council intend to submit for independent examination. The policies in the Plan are considered to be up to date and accord with national policy and therefore should be given substantial weight in the consideration of planning applications in accordance with the Council's decision on 14 December 2017 and paragraph 217 of the NPPF. The policies and the Plan are supported by up to date and robust evidence – the evidence should also be treated as a material consideration. The relevant policies in the context of the proposed development are:

SP1 Presumption in favour of sustainable development
 SP2 Spatial Development Strategy
 SP6 The Natural Environment, landscape character and green and blue infrastructure
 T1 Sustainable Transport Choices
 DM1 Protecting habitat and improving biodiversity
 DM3 Landscape character, ancient landscapes and geodiversity
 DM4 Green Belt
 DM9 High Quality Design
 DM10 Housing design and 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: 24
 Site notice posted: 16 June 2017
 Responses received: Objections have been received from properties that share the site access, OAK HALL and DELL HOUSE.

Occupier of OAK Hall is concerned at the height and size of the building, its impact on outlook from their property, impact of additional traffic on the private road and considers the proposal to be out of character in the Green Belt.

Resident of DELL HOUSE considers the development to represent an overdevelopment of the site and is concerned at overlooking and loss of privacy.

A resident at 5 HERON CLOSE initially objected to the siting of the building but subsequently withdrew their objection once this had been clarified.

BUCKHURST HILL PARISH COUNCIL objected to the application on the grounds that the scheme is inappropriate development in the Green Belt.

CONSERVATORS OF EPPING FOREST: On this occasion the Conservators have no observations to make.

Main Issues and Considerations:

In determining the application, Members must have regard to the decision made in 2014 which, notwithstanding the covenant difficulties, remains extant. This does establish a number of key points that do apply equally to the current application. In particular, the existing consent accepts as a matter of principle that the land is previously developed as defined in the NPPF and that a replacement dwelling is therefore appropriate development. It also establishes that such development is not tied to the existing built footprint, and that a separate stable block is acceptable. None of these decisions are altered by what is now proposed.

Members should however avoid comparing the two schemes directly; the current proposals should be considered in their own right against the relevant criteria.

Green Belt considerations – The proposal involves the removal of a range of dilapidated, poor quality buildings spread over a wide area. Most are past their useful life in any event. There is also a degree of abandonment on the site, rubbish and debris left over from former uses and works, and areas of the land is unkempt and poorly maintained. Officers do not consider that the overall appearance could be considered as having a positive impact on the Green Belt.

The proposals as a whole result in a net loss of built volume; the existing structures and buildings on site have a volume of 4613m³ and this is reduced above ground to around 4315m³, a reduction around 8%. The overall site coverage and spread of buildings is also reduced onto a smaller footprint. Buildings are also split into two distinct clusters as opposed to the rambling sprawl at present, creating clarity and separation that allows views through, albeit some of the land to the north west is enclosed by the high boundary fencing of Dell House.

Evidently, the dwelling will be more visible from further afield due to its greater size and mass, it is a substantial building. But this needs to be considered in the context of the two adjacent dwellings. Both Dell House and Oak Hall are of similar width with more substantial add-ons – at Oak Hall single storey additions to the side, a large patio at the rear and a setting on substantially elevated ground; at Dell House, three prominent front gables and a large detached outbuilding on two floors providing ancillary accommodation.

Taking account therefore of the immediate surrounding properties, the reduction in the spread and volume of built development, and the separation between buildings being created, officers consider that the development does not have a materially greater impact on the Green Belt such that would cause harm to its openness and character.

Design and appearance (dwelling) – The topography of the land means that the dwelling is surrounded to the north by rising ground which naturally reduces its impact in the wider setting. Views from public land are restricted, to the east by existing forestation and from the east Epping New Road is in excess of 250 metres away. The scheme seeks to break the mass of the main elevations through varied building lines and eaves level detailing while using traditional materials. Officers consider the overall design approach to be acceptable and appropriate to the location and form of the development.

Stables and horse keeping – It is noted that the livery activity is well established. The current application proposes a new stable block in the same position as that previously approved, but in a much reduced form. The stable yard complex now proposes space for 10 horses instead of 17 and occupies only around a third of the area. The menage area is also around a third of the size of the previous scheme and is much closer to the building. A horse walking ring has been removed from the scheme. The proposals meet necessary welfare standards and represent an acceptable level of development for the continuation of the use. External lighting particularly to the manage has implications for the immediate neighbours at Dell House and a condition can be imposed to ensure this is maintained at an appropriate level if required (the existing use does not include such a facility with lighting)

Impact on neighbours – Properties most likely to be affected are Dell House and Oak Hall which share the site access, and objections from these residents are noted. The property at Dell House is physically the closest, located north west of the site. The house lies at its closest point 26 metres from its own site boundary and 54 metres from the proposed dwelling. The property has a boundary fence of over 2metres height along the whole of its eastern boundary and there is a large outbuilding abutting this boundary exceeding 17m in length with accommodation in the roof providing additional screening. Officers consider that views of the siting of the dwelling from this neighbour are limited and that the wider aspect across the open land to the south is largely unaffected by the proposals. Direct impact because of the separation distances is minimal.

The dwelling at Oak Hall lies north east of the application site. The dwelling is in excess of 100metres from the proposed house but significantly sits on much higher ground. The topographical survey accompanying the application indicates the difference to be around 8 metres, which officers have no reason to dispute from inspection of the site. As such, the proposed building has minimal impact on this property, both directly and in terms of the outlook across the wider open landscape.

Properties to the south are in excess of 200m away.

Landscape protection – The areas immediately around the existing buildings provide a poor quality landscape, much of the ground cover is scrubby, some areas have been used by vehicles, and there is general detritus particularly linked to the stabling activity. The proposals can only assist in improving the general landscape quality of the location. Tree surveys have identified the primary features, all of which can be retained, and conditions can ensure improvements including new tree planting in the vicinity of the buildings to improve screening over time and limit the extent of any managed domestic garden.

Contaminated land – The historic use of the site for stabling increases the likelihood of contaminants being present on the land. As a result, appropriate investigation and if necessary remediation is required.

Highways and parking – The proposal includes adequate parking for the dwelling in the form of garaging for four vehicles. Existing parking areas for the stables, which lie to the north are unaffected by the proposals and remains preferable to additional parking abutting the stable block. The Highway Authority is satisfied that the access to the road is satisfactory for the level of development proposed.

Conclusion:

Covenants have prevented the previously approved scheme being implemented, but the principles established by that extant permission remain applicable to the current development, principally that the land and buildings constitute previously developed land, that a new dwelling is therefore acceptable in principle and that the development alongside this of stabling for the established livery activity is appropriate.

Beyond this, the application should be considered on its merits. There is a net loss in built volume and footprint to the benefit of the Green Belt. The scale mass and form of the buildings do not adversely affect the character of the site or the wider Green Belt, particularly in the context of the two adjoining dwellings Oak Hall and Dell House. The overall design of the building is acceptable, providing variety to break up the overall mass.

The proposals have little impact on adjoining occupiers taking into account separation distances, existing screening (and opportunities for landscape enhancement) and the substantial changes in levels. The stabling proposals involve a low level activity which will have limited impact on the immediate surroundings, subject to adequate control of external lighting.

Officers conclude therefore that the proposals are 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

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Epping Forest District Council

Agenda Item Number 4



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Application Number:	EPF/2751/17
Site Name:	37 Loughton Way, Buckhurst Hill, IG9 6AS
Scale of Plot:	1/1250

Report Item No: 4

APPLICATION No:	EPF/2751/17
SITE ADDRESS:	37 Loughton Way Buckhurst Hill Essex IG9 6AS
PARISH:	Buckhurst Hill
WARD:	Buckhurst Hill East
APPLICANT:	Mr & Mrs Patel
DESCRIPTION OF PROPOSAL:	Erection of a first floor side and rear extension and loft conversion including 2 Juliet balconies.
RECOMMENDED DECISION:	Refuse Permission (Householder)

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=601016

REASON FOR REFUSAL

- 1 The proposed dormer windows, by virtue of their prominent siting, size and bulk would appear out of scale and poorly related to the size of the existing dwelling resulting in an over-dominant and incongruous feature on the roof. As a consequence, they would harm the appearance of the dwellings' roof and the pattern of roof form within this stretch of Loughton Way, which is also visible from public views within River Road. Furthermore, the proposed first floor rear extension, due to its size, bulk and flat roof design abutting the walls the proposed dormer windows, would appear over-dominant on the rear and side elevation of the dwelling.

For the reasons stated, the proposed dormer windows and first floor rear extension would fail to complement the appearance of the dwelling, causing significant harm to its appearance and the character and appearance of the locality. The proposal is therefore contrary to Chapter 7 of the NPPF and policies CP2 and DBE10 of the Local Plan and Alterations together with policy DM9 of the Submission Version Local Plan 2017.

This application is before this Committee since it has been 'called in' by Councillor Steve Neville (He cited the potential impact on neighbours as a result of the Juliet Balconies) (Pursuant to The Constitution, Part Three: Scheme of Delegation, Appendix 3).

Description of Site:

The application site comprises a semi detached house on the eastern side of Loughton Way. It adjoins number 39 which has its own flat roofed box dormer. Close to the southern boundary of the site is 35 Loughton Way, which has a single storey conservatory.

The site is designated as being within an urban area which is outside of a conservation area and is not listed.

Description of Proposal:

Permission is sought for the erection of a first floor side and rear extension and loft conversion including 2 Juliet balconies.

The first floor side extension measures 2.15m wide and runs the full depth of the property. It has a height of 7.45m to the ridge of its gable roof.

The rear extension measures a maximum 3.35m (minimum 2.4m) deep by 5m wide and 6.4m high to the ridge of its crown hipped roof.

Two dormers are proposed. The dormer over the existing roof measures 3.25m deep by 5.4m wide and 2.25m high to the flat roof.

The dormer over the proposed side extension measures 2.4m deep by 1.95m wide and 2.2m high to its flat roof.

Materials to match those of the application property.

Relevant History:

Planning permission was granted under reference EPF/0555/00 for a single storey side/rear extension.

Policies Applied:

Adopted Local Plan:

CP2	Protecting the quality of the rural and built environment
DBE9	Loss of Amenity
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.

Epping Forest District Local Plan (Submission Version) 2017:

The Epping Forest District Local Plan (Submission Version) 2017 has been approved for publication and is the Plan the Council intend to submit for independent examination. The policies in the Plan are considered to be up to date and accord with national policy and therefore should be given substantial weight in the consideration of planning applications, in accordance with the Council's decision on 14 December 2017 and paragraph 217 of the NPPF. The policies and the

Plans are supported by up to date and robust evidence – the evidence should also be treated as a material consideration. The relevant policies in the context of the proposed development are:

SP1	Presumption in favour of sustainable development
DM9	High quality design

Consultation Carried out and Representations Received

Parish Council: No objection.

5 neighbours were consulted and no responses were received.

Main Issues and Considerations:

The key considerations for the determination of this application are its impact on the character and appearance of the area and neighbouring residential amenity.

Character and appearance

The first floor side extension would be set in from the flank boundary by 750mm, a very similar distance to that at 35 Loughton Way, the detached neighbour. It would be set 500mm rear of the front wall and 200mm lower than the main ridge. That relationship ensures appropriate separation from 35 Loughton Way and a suitably subordinate relationship to the existing house. In terms of its detailed design the extension would complement the design of the existing house. The design of the side extension is therefore acceptable.

The proposed rear extension and dormer however do raise concerns. The flat roof of the first floor rear extension cuts into the walls of the already excessively large box dormers. These dormers also conceal the existing boundaries of the application roof.

The first floor rear extension has a width which is over three quarters of the length of the original house and has a flat roof that abuts the vertical walls of the dormers that the size of the rear extension is disproportionate to the house. The proposal therefore incongruously dominates the appearance of the existing rear elevation and roof of the property. This harm would also be visible from long public views of the site from River Road. On my site visit, I found there was no other first floor rear extension visible from the application site. The proposed additions to the rear therefore fail to complement the appearance of the application property and fail to preserve the distinctive local character of the area. The proposal is therefore contrary to chapter 7 of the NPPF and policy DBE10 of the Local Plan.

Impact on the living conditions of neighbouring properties.

The gap between the neighbour at number 35 at the proposal is 1.4m. Plan number 2017.024.PA: Proposed First Floor Plan indicates that the 45 degree angle for daylight will not be breached. This neighbour has its own conservatory extension at ground floor and is orientated south of the application site and therefore will not be affected by loss of light.

All side elevation windows are obscure glazed to a height of 1.7m ensuring they would not cause a loss of privacy.

The rear extension is 3m away from the property at 39 Loughton Way. It is therefore sufficiently distant from neighbouring residential properties to ensure that they will not suffer any excessive loss of light, outlook or privacy.

The Juliet Balconies will not cause an excessive additional loss of privacy to neighbouring dwellings over and above the existing windows on the property.

The proposal is therefore considered to comply with the requirements paragraph 17 of the NPPF and policy DBE9 of the Local Plan.

Conclusion

The NPPF requires that “permission should be refused for development of poor design that fails to take opportunities available for improving the character and quality of the area and the way it functions.

The proposal is not considered to comply with ‘good design’ principles on the grounds that:-

The over dominate scale and vertical emphasis of the proposed box dormers conceal the existing pitched roof profile of the application property and as a result undermines the prevailing pitched roofline of the street. This is then further exacerbated by the compromised first floor storey rear extension. Due to its disproportionate size, design and bulk in relation to the application property along with the inclusion of a large flat roof element results in a proposal which would fail to complement the appearance of the application building or preserve the character of the area.

The proposal therefore conflicts with National Planning Policy Framework which requires that only sustainable development should be approved without delay. The NPPF defines sustainable development as development which provides economic, social and environmental benefits. This proposal would not meet the environmental standards set by the NPPF in order to be deemed sustainable. Refusal is therefore recommended.

Way Forward

It is recommended that the dormer within the side extension be omitted, the rear dormer within the main roof be reduced to comply with permitted development standards and the first floor rear extension be omitted. Alternatively, the rear dormer and first floor rear extension may be significantly reduced in size in order to better complement the appearance of the application building and wider row of houses within which it is situated.

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: Sukhi Dhadwar
Direct Line Telephone Number: 01992 564597***

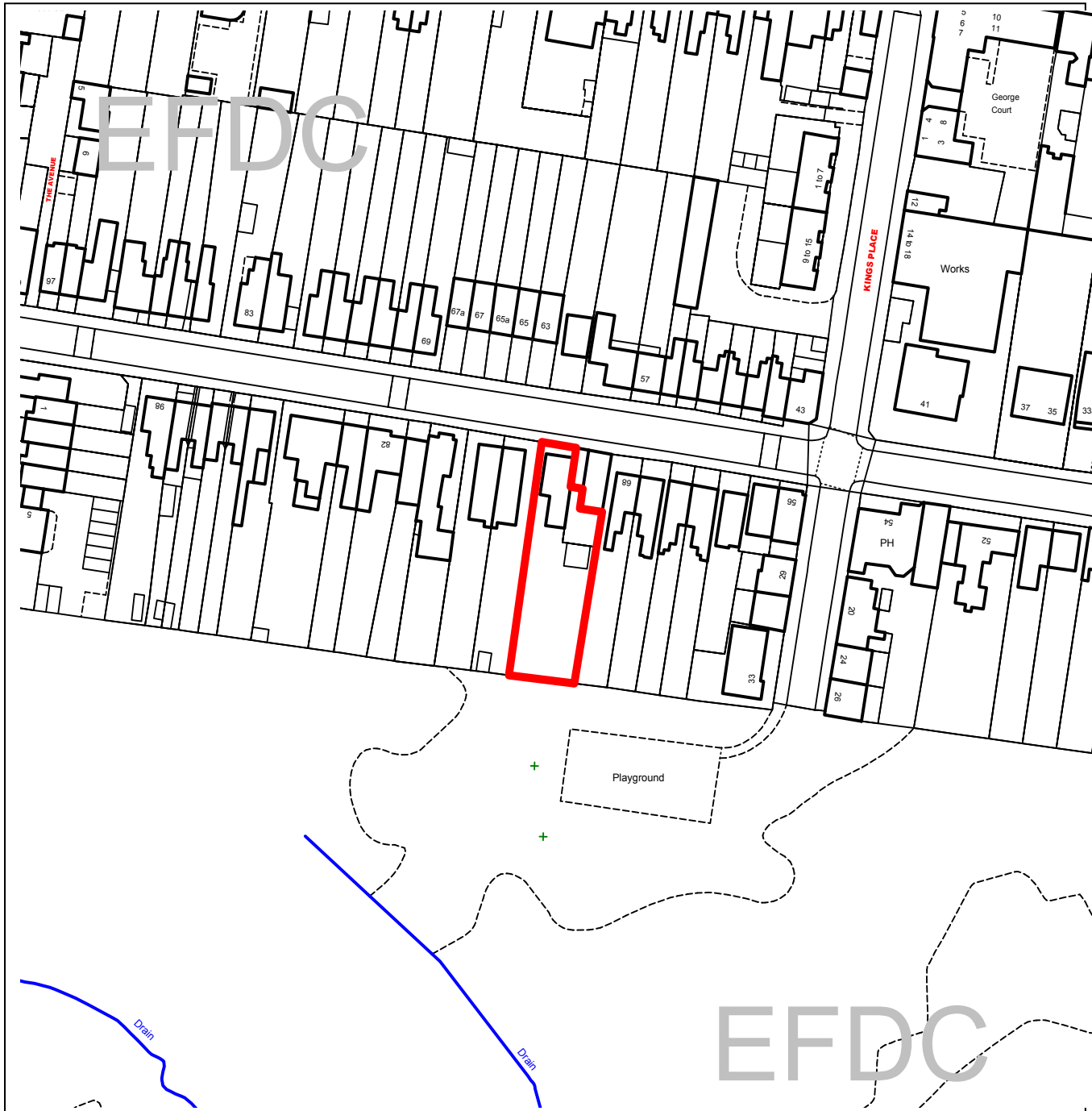
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Epping Forest District Council

Agenda Item Number 5



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Application Number:	EPF/2803/17
Site Name:	72 Princes Road, Buckhurst Hill, IG9 5DZ
Scale of Plot:	1/1250

Report Item No: 5

APPLICATION No:	EPF/2803/17
SITE ADDRESS:	72 Princes Road Buckhurst Hill Essex IG9 5DZ
PARISH:	Buckhurst Hill
WARD:	Buckhurst Hill West
APPLICANT:	Mr & Mrs Shelley
DESCRIPTION OF PROPOSAL:	To erect a first floor rear extension. To extend the existing ground floor by 2m.
RECOMMENDED DECISION:	Grant Permission (With Conditions)

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

http://planpub.eppingforestdc.gov.uk/NIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=601238

CONDITIONS

- 1 The development hereby permitted must be begun not later than the expiration of three years beginning with the date of this notice.
- 2 Prior to first occupation of the development hereby approved, the flanks of the proposed terrace rear of the first floor rear extension shall be enclosed by 1.8m high obscure glass as shown in drawing numbers 2017.026.PA-11, 12, 13 &14 (all Revision B). Thereafter the terrace shall be permanently enclosed in accordance with those details.
- 3 All construction/demolition works and ancillary operations, including vehicle movement on site which are audible at the boundary of noise sensitive premises, shall only take place between the hours of 07.30 to 18.30 Monday to Friday and 08.00 to 13.00 hours on Saturday, and at no time during Sundays and Public/Bank Holidays unless otherwise agreed in writing by the Local Planning Authority.

This application is before this Committee since the recommendation is for approval contrary to an objection from a local council which is material to the planning merits of the proposal (Pursuant to The Constitution, Part Three: Planning Services – Delegation of Council functions, Schedule 1, Appendix A.(g))

Description of Site:

The application site comprises of a two storey detached dwelling built on a narrow but particularly deep plot on Princes Road, Buckhurst Hill. Dwellings on this street are a mixture of terrace, semi-detached and detached houses with visible but significant alterations and extensions particularly to the rear at first floor and ground floor level. Houses on this street generally have a brick built/rendered finish but there is no uniformity in the style and character of houses along this extensive road. The application dwelling and neighbouring dwellings have small front gardens with no off street parking and very deep and generous rear gardens. Princes Road is part of the built up conurbation of Buckhurst Hill. The dwelling is not Listed nor is it within a Conservation area. The dwelling has been significantly extended previously particularly to the rear at first floor and ground floor level as well as at roof level via a rear dormer window. The application site comprises of one large dwelling (72 Princes Road) in place of three former dwellings i.e. 72 Princes Road and 70 and 70A Princes Road. Council naming and numbering records, site inspection and the plans submitted indicate this.

Description of Proposal:

Erection of a first floor rear extension and ground floor rear extension.

Amended plans submitted in the course of considering the application show a reduction in height and depth of first floor rear extension compared to the original submission and provision of an obscure glazed privacy screen to enclose a terrace previously contained within the extension.

Relevant History:

EPF/2804/17 Proposed 2m deep rear extension and proposed first floor rear extension to line up with ground floor proposal. WITHDRAWN 31-10-2017

EPF/2802/17 Erection of a first floor rear extension. WITHDRAWN 31-10-2017

EPF/1287/08 Single storey infill extension at rear of property. Approved and implemented

EPF/2427/02 Single storey infill extension joining existing kitchen to existing garden room incorporating downstairs WC. Approved

EPF/1336/80 Ground floor rear extension. Approved and implemented

EPF/0830/76 Erection of a bay window. Approved and implemented

Policies Applied:

Adopted Local Plan:

CP2	Protecting the quality of the rural and built environment
DBE9	Loss of Amenity
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.

Epping Forest District Local Plan (Submission Version) 2017:

The Epping Forest District Local Plan (Submission Version) 2017 has been approved for publication and is the Plan the Council intend to submit for independent examination. The policies in the Plan are considered to be up to date and accord with national policy and therefore should be given substantial weight in the consideration of planning applications in accordance with the Council's decision on 14 December 2017 and paragraph 217 of the NPPF. The policies and the Plan are supported by up to date and robust evidence – the evidence should also be treated as a material consideration. The relevant policies in the context of the proposed development are:

DM9 High Quality Design

Summary of Representations Received

4 Neighbours consulted:

74 PRINCES ROAD- OBJECTED to the proposal on the following grounds:

- No objection to ground floor extension (as long as the height is not higher than the existing ground floor)
- Extension at first floor would have a highly detrimental effect on at least four living area of their home which would stop receiving direct daylight coming through the windows.
- Due to the massing and scale of the proposed extension on first floor, the ground floor will be completely over-shadowed
- Loss of view and privacy from first floor addition
- Rooflights at first floor level will directly look into the first floor bedroom and bathroom as well as the middle lounge and dining room on the ground floor.
- Densities of the first floor extensions are unacceptably high by way over overdevelopment of site.
- Design is overbearing, out of scale and out of character.

BUCKHURST HILL PARISH COUNCIL- OBJECTION on the following grounds:

- Councillors were concerned that the orientation of the property in relation to Nr 74 had not been highlighted previously and the significant impact that the 1st floor extension presents in blocking natural daylight to Nr 74. Consequently, the Parish Council objects to the first floor rear extension for this reason. Any extension to the first floor MUST be stepped back so as not to restrict any further the levels of natural daylight.

Main Issues and Considerations:

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

Design

Proposed First Floor Rear Extension

The proposed pitch angle of the proposed extension would match the pitch of the dwellinghouse. The proposed extension would be visible through oblique views when viewed from the general streetscene but would not be overly prominent or dominant to justify refusal of planning approval. The size and scale of the proposal would appear subservient to the existing house. It is noted that larger proposals have been approved and implemented. Examples include first floor rear additions at 66 Princes Road approved and implemented as part of decision reference EPF/0720/78, 64

Princes Road approved and implemented as part of decision reference EPF/0274/13 and at 78 Princes Road, which was approved and implemented as part of decision reference EPF/1051/15. Aerial imagery of the street and site photos suggest that more dominant and bulky first floor rear additions have been implemented and such extensions are part of the character of the locality that comprises of Princes Road, Queens Road and Victoria Road. This proposal would extend alongside the existing first floor rear addition to this dwelling. It will not project beyond the depth of the existing first floor rear addition and would be considerably less prominent in terms in width and depth compared with similar developments approved and implemented in the immediate locality. It is therefore a more sympathetic addition to the application and would overall complement the design of the existing house.

Proposed Rear Terrace at First Floor

The proposed terrace to the first floor rear extension would appear smaller in depth than the existing terrace. Whilst it has an increased height compared with the existing terrace, this is due to the obscure glazed exterior of the proposed terrace. It would however appear less harsh and prominent compared with the existing terrace. This is due to the black metal railings of the existing terrace invoking a strong sense of enclosure compared with the soft appearance of the proposed glass balustrade which would enclose the proposed first floor.

Proposed Ground Floor Rear Extension

The proposed ground floor extension would appear modest in size, extending 2m deeper than existing ground floor addition and having a similar height to the existing ground floor extension. It would overall appear subservient to the existing house in terms of size and scale and would not be visible from the general street scene. It would not appear dissimilar to existing ground floor rear extensions in the locality and would complement the design of the existing house.

Proposed rooflights

The proposed rooflights would not overly dominate the roof plane of the existing house by reason of their, profile, siting and number. They would not be readily visible when viewed from the streetscene and would not adversely affect the character of the application dwelling. It is noted that the proposed rooflights would be considered permitted development in any case.

Proposed glazing to flank elevation of dwellinghouse

The proposed glazing to the flank elevation of dwellinghouse would appear significantly different in profile or number than existing. They would be visible through oblique views of dwellinghouse but not harmful to character of dwelling due to their profile, number and siting when compared to existing.

Living Conditions of neighbours

Proposed First Floor Rear Extension

The proposed first floor rear extension would not result in excessive harm to the living conditions of number 74 Princes Road. This is due to the depth, width and height of the proposal. The proposal would comply with the 45 degree rule and would therefore not result in an adverse impact on the rear habitable room windows of 74 Princes Road at both ground and first floor level.

The proposal would result in a loss of light to the flank windows of number 74 Princes Road. It is however noted that one of the first floor flank windows is a non habitable room i.e. bathroom window.

The middle top and bottom flank windows of number 74 are the primary windows for the habitable rooms they serve. They are not served by any other windows apart from the flank windows to this dwellinghouse. The rest of the windows to the flank elevation of this neighbouring dwellinghouse are considered to be secondary glazing as these rooms benefit from having front and rear windows serving them in addition to the flank windows. Whilst the proposed extension would result some loss of light to this dwellinghouse, due to a large proportion of the glazing to the flank elevation of this house being classed as secondary glazing, the impact of the proposed first floor rear extension would not be considered excessive to justify refusal of planning permission. The proposal would only result in a 0.8m increase height compared with the existing extension and would not extend beyond the width of the existing dwellinghouse. As such, the proposal would not result in excessive harm to the amenities enjoyed by the inhabitants of this neighbouring dwelling at number 74 Princes Road to justify refusal of planning permission.

Proposed Rear Terrace at First Floor

The proposed rear terrace at first floor would be obscure glazed resulting in less privacy amenity impact in terms of overlooking compared with existing balcony.

Proposed Ground Floor Rear Extension

The proposed height, scale and depth of the proposed ground floor rear extension as well as the considerable spacing with number 74 Princes Road results in the proposal causing no excessive harm to the living conditions of 74 Princes Road. The height of the proposal is similar to the existing ground floor addition and the depth of 2m is not considered to be overbearing in relation to neighbouring 74. The width of the proposed ground floor addition would remain same as existing, further limiting the amenity impact of the proposal on number 74 Princes Road.

Proposed rooflights

The proposed rooflights can be implemented under permitted development. The number proposed is not excessive and they will not result in overlooking due to their positioning. They will face directly into the sky and not into any habitable room windows or garden areas.

Proposed glazing to flank elevation of dwellinghouse

No more glazing than existing as such, no increased level of overlooking to 74 then existing. The glazing would be positioned in same place as the existing flank glazing.

Other Matters

No amenity impact on proposal on 70, 70a as these are part of the application site and are not separate dwellings. Moreover, height and depth of the proposal would not project beyond rear elevation of 70/70a Princes road. No impact on dwellings to the rear due to the distance of the proposal to dwellings to the rear of the site. No changes to the existing rear dormer are being proposed in terms of volume and appearance.

Conclusion:

The proposal by reason of its size and scale would not result in excessive harm to the amenities of neighbouring 74 Princes Road and would complement the design of the existing dwellinghouse. The proposal therefore complies with relevant planning policy and 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 564298***

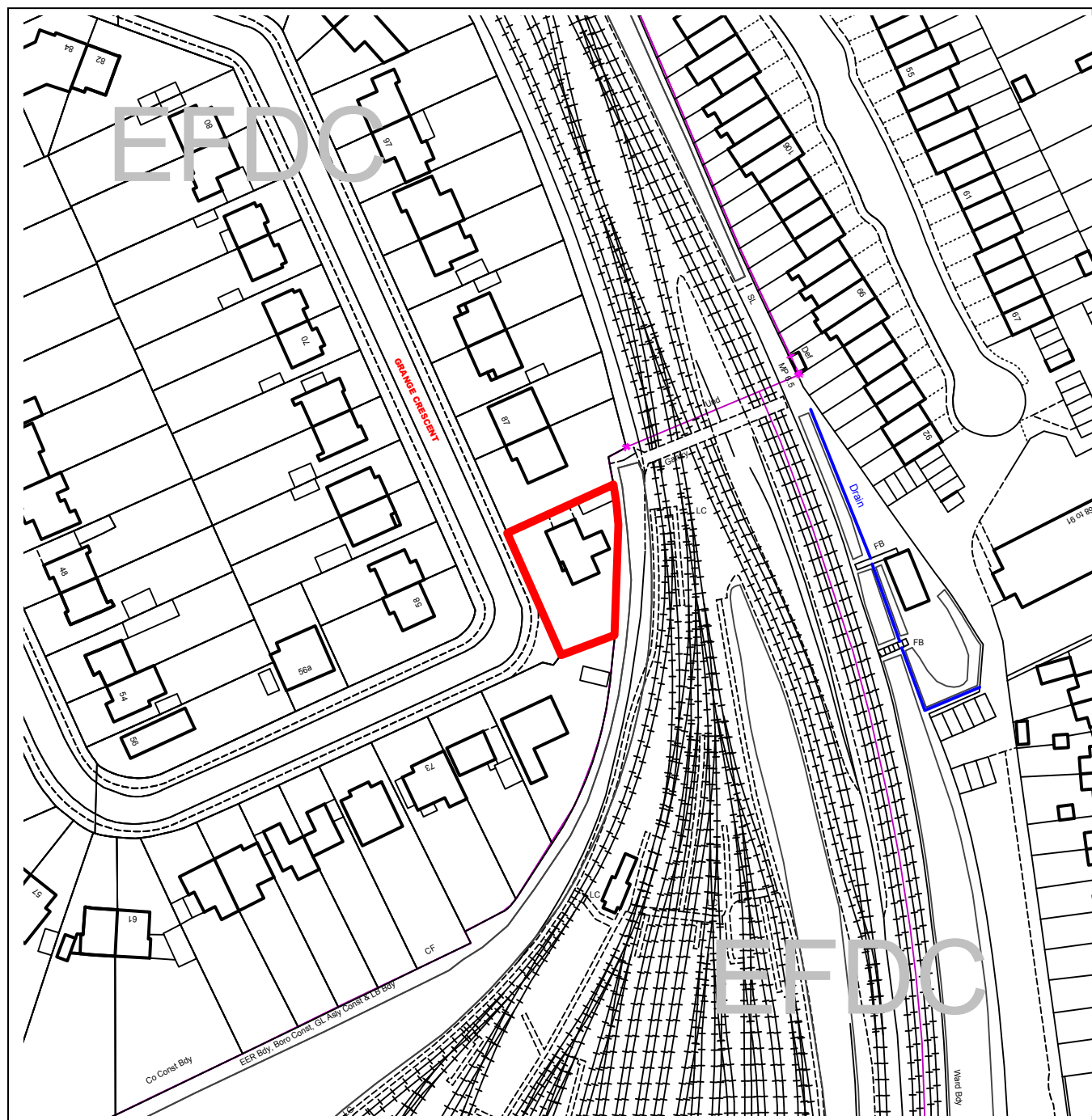
or if no direct contact can be made please email: contactplanning@eppingforestdc.gov.uk

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Epping Forest District Council

Agenda Item Number 6



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Application Number:	EPF/3133/17
Site Name:	83 Grange Crescent, Chigwell, IG7 5JD
Scale of Plot:	1/1250

Report Item No: 6

APPLICATION No:	EPF/3133/17
SITE ADDRESS:	83 Grange Crescent Chigwell Essex IG7 5JD
PARISH:	Chigwell
WARD:	Grange Hill
APPLICANT:	Mr Spencer Walshe
DESCRIPTION OF PROPOSAL:	Residential redevelopment to create 2 new 5 bed dwellings
RECOMMENDED DECISION:	Grant Permission (With Conditions)

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

http://planpub.eppingforestdc.gov.uk/NIM_websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=602558

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:
2222.1 A
2222.2 A
2222.3 A
2222.4
2222.5
Design and 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 Prior to first occupation of the development hereby approved, the proposed window openings in the northern flank elevations, to the en-suite facilities to bedroom 2, 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 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 window, roof light or other opening shall be installed in a side elevation above ground floor level without the prior written permission of the Local Planning Authority.
- 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 Gates shall not be erected on the vehicular access to the site without the prior written approval of the Local Planning Authority.
- 8 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.
- 9 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.
- 10 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]

- 11 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, 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 remediation scheme condition that follows]
- 12 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]
- 13 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.
- 14 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.

- 15 Both houses hereby permitted shall be constructed with double glazing to the fenestration to the rear elevations. Double glazed window units shall be installed and in place prior to first occupation of either house. The rear windows shall be retained as such unless the prior written consent of the local planning authority is given for any alteration.
- 16 The development hereby permitted shall not be commenced until detailed design and method statements (in consultation with London Underground) for demolition, all of the foundations, basement and ground floor structures, or for any other structures below ground level, including piling (temporary and permanent), have been submitted to and approved in writing by the local planning authority which:
- provide details on all structures
 - provide details on the use of tall plant/scaffolding
 - accommodate the location of the existing London Underground structures
 - demonstrate access to elevations of the building adjacent to the property boundary with London Underground can be undertaken without recourse to entering London Underground land
 - demonstrate that there would at no time be any potential security risk to London Underground railway, property or structures
 - accommodate ground movement arising from the construction thereof
 - mitigate the effects of noise and vibration arising from the adjoining operations within the structures
- The development shall thereafter be carried out in all respects in accordance with the approved design and method statements, and all structures and works comprised within the development hereby permitted which are required by the approved design statements in order to procure the matters mentioned in paragraphs of this condition shall be completed, in their entirety, before any part of the building hereby permitted is occupied.
- 17 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 that of a bungalow with hip roof, Critall type windows and wrap around corner window. Set within a wholly residential street. Site appears to have been vacant for some length of time.

The site is on eastern side of part of Grange Crescent. Ground levels rise to north, fall to south.

The site backs onto a railway. The site is set on the outside of a sharp bend in the road forming a right angle in the direction of the road.

Forms part of built up area of Grange Hill. Not listed or in a conservation area.

Description of Proposal:

Residential redevelopment to create 2 new 5 bed dwellings.

The two houses would be to the same design. The houses would have side hips to the roofs and a front bay with front hip.

Relevant History:

EPF/2082/17 - Residential redevelopment to create 2 x 4 bed dwellings. – Granted 25/09/2017

Policies Applied:

Adopted Local Plan:

CP2	Protecting the quality of the rural and built environment
H2A	Previously Developed Land
H3A	Housing Density
DBE1	Design of New Buildings
DBE2	Effect on Neighbouring Properties
DBE6	Car Parking in New Development
DBE8	Private Amenity Space
DBE9	Loss of Amenity
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.

Epping Forest District Local Plan (Submission Version) 2017:

The Epping Forest District Local Plan (Submission Version) 2017 has been approved for publication and is the Plan the Council intends to submit for independent examination. The policies in the Plan are considered to be up to date and accord with national policy and therefore should be given substantial weight in the consideration of planning applications in accordance with the Council's decision on 14 December 2017 and paragraph 217 of the NPPF. The policies and the Plan are supported by up to date and robust evidence – the evidence should also be treated as a material consideration. The relevant policies in the context of the proposed development are:

SP1	Presumption in Favour of Sustainable Development
SP2	Spatial Development Strategy 2011-2033
SP3	Place Shaping
DM9	High Quality Design
DM10	Housing Design and Quality

Consultation Carried Out and Summary of Representations Received

Number of neighbours consulted: 9

Site notice posted: No, not required

Responses received: No response received from neighbours.

CHIGWELL PARISH COUNCIL: The Council OBJECTS to this application because it would be an over-development of the site.

Main Issues and Considerations:

The site is located on previously developed land within a settlement. The proposal is for residential development in a residential area.

The proposal is essentially the same as one recently granted planning permission, EPF/2082/17.

The changes from the previously approved design are a 1.4m increase in the ridge height of the roof enabling a rear dormer that would serve a fifth bedroom within the roof. Modifications have been made to the internal layout leading to minor changes to positions of windows. It is now proposed to put the entrance door to each house on the side of the front bay rather than facing the street.

The maximum height of the roofs of the houses, to the side to side ridge, is now proposed to be 8.6m (eaves height would be 5.0m). The maximum height was previously to have been 7.2m.

With regard to streetscene the proposal is considered acceptable. The houses would be forward of a front building line formed by houses to the north. However, this arrangement would happen at a part of the street where the road changes direction. The proposed arrangement would form a transition between a straight line to the north and another straight line set at a right angle. The openness of the site as a whole now is a marked contrast with the rest of the street. The existing single storey form of the dwelling is almost an exception in the street. There is a semi-detached pair of bungalows around the bend at 79 and 77. There is then a house at 75. To the other side of the site is a pair of semi-detached houses, 85 and 87. The townscape is characterised by houses of a scale of and at the about the density of that of the proposal. The comment of the Parish Council that the proposal represents over-development is noted but not supported. The appearance of the proposal would be a natural response to the setting of the site. Parking would take up a sizeable proportion of space between houses and front boundary but areas for front garden treatments would also form the design. It is considered that car parking would not dominate the appearance of the development.

The proposal would make more efficient use of previously developed land.

One of the proposed houses would be orientated to the south of a house at no. 85. However, this house has main windows front and back and is sufficiently isolated such that no material adverse impact would occur. The proposal would safeguard the living conditions of neighbours.

The highway authority has been consulted. There is no objection to the vehicular accesses.

Each house would have two car parking spaces and the development is within a sustainable location.

Plot 1 would have some 126 sq m private amenity space. Plot 2 would have some 108 sq m private amenity space. Both accord with policy.

Both houses would offer a good degree of amenity to future occupiers.

London Underground has no objection in principle subject to condition to the effect that construction could take place with no adverse impact to the railway and that there be mitigation of noise and vibration from the railway. It is considered by officers that another condition to require double glazing of rear windows would be sufficient to meet this matter. Future occupants would be aware of the railway and almost certainly accept some railway noise in exchange for the benefit of access to the central line.

Conclusion:

The main difference between this proposal and that previously approved is an increase in roof height. The additional height does not result in excessive bulk and is not so great that the houses would appear over-dominant in the street. As is demonstrated in the street scene elevation drawings, the houses would appear in proportion to the scale and height of neighbouring two-storey houses and spacing between neighbouring houses as well as within the development would also be consistent with the character and appearance of the locality. The provision of an additional bedroom in the dwellings does not result in an over intensive use of the site since private amenity space and off-street parking is provided in accordance with adopted requirements while preserving the quality appearance of the approved proposal. Accordingly, it is concluded the proposal complies with relevant planning policy and 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