

AREA PLANS SUB-COMMITTEE SOUTH

21 March 2018

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Application Number:	EPF/1012/17
Site Name:	12A Alderton Close, Loughton, Essex, IG10 3HQ
Scale of Plot:	1/1250

Report Item No: 1

APPLICATION No:	EPF/1012/17
SITE ADDRESS:	12A Alderton Close Loughton Essex IG10 3HQ
PARISH:	Loughton
WARD:	Loughton Alderton Loughton St Marys
APPLICANT:	Ms Ramanjit Hare
DESCRIPTION OF PROPOSAL:	Residential redevelopment to provide 4 x 3 bed houses.
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=593597

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: 2049 / 1E, 2B, 3B, 4B, 5B and 6E, and OS.1379-17.1 Rev A and 17.2 Rev A
- 3 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.
- 4 No development shall take place until details of levels have been submitted to and approved by the Local Planning Authority showing cross-sections and elevations of the levels of the site prior to development and the proposed levels of all ground floor slabs of buildings, roadways and accessways and landscaped areas. The development shall be carried out in accordance with those approved details.

- 5 No construction works above ground level shall take place until documentary and photographic details of the types and colours of the external finishes have been submitted to and approved by the Local Planning Authority, in writing. The development shall be implemented in accordance with such approved details.
- 6 Prior to the commencement of development other than groundworks, details of external lighting to be installed within the development shall be submitted to and approved by the Local planning Authority. No other external lighting not included in the approved scheme shall be installed within the site without further consent from the Local planning Authority.
- 7 Prior to the commencement of development other than ground works, details of the bin area shown on the approved plan shall be submitted to and approved by the Local Planning Authority. The works as agreed shall be fully implemented and available for use prior to first occupation of the dwellings.
- 8 Prior to the commencement of development other than groundworks, details of traffic calming measures within the access road 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 dwellings.
- 9 Upon commencement of the development, the existing gates and piers, and the electrical intake housing within the access shall be removed. No replacement shall be constructed without details being submitted to and approved by the Local Planning Authority being installation is commenced.
- 10 No development, including works of demolition or site clearance, shall take place until a Tree Protection Plan Arboricultural Method Statement and site monitoring schedule in accordance with BS:5837:2012 (Trees in relation to design, demolition and construction - recommendations) has been fully implemented in accordance with the details shown on Open Spaces drawing number OS 1379-17.1 Rev A,. The development shall be carried out only in accordance with the approved documents unless the Local Planning Authority gives its written consent to any variation.
- 11 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.
- 12 All construction/demolition works and ancillary operations, including vehicle movement on site which are audible at the boundary of noise sensitive premises, shall only take place between the hours of 07.30 to 18.30 Monday to Friday and 08.00 to 13.00 hours on Saturday, and at no time during Sundays and Public/Bank Holidays unless otherwise agreed in writing by the Local Planning Authority.

- 13 Hard and soft landscaping shall be implemented as shown on Open Spaces drawing number OS 1379-17.2 dated 15/11/2017; and the accompanying planting schedule unless the Local Planning Authority gives its prior written approval to any alterations. All such works shall be fully implemented within the first planting season following substantial completion of building operations.
- 14 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.
- 15 The glazed panel in the side door and side window in Unit 1 as indicated on the approved plans shall be fixed shut and finished in obscure glazing and shall be thereafter permanently retained in that form.
- 16 Prior to the first occupation of the development the vehicle parking and turning areas as indicated on the approved plans shall be provided, hard surfaced, sealed and marked out. The parking and turning areas shall be retained in perpetuity for their intended purpose.
- 17 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, B., C and E (other than a single structure not exceeding 10 sq.m) of Part 1 of Schedule 2 to the Order shall be undertaken without the prior written permission of 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. In addition, the application is for a type of development that cannot be determined by Officers if more than two objections material to the planning merits of the proposal to be approved are received (Pursuant to The Constitution, Part Three: Scheme of Delegation, Appendix 3)

Description of Site:

The application relates to a site of around 0.15ha comprising a single dwelling house. Access to the site is from the western end of Alderton Close, directly off the turning head thereto via a private access around 25.6m long and narrowing from around 4m width at the frontage to around 3.7m at the point the site widens out and extends to the south, immediately behind the gardens of 10 – 12 Alderton Close: two preserved trees are located in a verge on the north side of this access.. The existing house is two storeys with a single storey attached garage to the north side.

The site is surrounded by residential properties; to the north are larger detached houses in Alderton Hill, gardens of which extend along the western site boundary, and to the south by houses in The Lindens. Properties in Alderton Close comprise a mix of terraced and semi-detached two storey dwellings. Ground levels fall from north to south.

Description of Proposal:

The application, which has been amended, now proposes redevelopment of the site to provide 4 x 3 bedroom houses in two semi-detached pairs. Each pair has a hipped roof and a part single, part two storey rear projecting element with a reduced height roof. The buildings are set 4.5m from the eastern side boundary and 2m from the west side. A small elevated terrace is indicated on the rear with steps down to the garden, the terrace lies around 14 metres from the rear boundary and all dwellings have private gardens.

On the site frontage, provision is made for nine parking spaces, one visitor space of the width for a disabled drivers bay and the others each of 5.5m x 2.9m. turning areas are to required standards. A bin refuge is located immediately adjacent to the access, abutting the boundary with 12 Alderton Close, indicated as a collection day refuge only.

Relevant History:

- EPF/0421/05 Outline application for erection of a detached two storey dwelling. (Revised application). Permission was refused on grounds of the cramped nature, impact on neighbours, suitability of access and impact on preserved trees adjoining. An appeal against this decision was dismissed.
- EPF/0765/07 Part single storey, part two storey extensions on three sides including conservatory. Permission was refused but subsequently granted on appeal, but the permission was not implemented and has now lapsed

Policies Applied:

Adopted Local Plan:

CP1	Achieving sustainable development objectives
CP2	Quality of Rural and Built Environment
CP7	Urban form and quality
H3A	Housing Density
DBE1	Design of new buildings
DBE2	Effect on neighbouring properties
DBE3	Design in urban areas
DBE8	Private amenity space
DBE9	Loss of Amenity
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.

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
SP2	Spatial Development Strategy
SP7	Natural Environment, Landscape Character and Green Infrastructure
T1	Sustainable Transport Choices
DM9	High Quality Design
DM10	Housing Design and Quality

Consultation Carried Out and Summary of Representations Received

Number of neighbours consulted: 29

Responses received: Residents were consulted twice, first on the original application for 5 dwellings and again on the revised scheme now before Members for 4 dwellings. Objections were received from 12 properties, many of whom commented on both schemes, comprising nos. 1, 6, 8, 9, 11, 12 and 14 ALDERTON CLOSE, 57 and 61 ALDERTON HILL and 6, 7 and 8 THE LINDENS. In addition, a petition signed by 36 names from 21 properties in the same roads (including all but one of the above) was submitted in the first consultation. The LOUGHTON RESIDENTS ASSOCIATION PLANS GROUP (LRA) have also objected to both schemes.

Residents raise a range of issues:

- Parking and highway issues – comments are made in respect of the level of parking required for the development and the implications for overspill parking onto the road, the suitability of the access into the site for all vehicles including service vehicles, the use of the access as shared surface, the adequacy of sight lines at the entrance, and general impacts of increased vehicle activity, specifically pedestrian and child safety and air quality.
- Intensity and form of development – a number of comments consider the proposals to be over-intensive and cramped, out of character with the prevailing built form. Comments are made as to design quality and describe the proposals as 'garden grabbing'.
- Impact on residential amenity – general concerns around the increase in noise and general activity and from increased vehicle movements in the access road, Residents in The Lindens in particular raise concerns at the visual impact of the buildings, particularly as the development will sit on higher ground, overlooking and loss of privacy. The immediate neighbour at 12 Alderton Close raises specific concerns in respect of the siting of the refuse store which abuts their swimming pool and terrace, , impact from side windows in the revised application and security concerns over the sideways abutting the boundary.
- Impact from increased hard surfacing and resultant surface water run-off, a resident in The Lindens refers specifically to issues around existing water run off from the site.
- Refuse and waste collection – residents note that the collection vehicles would not access

the site and bins would have to be left on the road. There is concern at the impact visually and as a further safety hazard.

- Impact on preserved trees – there are preserved trees immediately abutting the northern site boundary.
- Reference is made in several responses to the appeal decisions on previous applications, particularly the 2005 refusal for a new dwelling.
- Other matters not strictly part of the planning considerations have been raised in relation the adequacy of local drainage, sewage and water supply infrastructure, access for emergency vehicles, ground stability issues on a sloping site and disturbance during construction,

The LRA (PLANS GROUP) comments cover a number of the same areas, specifically that the proposal is a 'significant overdevelopment', it would be cramped and out of character with the surroundings, it would adversely affect adjoining properties and the vehicle access is unsuitable for the proposed level of use. The LRA do request in the event the application is approved, conditions relating to landscaping, hours of work and provision of wheel washing.

The applicant has submitted four letters purported to be from occupiers of OAK LODGE and BIRCH HOUSE 59 ALDERTON HILL, 3 ALDERTON CLOSE and 9 THE LINDENS supporting the application. It is noted that the application shows the Alderton Hill properties being in the applicants ownership, and a resident at 9 The Lindens has also signed the petition objecting.

LOUGHTON TOWN COUNCIL: Objection

In response to the amended scheme the Town Council comments:

The Committee, whilst taking into consideration the reduction in the number of proposed dwellings, OBJECTED to this amended application, reiterating its original comments which were:

This proposal was considered garden grabbing and therefore contrary to National Planning Policies.

Members drew the Planning Authority's attention to the reasons cited for the refusal of the previous application for this location, EPF/0421/05. These stated that "the proposed vehicle access is of inadequate width to enable vehicles to pass and it is therefore unsuitable to serve two dwellings". The new proposal for 4 x 3-bedroomed dwellings would bring such an increase in vehicle movements as to constitute a danger to highway safety.

The proposal would also have a detrimental impact on the neighbouring properties in Alderton Close and The Lindens contrary to Policy DBE2 of Epping Forest District Council's adopted Local Plan & Alterations.

Main Issues and Considerations:

In policy terms, the redevelopment of a site within the existing built up area to provide new dwellings is acceptable in principle and the application should be considered in terms of the quantum of development and the impact thereof. Officers attach little weight to the previously refused application for an additional dwelling which was materially different to the current proposals and determined before the introduction of the NPPF in particular.

In terms of the quantum of development, Officers note several representations on this issue. The revised proposal at four dwellings includes a fully compliant parking scheme and generous garden areas, all in excess of 100 sq.m. While housing density is a less reliable measure on smaller sites,

the proposal produces an overall density of 27 dwellings per hectare which in the context of policy H3A of the existing local plan would be considered low.

Properties in The Lindens would be most likely to be directly affected in amenity terms, being located immediately to the rear with the ground falling towards these properties. Any impact will however be visual as the existing properties lie to the south. New dwellings are a minimum of 15 metres from the boundary with the first floor set a further 2 metres back. Rear gardens to houses in The Lindens at this point are a minimum of 10 metres deep. Thus, while the new dwellings will have a greater visual impact compared to the existing, this is not considered to be unduly oppressive in the local context.

Immediate neighbours in Alderton Close are set at an oblique angle to the east such that direct impact is minimal. The immediate neighbour at no. 112 has raised specific issues. Openings in the side of the eastern most dwelling are at ground floor and comprise a utility room door and secondary lounge window. Notwithstanding proposals for screening and the existing fencing, these can be conditioned to be obscure glazed and non-opening. The rear garden will be secured by a fence and gate, as is the case at present. The bin stand area abutting the boundary can be conditioned to ensure it is covered and as this is intended as a collection point only, limited harm would be anticipated.

Properties in Alderton Hill lie on higher ground and have rear gardens of a minimum 30m depth, thus no material harm results.

Objectors raise a number of issues in terms of parking, vehicular activity and access. On the parking issue, it should be noted that the scheme complies fully with adopted parking standards, providing two spaces per dwelling to the required size, a visitor space to disabled bay width, a central turning space in excess of 6m square and manoeuvring space exceeding 6m depth from all bays. The site access narrows from around 4metres at the road entrance to around 3.7m at its narrowest point which complies with the minimum requirements for emergency vehicles under Building regulations.

The Highway Authority have not objected to the application and regard both the level of activity and the means of access to the site to be acceptable on highway grounds, commenting specifically *"the proposal has sufficient parking and turning well clear of the highway and the accessway has good visibility along its length to be able to see vehicles entering or exiting"*. Officers support this view; the acceptable industry model suggests that a development of this nature would generate an average of no more than 2 vehicle movements per hour which cannot be considered intrusive or a hazard in the broader context. Concerns in respect of sight lines for vehicles exiting the site and the use of the access as a shared surface are noted, particularly due to existing fencing and landscaping around the entrance, but these can be adequately addressed by a condition requiring a speed table or similar to be introduced into the access.

Comments in respect of the impact on the two preserved trees abutting the access road are noted. A detailed landscaping and tree protection scheme has now been submitted with the application following initial concerns over the future of these trees. There are no proposals to increase the existing hard surface in the access road, which could not in any event be done without works to the trees, and the landscaping proposals enhance the soft landscaping along the remainder of the verge, safeguarding the trees and their immediate setting. Matters such as surface water run off from hard surfaces can be controlled by conditions and other infrastructure concerns are matters for Building Regulations.

Conclusion:

Notwithstanding the increase in the number of dwellings on the site, the proposal for four dwellings still represents a low density development of the site. As such it is difficult to argue that the

development is inappropriate to the location in terms of the overall level of activity that will be generated both within the site and in the surrounding area, including any vehicular activity.

In terms of direct impact, properties directly facing the buildings have adequate separation to mitigate concerns in respect of direct overlooking, landscaping enhancement can further increase the degree of screening in the future. In all other regards, the siting of buildings is designed to minimise direct impact.

The Highway Authority is satisfied with the fully policy compliant parking scheme and the means of access thereto. A condition to introduce traffic calming into the access road is included as further reassurance to local residents.

Having regard to all material considerations therefore, officers consider the proposals represent an acceptable level of development in this location.

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***

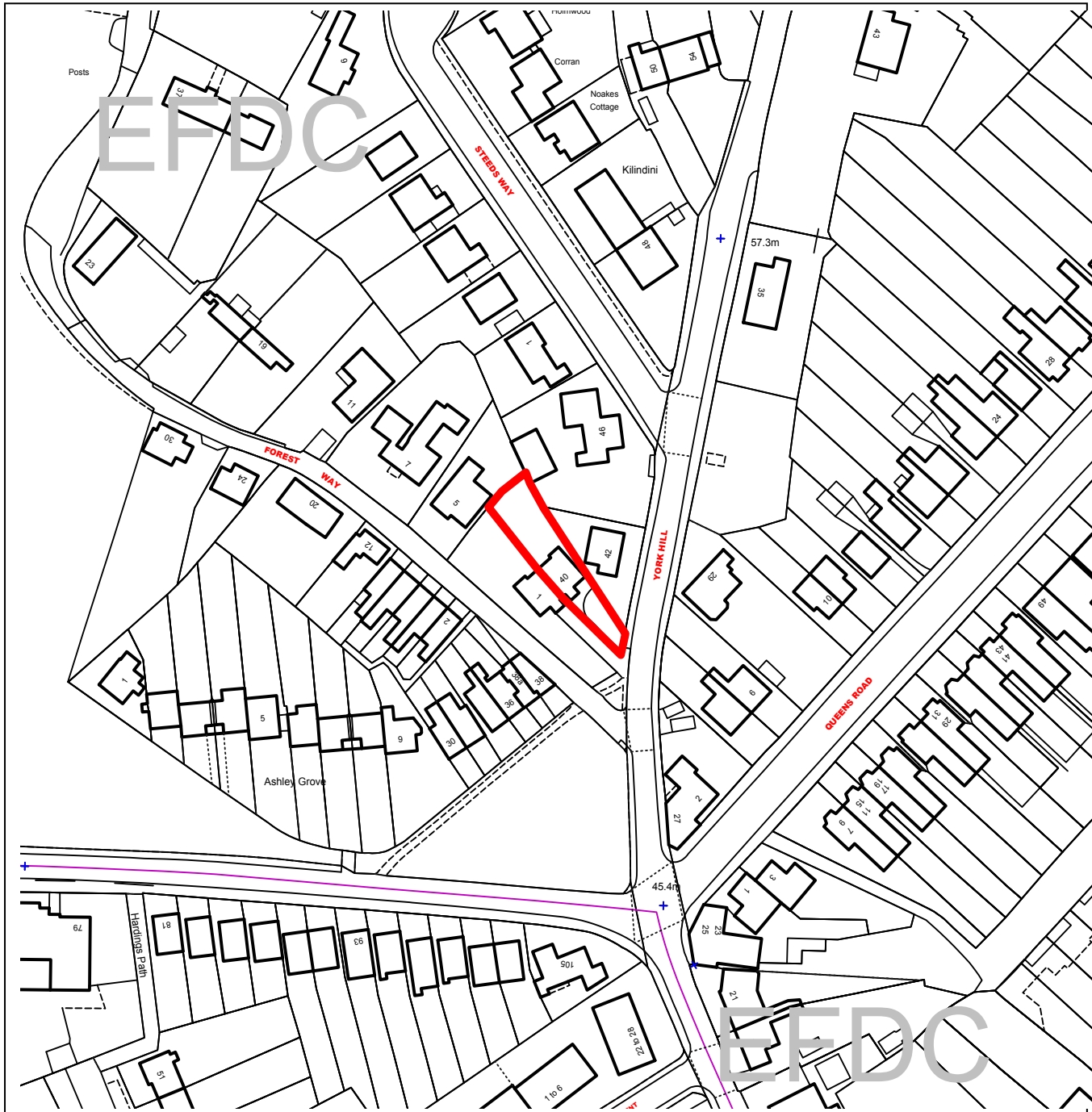
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Epping Forest District Council

Agenda Item Number 2



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Application Number:	EPF/2625/17
Site Name:	40 York Hill, Loughton, IG10 1HU
Scale of Plot:	1/1250

Report Item No: 2

APPLICATION No:	EPF/2625/17
SITE ADDRESS:	40 York Hill Loughton Essex IG10 1HU
PARISH:	Loughton
WARD:	Loughton St Johns
APPLICANT:	Mr James Few
DESCRIPTION OF PROPOSAL:	Loft conversion with front and rear dormer windows (Revised application to EPF/1470/17)
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=600375

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 development shall have taken place until samples of the types and colours of the external finishes have been submitted to and approved by the Local Planning Authority in writing prior to the commencement of the development. The development shall be implemented in accordance with such approved details. For the purposes of this condition, the samples shall only be made available for inspection by the Local Planning Authority at the planning application site itself.
- 3 All construction/demolition works and ancillary operations, including vehicle movement on site which are audible at the boundary of noise sensitive premises, shall only take place between the hours of 07.30 to 18.30 Monday to Friday and 08.00 to 13.00 hours on Saturday, and at no time during Sundays and Public/Bank Holidays unless otherwise agreed in writing by the Local Planning Authority.

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

Description of site

The application site is located on York Hill, a conservation area within Loughton. The existing building is part of a pair of early 20th century semi detached dwellings. The site slopes steeply upwards to the north. The rear of the property faces the flank elevation of no. 5 Forest Way. The neighbouring properties are of a mix of Victorian designs, a number of which feature front and rear dormer windows.

Description of proposal

The proposed development is for flat roofed front and rear dormer windows. The proposed front dormer window is some 1.8m wide by 1.3m high and 2m deep. The proposed rear dormer window is some 2m wide by 1.3m high and 2m deep. The proposed dormer windows are set some 0.8m above the eaves level and 0.8m down from the ridge. Both dormer windows are set some 2 metres in from the hipped edge of the roof. Whilst specific material finishes have not been submitted, this can be required via condition.

Relevant history

EPF/1470/17 – Hip to Gable roof extension with rear box dormer - Refused

Policies applied

CP7- Quality of development
CP2 – Protecting the Quality of the Rural and Built Environment
DBE10 – Design of Residential Extensions
DBE9 – Impact on amenity
HC6 – Character, Appearance and Setting of Conservation Areas
HC7 – Development within Conservation Areas

The National Planning Policy Framework (NPPF) has been adopted as national policy since March 2012. Paragraph 214 states that due weight should be given to the relevant policies in existing plans according to the 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:

DM7 – Heritage Assets
DM9 - High Quality Design

Consultation carried out and summary of representations received

4 Neighbours consulted – 1 Objection received – 42 YORK HILL – summarised as:

Impact on visual amenity
Will cause overlooking and a loss of privacy
Overbearing
Detract from the character of the conservation area

LOUGHTON TOWN COUNCIL – Object – Detrimental impact on the street scene and will cause a loss of amenity to the neighbouring property at 42 York Hill.

Issues and considerations

The main issues to consider are the potential impacts on the living conditions of the neighbours and its design in relation to the character and appearance of the conservation area.

Design and Impact on the Character of the Conservation Area

The proposal has been significantly revised from the first consultation in order to remove the side facing dormer window and introduce smaller front and rear dormer windows, following comments received from the Council's Conservation team.

No.40 York Hill stands within the York Hill Conservation Area. The building forms with No.1 Forest Way a pair of semi-detached houses erected in the first half of the 20th century. The pair features symmetrical red brick elevations with a clay tiled hipped roof. The symmetry and the consistency within the composition contribute strongly to their appearance. No.1 was later enlarged with the erection of a side extension at two storeys.

The proposal will introduce flat roofed rear and front dormer windows. The proposed dormer windows are of an appropriate scale and are a subordinate addition to the roof, set appropriately in the roof space and well off the sides, ridge and eaves of the roof. The front dormer window clearly takes into account the composition of the window immediately below it as it is line with and no wider than it. The dormer window design is considered in keeping with the original dwelling and relates to the windows of the house in proportion, detailing and position. On that basis it is concluded the proposal preserves the special character and appearance of the conservation area.

A material consideration of moderate weight that weighs in favour of the proposal is an appeal decision to allow a pair of front dormer windows to 67 York Hill, ref EPF/1935/11, APP/J1535/D/12/2168000, dated February 2012. In arriving at the decision the Inspector found there were a variety of roof forms in the Conservation Area and concluded appropriately designed dormers would not necessarily appear out of place within it.

Living conditions of the neighbours

The proposed development would have no a significant impact on the visual amenity of the locality or the amenities of neighbouring properties. The original proposal included a side facing dormer which could have facilitated some overlooking of no. 42 York Hill if not obscure glazed, however, the current proposal has removed any side facing elements and will not allow any overlooking of neighbouring properties due to the size, levels and orientation of the host dwelling. Due to the limited scale of the dormer windows no significant sense of overbearing would be created by the proposal.

Conclusion

In light of the above assessment it is recommended that planning permission is granted as the proposed development would not have any significant impact on the amenities of neighbouring properties and would preserve character and appearance of the conservation area.

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: Corey Isolda

Direct Line Telephone Number: 01992 564380

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 3



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Application Number:	EPF/2984/17
Site Name:	26 Murtwell Drive, Chigwell, IG7 5ED
Scale of Plot:	1/1250

Report Item No: 3

APPLICATION No:	EPF/2984/17
SITE ADDRESS:	26 Murtwell Drive Chigwell Essex IG7 5ED
PARISH:	Chigwell
WARD:	Grange Hill
APPLICANT:	Mr Mohsin Ali-Khan
DESCRIPTION OF PROPOSAL:	Single storey rear extension in addition to scheme approved under planning permission reference EPF/2809/16.
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=601973

CONDITIONS

- 1 The development hereby permitted must be begun not later than the expiration of three years beginning with the date of this notice.
- 2 Materials to be used for the external finishes of the proposed development shall match those of the existing building, unless otherwise agreed in writing by the Local Planning Authority.
- 3 All construction/demolition works and ancillary operations, including vehicle movement on site which are audible at the boundary of noise sensitive premises, shall only take place between the hours of 07.30 to 18.30 Monday to Friday and 08.00 to 13.00 hours on Saturday, and at no time during Sundays and Public/Bank Holidays unless otherwise agreed in writing by the Local Planning Authority.

This application is before this Committee because the recommendation for approval is 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 directorate – scheme of delegation, appendix3).

Description of Site:

A two storey semi detached house in a road of similar properties. The house is not listed nor does it lie in a conservation area.

Description of Proposal:

Single storey extension in addition to scheme approved under EPF/2809/16

Relevant History:

EPF/2925/15 – approval for part one and part 2 storey side extension and loft conversion including dormer windows

EPF/2809/16 was an approval of a ground floor rear addition as an addition to the previous approval EPF/2925/15 - for a part one and part 2 storey side extension and loft conversion including dormer windows

Policies Applied:

Adopted Local Plan:

DBE9 – Loss of amenity.

DBE910 – Residential extensions

NPPF:

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

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DM9 - High Quality Design

Summary of Representations:

CHIGWELL PARISH COUNCIL – The Council objects because the proposed extension would create a 'tunnel' effect which would cause an unacceptable loss of daylight to the property at 27, Murtwell Drive.

NEIGHBOURS – 7 properties consulted and no replies received.

Issues and Considerations:

EPF/2809/16 gave approval for an additional ground floor rear extension across some two thirds of the width of the plot. The current application seeks approval to build in the remaining one third of the plot width – extending the approved rear extension sideways so it adjoins the side boundary with no.27. The total depth of the ground floor extensions to the house will be some 5.8m from the original main rear wall of the property.

No.27 has a 3m rear extension although this extension does not extend across that part of its rear elevation close to no. 26. This does mean that the proposed rear extension will result in a 5.8m depth extension adjoining the side boundary with no.27 and this depth could result in an enclosing tunnel effect as raised by the Parish Council. However no.27 has a utility room (and not a habitable room) in its rear elevation closest to no.26 - which is lit by a narrow 'slit' form of window and a door. In addition the section of patio immediately outside this door is enclosed by the adjoining flank wall of the ground floor rear addition to no.27, and therefore has less 'value' than the main more rearward section of patio. For these reasons the proposal will not have a significant adverse effect on the light and outlook of no.27, and it is also noted that objections have not been received from no.27. Finally, the rear of most of these semi detached houses have been significantly extended, and nos. 29 and 30 for instance have already been extended to the same line as the proposed extension.

This rear ground floor extension will not be viewed from the road, and its flat roof design will be acceptable in a discreet position.

Conclusion:

For the reasons outlined above this proposal complies with policies DBE9 and DBE10, and it is recommended that conditional planning permission be granted.

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

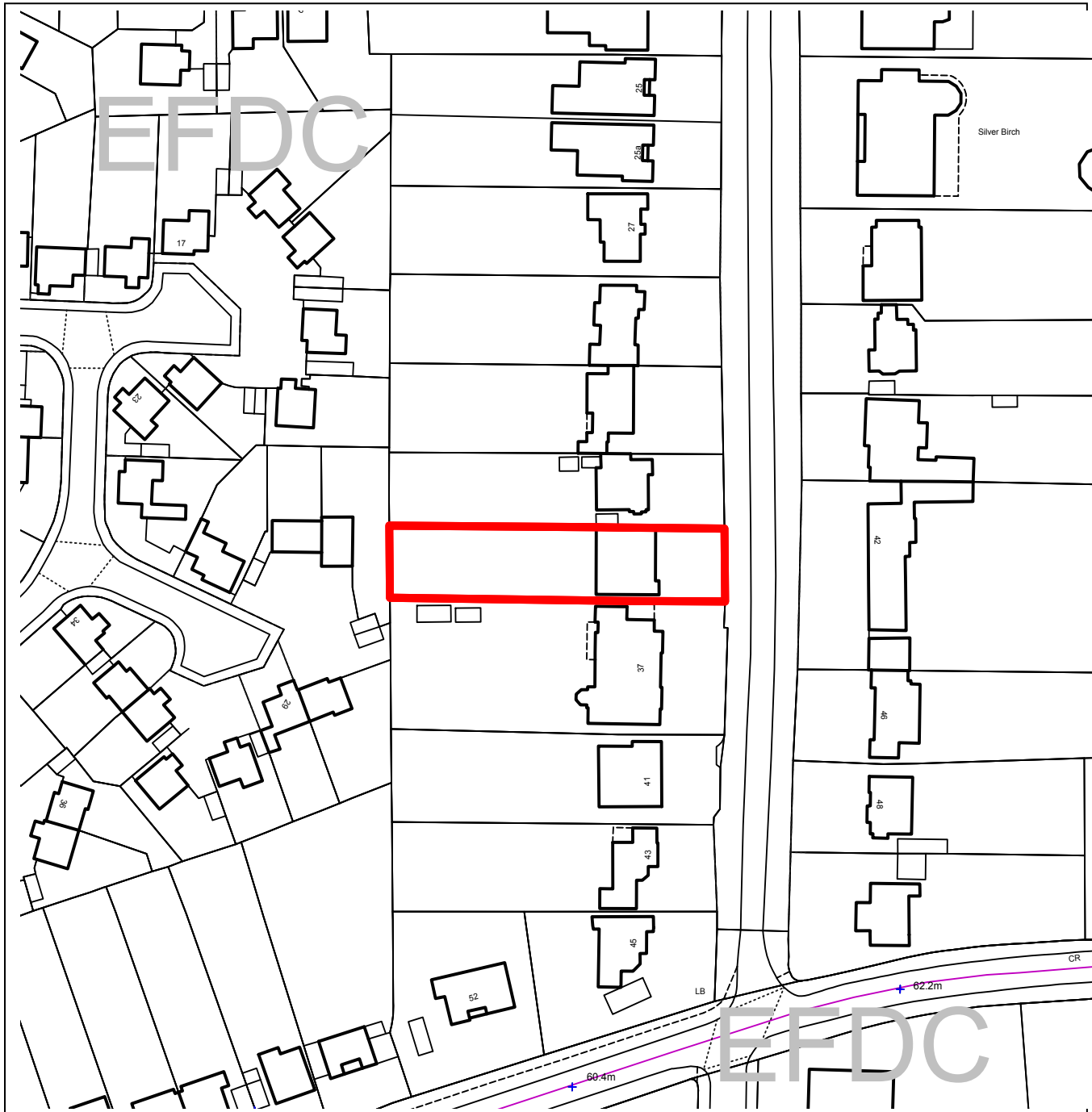
Planning Application Case Officer: David Baker
Direct Line Telephone Number: 01992 564514

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



Epping Forest District Council

Agenda Item Number 4



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Application Number:	EPF/2989/17
Site Name:	35 Forest Lane, Chigwell, IG7 5AF
Scale of Plot:	1/1250

Report Item No: 4

APPLICATION No:	EPF/2989/17
SITE ADDRESS:	35 Forest Lane Chigwell Essex IG7 5AF
PARISH:	Chigwell
WARD:	Chigwell Village
APPLICANT:	Mr A Mimoglu
DESCRIPTION OF PROPOSAL:	Installation of railings, brick piers and gates to front and side of property.
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=601996

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 further development shall take place, until full details of both hard and soft landscape works (including tree planting) and implementation programme(linked to the development schedule) have been submitted to an approved in writing by the Local Planning Authority. These works shall be carried out as approved. The hard landscaping details shall include, as appropriate, and in addition to details of existing features to be retained: proposed finished levels or contours; means of enclosure; car parking layouts; other minor artefacts and structures, including signs and lighting and functional services above and below ground. The details of soft landscape works shall include plans for planting or establishment by any means and full written specifications and schedules of plants, including species, plant sizes and proposed numbers/densities where appropriate. If within a period of five years from the date of the planting or establishment of any tree, or shrub or plant, that tree, shrub, or plant or any replacement is removed, uprooted or destroyed or dies or becomes seriously damaged or defective another tree or shrub, or plant of the same species and size as that originally planted shall be planted at the same place, unless the Local Planning Authority gives its written consent to any variation.
- 3 The methodology for construction adjacent to the two Oak trees shall be undertaken in accordance with Indigo Surveys letter of 21st December 2017 unless the Local Planning Authority gives its prior written approval to any alterations.

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

Description of Site:

The application site comprises of a large two storey detached dwelling built on a generous plot with a large front and rear garden. The application dwelling has been significantly altered and extended over the years. There are two TPO trees in the frontage of the site. The area is largely residential in nature and predominantly consists of two storey detached dwellings of a similar size and scale to the application dwelling. The site is located on Forest Lane which is an extensive main road within the semi-urban area of Chigwell Village. The site currently has a front boundary treatment comprising of gates and railings to the front and side boundary of the application site. Neighbouring dwellings along this street have also benefitted from elaborate boundary treatments over the years. It is part of the character of the street and nearby streets such as Manor Road. The application site is not within a Conservation area nor is it a Listed building. It is outside of the Metropolitan Green Belt.

Description of Proposal:

Installation of railings, brick piers and gates to front and side of property.

A 2.3m high brick pier with a 200mm high round finial over, identical to a pier adjacent to the site boundary at 37 Forest Lane, would be sited at the opposite end of the front garden adjacent to the site boundary with 33 Forest Lane. Two identical piers would also be erected either side of a 3.3m wide opening at a vehicular access sited 2.6m from the pier at 37 Forest Lane. A pair of gates in the form of steel railings with arrowhead finials and a curved top rail would secure the opening. The gate would be 1.8m high at the piers and 2.4m high where they meet at the centre of the opening. Railings, 1.8m high with arrowhead finials, would be erected across the remaining front garden boundary between the piers. Identical railings would be erected along the side boundaries of the front garden.

Relevant History:

EPF/1844/15 First floor rear extension over existing roof terrace, roof extension including 3 rear dormer windows and roof lights. Conversion of existing integral garage into habitable room.
Approved and implemented.

EPF/0512/82 Alterations and extensions. 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
LL10	Adequacy of provision for landscape retention
ST4	Road Safety

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
DM9	High Quality Design
DM3	Landscape Character, Ancient Landscapes and Geodiversity
T2	Safeguarding of routes and facilities

Summary of Representations Received

3 Neighbours consulted: No comments received

CHIGWELL PARISH COUNCIL: Object as boundary treatment has not been sufficiently set back from the highway and pillars and fencing are too high.

Main Issues and Considerations:

The main issues with this application relate to design, impact on amenity, impact on protected trees in frontage of site and highway considerations.

Design

The height and design of the boundary treatment would be similar to existing boundary treatments along this road and is, indeed, designed to appear identical to that at 37 Forest Lane. It would not appear visually obtrusive or out of character when viewed from the general street scene.

Impact on amenity

The boundary treatment proposed would not cause excessive harm to neighbour amenity by reason of its nature, size and scale.

Impact on protected trees in frontage of site.

The proposal would not cause harm to protected trees in the frontage of the site due to the distance separating the tree from the proposed development. A tree report has been provided by the applicant to confirm this. No objections have been received from the Council's Tree Officer.

Landscaping

Details of soft landscaping would be conditioned in the Council's decision notice. Such details would have to be approved prior to commencement of the development and the approved scheme implemented within a specified time scale to be approved, normally within the first planting season following completion of works. Soft landscaping would soften the appearance of the proposal.

Highway considerations

Concern is raised regarding the degree of setback of the proposed gates from the highway. It is good practice to ensure cars can pull off the road when gates are opened or closed in order to ensure they do not cause an obstruction. On main roads that is essential. Forest Lane comprises of a carriageway separated from the front boundaries of houses by a wide verge. Due to the width of the verge, cars would be able to pull off the carriageway in accordance with good practice. The Highways Authority has not objected to the proposal as it complies with Highway policies and guidance. It is therefore concluded that, having regard to the relationship of the site to the highway, further setting back of the proposed gates into the site is not necessary in this case. The fact of a similar relationship of gates to the highway at neighbouring properties reinforces this conclusion.

Conclusion:

The proposal, by reason of siting and scale, would not result in excessive harm to the living conditions of neighbours. Moreover, it would have a design and appearance that would appear similar to existing boundary treatments along this extensive road. The proposal would protect existing trees and would not be detrimental to highway safety. 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***

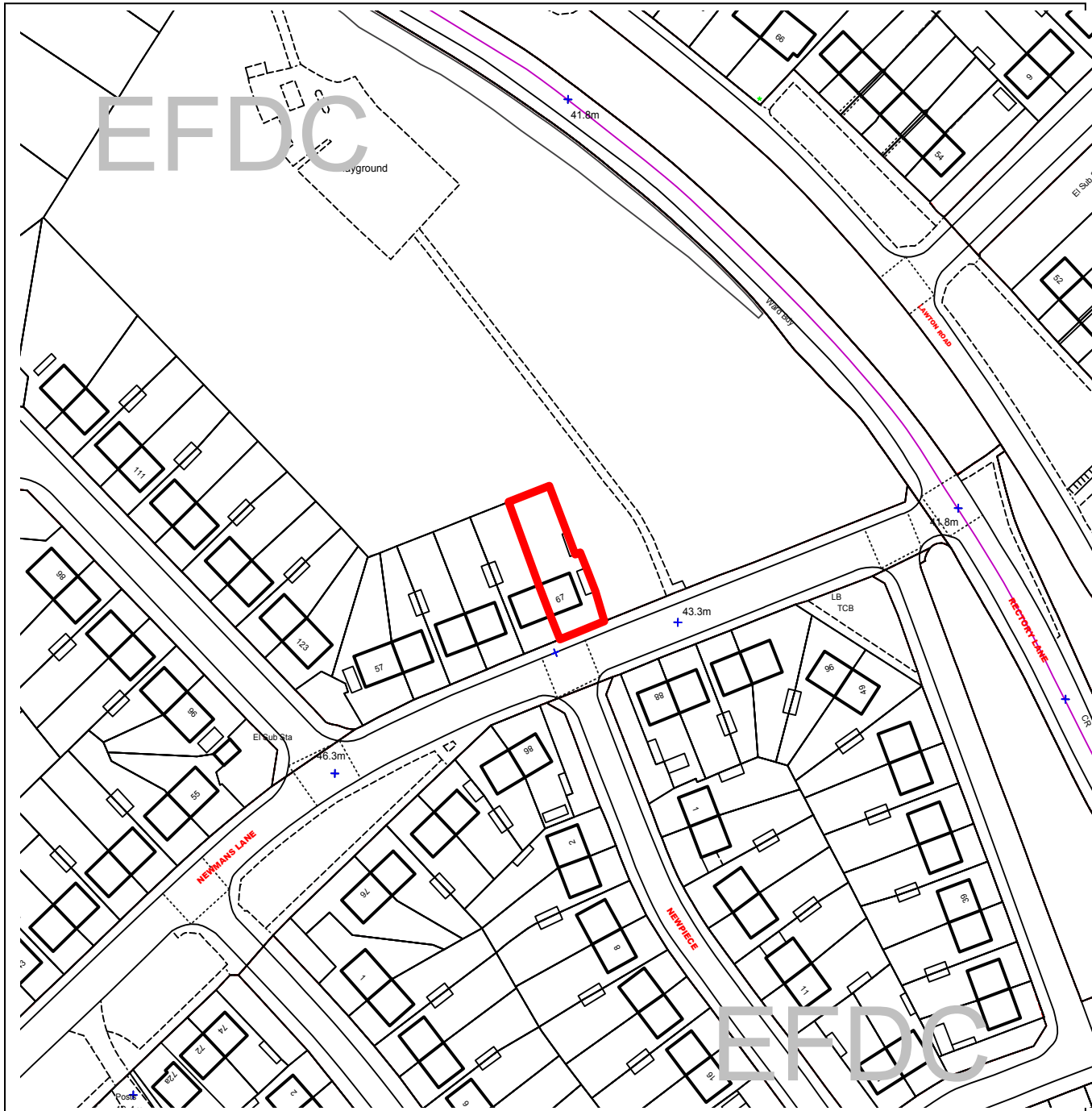
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Epping Forest District Council

Agenda Item Number 5



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Application Number:	EPF/3058/17
Site Name:	67 Newmans Lane, Loughton, IG10 1TN
Scale of Plot:	1/1250

Report Item No: 5

APPLICATION No:	EPF/3058/17
SITE ADDRESS:	67 Newmans Lane Loughton Essex IG10 1TN
PARISH:	Loughton
WARD:	Loughton St Marys
APPLICANT:	Mr David Smith
DESCRIPTION OF PROPOSAL:	Two storey side extension of bedroom and ensuite to first floor and ground floor one bedroom annex for a dependant person accessed via a shared porch. Single storey rear extension and creation of porch.
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=602253

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: 1799/01, 02, 03 and 07C
- 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 ground floor accommodation within the extension hereby permitted shall only be used as ancillary accommodation for the existing dwelling house and shall not be occupied as a unit separately from the dwelling known as 67 Newmans Lane. The front and rear gardens shall also be retained as single entities and shall not be sub-divided.
- 5 All construction/demolition works and ancillary operations, including vehicle movement on site which are audible at the boundary of noise sensitive premises, shall only take place between the hours of 07.30 to 18.30 Monday to Friday and 08.00 to 13.00 hours on Saturday, and at no time during Sundays and Public/Bank Holidays unless otherwise agreed in writing by the Local Planning Authority.

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

Description of Site:

The application comprises a two storey semi-detached house on the north side of the road, used as a single dwelling. There is a pre-cast single storey detached garage at the side of the house: the property is otherwise unaltered and retains the original external panel cladding at first floor.

The site lies in a residential area where dominant form is of semi-detached buildings. The site is adjoined to the east and north by an area of public open space with a play area towards its northern end.

Description of Proposal:

The application proposes a two storey side and single storey rear extension wrapping around the corner of the house, with a front porch.

The two storey element aligns with the rear main wall and is set back from the front by 1 metre at upper level while a single storey front element aligns with the front wall and ties in with the porch which is gabled and centrally positioned.

The rear extension extends across the full site with a mono-pitch roof including roof lights. The extension is stepped, 3.5m deep on the attached boundary and 3m deep on the east side where the site boundary is more constrained. The central part projects 4m.

The side element at ground floor is indicated as creating a one bedroom unit which the application as amended confirms is intended for ancillary use. Access to the units is from within the porch such that there remains only a single entrance from the front. The rear opens on to the garden which is not indicated as being subdivided. The first floor accommodation is accessible only from the first floor landing within the existing house.

The applicants have submitted a supporting statement stating that the accommodation is intended for ancillary family use when required. All services will be shared as will the garden. The applicants have also confirmed that an ancillary use condition to maintain use as a single dwelling is reasonable.

Relevant History:

- EPF/3243/15 Two bedroom dwelling at side refused – design and appearance, cramped frontage.
- EPF/0690/16 Resubmitted amended application for two bed dwelling refused – design and appearance, frontage dominated by hard surfacing, rear projection excessive.
- EPF/3336/17 Further revised application for a two bed dwelling refused on design, and appearance issues including mass, bulk and terracing. An APPEAL against this decision was dismissed, the Inspector noting the narrow frontage, bulk and mass of the flank in particular and the unsympathetic scale and proportion of the frontage.

Policies Applied:

Adopted Local Plan:

- | | |
|------|---|
| CP2 | Protecting the quality of the rural and built environment |
| DBE2 | Effect on neighbouring properties |

DBE9 Loss of Amenity
DBE10 Residential extensions

NPPF:

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

Draft Local Plan:

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:

SP7 Natural Environment, landscape character and green infrastructure
DM9 High Quality Design
DM10 Housing design and quality

Consultation Carried Out and Summary of Representations Received

Number of neighbours consulted: Two

Responses received: No response received from neighbours.

LOUGHTON TOWN COUNCIL: Initially had no objection to the development as a simple domestic extension. On re-consultation following clarification of the use of the ground floor, an objection was logged as under:

The Committee OBJECTED to this amended application concerned that the proposed extension was now apparently a separate dwelling with its own entrance, albeit accessed from within the front porch. This appeared to be a reversion to the original application EPF/3336/16.

Members requested that should the Planning Authority approve this application, that a condition for the annex to remain ancillary accommodation to the main dwelling be imposed.

Main Issues and Considerations:

The design, scale and appearance of the extensions respond to previous reasons for refusal which found the two-storey side extension unacceptable as a separate two-bedroom dwelling because the narrow width of the new house would unbalance the symmetry of the pair of semi-detached houses and appear cramped in relation to the adjacent open space. The form of that proposal differs from that now proposed in that its entire front elevation aligned with that of the existing house and the two-storey bulk continued 3m beyond the existing rear elevation, giving considerable additional bulk to the front and side elevations at upper level. The presently proposed side extension is not for a separate house, but a one bedroom annexe that is clearly subordinate to the main building as a result of the setting back at the front, and the reduction in ridge line that results. Matching materials are indicated throughout, further supporting the design strategy.

The rear extension has limited impact on the attached property. Its depth on the boundary with the attached neighbour would be 3.5m with a 500mm deeper element set 3m from the boundary. The rear elevation of both houses faces north west such that the extension lies north east of habitable room windows in the adjoining house. That relationship assists in safeguarding the living conditions of the attached neighbour since there is no likelihood of any adverse impact on light.

The front porch is of appropriate scale to the building overall, located across the two elements to provide a uniform single entrance feature. The overall scale of this feature is not out of place in the area where other larger examples of front additions can be identified.

Concerns raised by the Parish Council about separate use of the ground floor element are noted and would be shared if this proved to be the case. However, the application before Members is for ancillary accommodation and must be judged as such. Conditions can be imposed in respect of sub-division of the building and garden area while the shared access through the porch ensures from the street there is no visual separation. On the information in the application therefore, the use is acceptable.

Conclusion:

The proposals now propose an extension subordinate to the building in design and scale which is appropriate to this prominent location. The extensions have a minimal impact on the attached neighbour or the general street scene.

Concerns about potential future separate use can be safeguarded by appropriate conditions and such a use would have to be considered on its merits if an application for such were made.

In the submitted form, the development is acceptable subject to the relevant conditions.

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

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

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

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Epping Forest District Council

Agenda Item Numbers 6 & 7



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Application Number:	EPF/3264/17 & EPF/3275/17
Site Name:	Grange Court, 72 High Road, Chigwell, IG7 6PT
Scale of Plot:	1/1250

Report Item No: 6

APPLICATION No:	EPF/3264/17
SITE ADDRESS:	Grange Court 72 High Road Chigwell Essex IG7 6PT
PARISH:	Chigwell
WARD:	Chigwell Village
APPLICANT:	Mr Stephen Ashton
DESCRIPTION OF PROPOSAL:	Conversion, extension and partial demolition of existing building to provide 14 flats with associated parking and landscaping. Change of use from residential school building (Use Class C2) to residential (Use Class C3).
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=602996

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: FNC - 311 rev B, 312 rev B, 313 rev A, 314 rev A, 315 rev A, 316 rev B, 321 rev A and 322 rev A
- 3 No preliminary groundwork's of any kind shall take place until the applicant has secured the implementation of a programme of archaeological work in accordance with a written scheme of investigation which has been submitted by the applicant and approved by the Local Planning Authority'. The said written scheme of investigation shall be fully implemented as agreed prior to the commencement of any construction works.
- 4 Prior to the commencement of the development, dusk and dawn surveys for bats should be undertaken in accordance with guidelines from Natural England. 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 written in accordance with any guidelines available from Natural England (or other relevant body) and accompanied by any Natural England European Protected Species licence. The reports shall be submitted to and approved by the Local Planning Authority prior to any works being commenced, unless otherwise agreed

by the Local Planning Authority. All works shall then proceed in accordance with the approved strategy with any amendments agreed in writing.

- 5 Prior to commencement of development, details of proposed external lighting within the development site, including a bat friendly lighting plan (following the recommendations laid out in the Bat Conservation Trusts "Bats and Lighting" document.) shall be submitted to and approved by the Local Planning Authority. The works shall be fully implemented only in accordance with the agreed details.
- 6 No development shall take place, including site clearance or other preparatory work, until full details of both hard and soft landscape works (including tree planting) and implementation programme (linked to the development schedule) have been submitted to and approved in writing by the Local Planning Authority. These works shall be carried out as approved. The hard landscaping details shall include, as appropriate, and in addition to details of existing features to be retained: proposed finished levels or contours; means of enclosure; car parking layouts; other minor artefacts and structures, including signs and lighting and functional services above and below ground. The details of soft landscape works shall include plans for planting or establishment by any means and full written specifications and schedules of plants, including species, plant sizes and proposed numbers /densities where appropriate. If within a period of five years from the date of the planting or establishment of any tree, or shrub or plant, that tree, shrub, or plant or any replacement is removed, uprooted or destroyed or dies or becomes seriously damaged or defective another tree or shrub, or plant of the same species and size as that originally planted shall be planted at the same place, unless the Local Planning Authority gives its written consent to any variation.
- 7 No development, including works of demolition or site clearance, shall take place until a Tree Protection Plan Arboricultural Method Statement and site monitoring schedule in accordance with BS:5837:2012 (Trees in relation to design, demolition and construction - recommendations) has been submitted to the Local Planning Authority and approved in writing. The development shall be carried out only in accordance with the approved documents unless the Local Planning Authority gives its written consent to any variation.
- 8 No development shall take place until details of surface water disposal , including measures to prevent the discharge of surface water onto the public highway, have been submitted to and approved in writing by the Local Planning Authority. The development shall be implemented in accordance with such agreed details.
- 9 Prior to the commencement of the development, details and colours of all external pipes, extracts, grilles, flues, lights and any alarm boxes or satellite dishes to be fixed to the fabric of the building shall be submitted to and approved by the Local Planning Authority. The works shall be completed only in accordance with the approved details and no additional such installations shall be added without the prior consent of the Local Planning Authority.

- 10 No development shall take place, including any works of demolition, until a Construction Method Statement has been submitted to, and approved in writing by, the Local Planning Authority. The approved Statement shall be adhered to throughout the construction period. The Statement shall provide for:
1. The parking of vehicles of site operatives and visitors
 2. Loading and unloading of plant and materials
 3. Storage of plant and materials used in constructing the development
 4. The erection and maintenance of security hoarding including decorative displays and facilities for public viewing, where appropriate
 5. Measures to control the emission of dust and dirt during construction, including wheel washing.
 6. A scheme for recycling/disposing of waste resulting from demolition and construction works.
- 11 Prior to the commencement of development above ground level, and Ecological Enhancement Plan incorporating a minimum of 2 bat boxes, 2 bird boxes, 1 hedgehog box and log piles shall be submitted to and approved by the Local Planning Authority. The works as agreed shall be full implemented prior to first occupation of the dwellings.
- 12 No development shall have taken place until samples of the types and colours of the external finishes have been submitted to and approved by the Local Planning Authority in writing prior to the commencement of the development. The development shall be implemented in accordance with such approved details. For the purposes of this condition, the samples shall only be made available for inspection by the Local Planning Authority at the planning application site itself.
- 13 Prior to the commencement of development, other than groundworks, details of the external design, floor and roof levels (so as to ensure the building does not project above the boundary wall), internal layout and security measures to the cycle store shall be submitted to and approved by the Local Planning Authority. The works as agreed shall be fully completed prior to first occupation of the dwellings.
- 14 Prior to the commencement of development other than ground works, details of the external appearance to walls and doors on the refuse bin enclosure shall be submitted to and approved by the Local Planning Authority. the works as agreed shall be fully implemented and the bin stores available for use on first occupation of any of the dwellings.
- 15 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.
- 16 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.

- 17 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.
- 18 Prior to the first occupation of the development the vehicle parking and turning areas as indicated on the approved plans shall be provided, hard surfaced, sealed and marked out. The parking and turning areas shall be retained in perpetuity for their intended purpose.
- 19 Prior to first occupation of the proposed development, the Developer shall be responsible for the provision and implementation of a Residential Travel Information Pack for sustainable transport, approved by Essex County Council, to include six one day travel vouchers for use with the relevant local public transport operator.
- 20 No unbound material shall be used in the surface treatment of the vehicular access within 6 metres of the highway boundary.
- 21 All windows in the north-east facing elevation of the extensions hereby permitted shall be finished in obscure or coated glazing. No additional windows or other openings shall be installed in this elevation of the building without prior consent from the Local Planning Authority.
- 22 All light wells or similar features shall be provided with ramps and permanently retained in that form.

Report Item No: 7

APPLICATION No:	EPF/3275/17
SITE ADDRESS:	Grange Court 72 High Road Chigwell Essex IG7 6PT
PARISH:	Chigwell
WARD:	Chigwell Village
APPLICANT:	Mr Stephen Ashton
DESCRIPTION OF PROPOSAL:	Grade II* listed building consent for conversion, extension and partial demolition of existing building to provide 14 flats with associated parking and landscaping. Change of use from residential school building (Use Class C2) to residential (Use Class C3).
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=603013

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: FNC-311 rev B, 312 rev B, 313 rev A, 314 rev A, 315 rev A, 316 rev B, 321 rev A and 322 rev A
- 3 No development shall have taken place until samples of the types and colours of the external finishes have been submitted to and approved by the Local Planning Authority in writing prior to the commencement of the development. The development shall be implemented in accordance with such approved details. For the purposes of this condition, the samples shall only be made available for inspection by the Local Planning Authority at the planning application site itself.
- 4 Sample panels of brickwork, minimum size 900 x 900mm, to show the bond, mortar mix and pointing profile of the new additions to Grange Court and the rear extension, shall be built on site prior to commencement of works and approved in writing by the Local Planning Authority, and the development shall be carried out in accordance with the approved panels.

- 5 Additional drawings that show details of proposed new windows, doors, rooflights, eaves, verges, fascias, cills, structural openings and junctions with the existing building, by section and elevation at scales between 1:20 and 1:1 as appropriate, shall be submitted to and approved by the Local Planning Authority in writing prior to the commencement of any works, and thereafter shall be completed fully in accordance with the agreed details.
- 6 Full details of the upgrading required to meet the building regulations, including fire protection, acoustic insulation and thermal insulation, shall be agreed in writing with the Local Planning Authority prior to the commencement of any works, and thereafter shall be completed only in accordance with the agreed details..
- 7 A schedule showing the retention of doors and doorcases, fire surrounds, decorative plaster work, panelling and other similar features, shall be approved in writing by the Local Planning Authority prior to the commencement of works, and thereafter completed only in accordance with the agreed details..
- 8 The position, type and method of installation of all new and relocated services and related fixtures, including communications and information technology servicing, shall be specified and agreed in writing with the Local Planning Authority wherever these installations are to be visible, or where ducts or other methods of concealment are proposed. The works shall be implemented only in accordance with such approval.
- 9 Prior to the commencement of the development, details and colours of all external pipes, extracts, grilles, flues, lights and any alarm boxes or satellite dishes to be fixed to the fabric of the building shall be submitted to and approved by the Local Planning Authority. The works shall be completed only in accordance with the agreed details and no additional such installations shall be added without the prior consent of the Local Planning Authority.
- 10 A schedule of repairs to the existing windows and frames shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of works, and thereafter shall be fully implemented in accordance with the agreed details.
- 11 All new rainwater goods shall be of black painted metal.

The planning application this report relates to, reference EPF/3264/17, is before this Committee since it is an application for residential development consisting of 5 dwellings or more (unless approval of reserved matters only) and is recommended for approval (Pursuant to The Constitution, Part Three: Scheme of Delegation, Appendix 3). The application for Listed Building Consent the report also relates to, reference, EPF/3275/17, is in respect of the listed building considerations for the same development. It is before this Committee since it is an application that is considered by the Director of Governance as appropriate to be presented for a Committee decision (Pursuant to The Constitution, Part Three: Scheme of Delegation, Appendix 3)

Description of Site:

The application site is a detached Grade II* listed 3 storey mansion house, with single storey side wings located on the south-east side of High Road Chigwell, directly opposite St Marys Church hall. The property dates from the late 18th Century being originally built as single dwelling house. Parts of the building are known to have been remodelled by Sir Edwin Lutyens. The building was last used by Chigwell School and has been empty since late 2016, during which time the condition of the building has deteriorated.

The main building is set some 33m back from the road edge with an informal parking area to the front. There is a 30m deep rear garden which slopes down to the south east. The application site is surrounded on three sides by residential properties, which would have originally formed part of the wider plot of Grange Court, buildings to the north east believed to have been stables and land to the rear a larger garden. A public footpath runs along the south western site boundary between High Road and Meadow Way.

The site and much of the surrounding area is within the Chigwell Conservation Area,

Description of Proposal:

The applications seek to respond to the previously refused 2016 submission for similar works. Application EPF/3264/17 constitutes the planning application and EPF/3275/17 seeks listed building consent.

The applications propose extensions to the building, extensive refurbishment and the formation of 14 x 2 bed self-contained flats, 8 within the converted building and 6 within the new rear addition.

The main extension involves the demolition of a poor quality later addition to the original building at the northern end and construction of a modern three storey block with a recessed mansard roof set behind a parapet, set at right angles to the original. This building is around 20m long x 12m wide and is set off the north-eastern site boundary by a minimum of 3m and off the east (rear) boundary by a similar distance. The extension is set away from the main building by a minimum of 2.5m, maximum 3m due to a stepped rear wall, and attached at this point in a two storey predominantly glazed link. The extension is set down at the level of the lower rear part of the garden such that it sits around half a storey lower on the site than the retained building. A communal entrance to this block is located on the north side and there is no direct access between the two buildings.

First floor extensions are also proposed to the listed building. On the rear are matching mansard style additions on either side of the building, each of 3.4m deep internally, and on the south side aligning with the front wall is a flat roof extension sited over an existing side projection 2.5m deep internally.

The conversion works comprise three ground floor flats, two on each of first and second floors and a ground / first floor duplex unit. The main front entrance to the building will form part of flat G-1

and the communal entrance to the remainder of the building recessed at the northern end of the main building.

Extensive site works are proposed including remodelling of the frontage to provide 24 parking spaces, a refuse store and a cycle store incorporating a green roof sunk into the site where levels change. A tree screen is also proposed between the new extension and the north-eastern boundary.

The application is accompanied by a number of documents including a viability statement in relation to the relative costs of refurbishment.

Relevant History:

There are various historic applications including more recently:

EPF/1406/10 Conversion of Grange Court, Chigwell School from a boarding house to a Pre-Prep School, including a new single storey extension, internal and external refurbishment and associated landscaping works. (Revised application) – Refused and dismissed at appeal. The related Listed Building Consent application (EPF/1408/10) was similarly refused and dismissed at appeal

EPF/3367/16 Conversion, extension and partial demolition of existing building to provide 14 flats with associated parking and landscaping. – Refused on grounds of the impact of extensions on adjoining properties, the harm caused by extensions to the special character of the building and the impact on the Conservation Area from loss of trees.

A related Listed Building application (EPF/3372/16) was also refused on design of the extensions, lack of information on specific listed building works and viability, and inappropriate sub-division of some elements of the building.

Policies Applied:

Adopted Local Plan:

CP2	Protecting the Quality of the Rural and Built Environment
CP3	New Development
CP5	Sustainable Building
CP6	Achieving sustainable urban development patterns
CP7	Urban Form and Quality
HC1	Scheduled monuments and other archaeological sites
HC6	Character, Appearance and setting of Conservation Areas
HC7	Development within Conservation Areas
HC10	Works to Listed Buildings
HC13	Change of use of Listed Buildings
H2A	Previously Developed Land
H4A	Dwelling Mix
DBE1	Design of New Buildings
DBE2	Effect on Neighbouring Properties
DBE3	Design in Urban Areas
DBE8	Private Amenity Space
LL8	Works to preserved trees
LL10	Adequacy of provision for landscape retention
LL11	Landscaping schemes
ST1	Location of Development

- ST2 Accessibility of development
- ST4 Road Safety
- ST5 Travel Plans
- ST6 Vehicle Parking

NPPF:

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

Draft Local Plan:

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
- SP7 Natural Environment, landscape character and green infrastructure
- H1 Housing mix and accommodation types
- H2 Affordable housing
- T1 Sustainable transport choices
- DM5 Green and Blue infrastructure
- DM7 Heritage Assets
- DM8 Heritage at risk
- DM9 High Quality Design
- DM10 Housing design and quality
- DM15 Managing and reducing flood risk

Consultation Carried Out and Summary of Representations Received

Number of neighbours consulted: 28

Responses received: Seven responses have been received. Five objections have been received from 5 and 6 KINGS MEWS, 4 and 5 BARTON CLOSE and 24a MEADOW WAY. Objectors raise concerns at:

- The design and appearance of the rear extension being out of character with the building.
- Direct impact of the extension due to its proximity to the site boundary – impact from the scale and mass, overlooking, overshadowing.
- Noise and disturbance from the side access
- Increased security risk from opening up the side of the site

Residents in Kings Mews refer specifically to concerns with access and use of an electricity sub station located in their gardens.

Resident at 28 MEADOW WAY recognises the benefits in securing the future of the building but also notes the extensions will have a visual impact. Overall, the resident supports the application.

Resident at 24 MEADOW WAY raises specific concerns that the rear boundary wall being retained and a tree adjacent to this, although it should be noted this tree has now been removed with the Tree Officer's approval following its partial failure.

CHIGWELL PARISH COUNCIL: Supports the applications, commenting that the project will allow the restoration of a significant Grade II* listed building, which is an important part of Chigwell's heritage

Main Issues and Considerations:

The primary considerations relate to the need to safeguard the future of the listed building. Other issues arising from the scheme will need to be considered in this context.

Listed Building overview

The best use for any historic building is the one for which it was originally intended; in this case a single dwelling house. Often these uses become redundant and, in the case of Grange Court, the substantial curtailment of its original grounds, along with the large size of the building itself, have rendered its use as a single dwelling house unlikely and impractical. It is accepted that its sensitive conversion into smaller units could provide a viable new use for the building.

Given the building's national significance as a grade II* listed building, the conversion scheme has to be clearly and convincingly justified and great weight afforded to the building's conservation as per paragraph 132 of the NPPF. The viability statement accompanying the application provides evidence in support of the proposed conversion and extension of the building, including details of a limited unsuccessful marketing as a single dwelling. The assessment considers the cost of the works and the end value of the property in three different scenarios as a single dwelling, conversion only to provide 8 flats and the current proposal. It concludes that both the single dwelling and 8 flats options show a significant loss on the development and while the 14 unit scheme shows a return for the developer, this would be below the 20% return that would be seen as a generally accepted standard. Officers are satisfied with the broad case made by this assessment. .

The building has remained unoccupied since early 2015 and, particularly since the refusal of the previous applications, has continued to deteriorate due to defects in the building's envelope. Other options have been available to protect the fabric of the building and paragraph 130 of the NPPF is clear that the condition of a building where it has been neglected should not in itself be a reason to grant consent. However, the sensitive refurbishment and reuse of the building is supported

Historic England has been consulted on the application. They note the significance of the building to the location and recognise that the introduction of separation between old and new retains visibility of the buildings distinctive service range and more clearly separates the new element. The return of Grange Court to sustainable use is considered a community benefit that needs to be weighed against the potentially harmful alterations to the plan of the historic building. Subject to the Council's being satisfied of the broader case, Historic England does not object.

Upgrading and services

The conversion of the building into flats will require works to upgrade the fire-proofing, sound and thermal insulation between units. One of the previous reasons for refusing listed building consent was the lack of information on the details and methods of upgrading the building to meet the relevant Building Regulations (including fire safety, thermal insulation, sound insulation) and the potential harm these works could cause. In response to this additional information has been provided within the Design and Access Statement (pages 7-9). The statement suggests that the existing walls and ceilings are of robust construction and likely to be largely compliant with the requirements for fire proofing and sound insulation between units. The suggested approach is, therefore, one of least intervention (i.e. using intumescent finishes wherever possible) and this has been detailed within the Design and Access Statement. It has been suggested that the potential need for more invasive interventions (i.e. the replacement of doors, the removal of lath and plaster

and replacement with fire-proof boarding, the removal and reuse, or recreation, of architectural detailing) is low and every effort would be made to preserve features and fabric of special interest. Further details of any interventions in regards to the upgrading of the building can be secured by condition.

Internal division

The proposed division of the existing building into individual flats largely follows existing rooms, spaces, and natural divisions within the layout. However, in some cases it does also involve the further subdivision of rooms through the introduction of bathroom 'pods' which will stand short of the existing ceiling heights. The Design and Access Statement explains how the pods are intended to preserve historic cornicing and ceilings and the Heritage Statement further emphasises that the pods are predominately located in rooms of lesser architectural interest and, where located in rooms of more interest, will appear as large cupboards. It is also recognised in the Heritage Statement that, due to the substantial alterations the building has been subjected to, its significance internally derives from individual features and rooms as opposed to any original cohesive layout. Given that the conversion of the building appears to be its most viable future, and with regard to the additional discussion within the addendum to the Heritage Statement and amended Design and Access Statement, the proposed pattern of subdivision is considered to be acceptable.

Roof works (removal of joists and creation of vaulted ceilings)

Substantial works to the roof are proposed as part of the application. Some of these works are required to improve the structural stability of the roof and to rationalise additional supports and props which have been introduced in the past, as well as repairing or reinstating roof cladding. To this there are no objections.

The works also include the removal of the loft joists to create vaulted ceilings on the second floor which will involve the installation of a steel frame at loft level running around the inside of the walls with beams running front to back to provide the support lost by removing the loft joists. Additional information has been provided within the addendum to the Heritage Statement and the Design and Access Statement) that the roof is 20th century in date so the removal of the joists will not result in the loss of any historic fabric of significance.

Some of these works, particularly repairing the roof cladding and necessary structural strengthening, along with the rebuilding of the severely leaning chimney, are fully supported as these are clearly justified and necessary for the structural safety of the building, although was suggested that these works are made subject to a separate listed building consent application so they could be agreed without delay.

Additions to existing building

The proposed additions to the historic building itself, including the first floor front extension, and first floor mansard roof rear extensions, are considered to be acceptable. They have been sensitively designed drawing on the architectural style of the existing building and will provide additional internal space for three of the flats.

Design of rear extension

The demolition of the existing rear range of 20th century buildings raises no objections. They are of no architectural merit and very little historic merit so their replacement with a sensitively designed extension could enhance views of the rear of the listed building. The current design for the rear extension has been the subject of lengthy discussions, both at pre-application stage and during the life of the previous and current applications.

The height and bulk of the extension is considered to be largely acceptable in terms of the relationship with the existing building and there are design features, such as mirroring the heights of architectural divisions within the existing building (string courses, coping stones, etc.), that provide some continuity between the two buildings. Officers consider the more contemporary design approach is preferable over a 'pastiche' mock-Georgian design and the design has been further amended to introduce a wider glazed link between the rear of the main building and the proposed extension to act as a more distinct visual break between the two in response to comments made on the previous design. The garden frontage of the extension has also been amended to make the fenestration symmetrical in reference to the symmetry of Grange Court, and the lift over-run has incorporated into the roof rather than protruding. The material palette has also been simplified in response to a previous concern.

Given the justification provided for the extension in the viability statement) the simplified design, the unattractive building it replaces, and its position now slightly further away from the main building, on balance, the proposed extension is considered to be acceptable.

Amenity issues

In terms of the proposed use, a residential development is compatible with the immediate surroundings and would in principle be potentially less harmful than the previous educational use.

The proposed extension has been the concern of the majority of residents responding to consultation and this is understandable. It should be noted that the previous application was refused on grounds of the impact of the extension on the neighbouring occupiers and potential overlooking from windows in the flank. In response, the extension has been moved around a metre further from the boundary such that a tree screen can be provided and a visual break has been introduced with the lower height link section, allowing a degree of light penetration. In the northern flank, windows to the stairwell have been substantially reduced and windows are now provided in projecting bays with the glazing in the east facing flank only. In order to address the Conservation officers concerns at the lift overrun however, the overall height has increased by around 300mm.

Properties most directly affected lie to the north-east 6 Kings Mews and 5 Barton Close. Although separated by a brick wall/fencing and some mature landscaping, the proposal given the height and proximity will be clearly visible from the within the rear gardens and from within these two properties. However there will be a minimum separation distance of at least 19m, which is sufficient to ensure the building does not appear excessively overbearing to these properties. Officers also note the limited mass of the mansard roof which is slightly recessed behind a parapet wall.

Although close to the boundaries, it was previously accepted that the proposal would not result in such an excessive loss of light, particularly sunlight to the neighbouring properties at this boundary to justify a refusal. The alterations in setting the building further away from the boundary and introducing the visual break at high level outweigh the increase in overall height in this regard.

Issues around overlooking have been addressed by the north-east facing windows now being at right angles giving only oblique views to the north-east and facing across gardens to the south-east. Properties here, in Meadow Way, are located to the south of the development; while the extension has been moved closer to this boundary, windows in the rear wall have been deleted. Thus, while the extension will be clearly visible there are limited rear facing windows in the properties in Meadow Way.

Side windows on the main block are to be retained, however these appear to serve en-suites or bathrooms and therefore could be conditioned to be obscure glazed to preserve or enhance the existing levels of privacy.

The first floor extensions over the existing single storey wings are well set in from the shared boundaries and therefore no loss of light or outlook issues are raised from these elements. No side facing windows are proposed on these new elements.

The proposed extension now includes recessed balconies on the south facing elevation, replacing projecting balconies in the previous scheme. Concerns previously in respect of the overlooking from balconies have therefore been addressed.

Trees and landscaping

There are a number of preserved trees on the site, particularly around the site boundaries. Following initial consultation with the Council Tree Officer, a number of minor trees have been removed from the site frontage, and as referred above a large tree has been removed at the rear after it failed. Officers are now satisfied that key trees on the site have been safeguarded. Opportunities exist for new landscaping; on the frontage the parking layout has been modified to allow retention of more green space in the centre of the site and the refuse and cycle stores have been separated to allow greater scope for planting along the frontage (including the proposed green roof to the cycle store). At the rear, the re-siting of the extension allows screen planting on the northern site boundary, and there is considerable opportunity to re-landscape the grounds. Thus, officers are satisfied that subject to conditions these matters have been adequately addressed at this time.

Highways and parking

Proposals for parking and vehicular access are unchanged from the previous applications, and parking matters did not form part of the reasons for refusal. The Highway Authority has previously commented that the proposals would not generate significant vehicle movements above what the previous use would have done and there is turning within the site. Furthermore given the accessible location within walking distance of public transport, the parking provision is considered to be more than sufficient for the development and there will be no detriment to highway safety as a result.

Other issues

Affordable housing – Policy H2 of the Submission Version of the Local Plan seeks to secure affordable housing in all new developments exceeding 10 dwellings. Notwithstanding the issues that the threshold has changed since the previous application, the policy is subject to viability assessment and other material considerations. Taking account of the weight that can be attached to submission version policies, Officers consider in this case that greatest weight should be given to the listed building priorities.

Archaeology - The heritage assessment suggests the site may contain remnants of an earlier building as the site formed part of the historic settlement of Chigwell. It is therefore important that a record is made before any conversion or building work takes place; and a condition to allow adequate archaeological investigation should be included in any approval.

Ecological interest – A Phase One Habitat accompanies the application and its contents are accepted. Conditions are recommended on any approval requiring a bat survey to be undertaken and for appropriate ecological enhancement measures to be included in the site works.

Bin and cycle storage – Concerns were raised in the original application at the bin and cycle stores being clustered together immediately south of the site entrance. This has now been separated, the bin store remains adjacent to the entrance for easy collection and the cycle store has been relocated, is fitted into the landscape with a green roof and allows a greater landscape screen.

Conclusion:

The current application is considered to provide sufficient justification for the works, including the assessment of how the works will impact on the significance of the building, as per paragraphs 128 and 132 of the NPPF. In subdividing the building, some harm will be caused to its significance, however, it is considered to be 'less than substantial. Officers conclude that' the level of any harm is substantially outweighed by the public benefits of the proposal, including finding its optimum viable use, securing the future of a nationally significant asset, and providing housing.

The development is only viable however with the additional units created in the extension. Officers do not dispute that the extension impacts on adjoining residents but have sought to secure design improvements and maximum separation by moving the building off the boundary, establishing a visual break between new and existing, reducing further potential overlooking and creating an opportunity for additional screen planting. As a result of these improvements, Officers conclude that the level of harm to neighbours is not so significant as to outweigh the benefits to the building nor to justify refusal of itself.

The proposals provide adequate parking and turning in this sustainable location and secure the retention of the primary trees on the frontage in particular.

For the above reasons, the applications for planning permission and listed building consent are supported, subject to appropriate conditions.

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

***Planning Application Case Officer: 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 8



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Application Number:	EPF/3436/17
Site Name:	Cornerways, Turpins Lane, Chigwell, IG8 8BA
Scale of Plot:	1/1250

Report Item No: 8

APPLICATION No:	EPF/3436/17
SITE ADDRESS:	Cornerways Turpins Lane Chigwell Essex IG8 8BA
PARISH:	Chigwell
WARD:	Chigwell Village
APPLICANT:	Mr Daniel Awan
DESCRIPTION OF PROPOSAL:	Conversion and extension of single dwelling house into 4 flats.
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=603654

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: FUX_100, 101, 110, 200 rev A, 201 rev C, 202 rev C, 204 rev A, and 210 rev A
- 3 No development shall take place until details of levels have been submitted to and approved by the Local Planning Authority showing cross-sections and elevations of the levels of the site prior to development and the proposed levels of all ground floor slabs of buildings, roadways and accessways and landscaped areas. The development shall be carried out in accordance with those approved details.
- 4 No development shall take place until details of surface water disposal, including measures to prevent the discharge of surface water onto the highway, have been submitted to and approved in writing by the Local Planning Authority. The development shall be implemented in accordance with such agreed details.
- 5 No development shall take place, including site clearance or other preparatory work, until full details of both hard and soft landscape works (including tree planting) and implementation programme (linked to the development schedule) have been submitted to and approved in writing by the Local Planning Authority. These works shall be carried out as approved. The hard landscaping details shall include, as appropriate, and in addition to details of existing features to be retained: proposed

finished levels or contours; means of enclosure; car parking layouts; other minor artefacts and structures, including signs and lighting and functional services above and below ground. The details of soft landscape works shall include plans for planting or establishment by any means and full written specifications and schedules of plants, including species, plant sizes and proposed numbers /densities where appropriate. If within a period of five years from the date of the planting or establishment of any tree, or shrub or plant, that tree, shrub, or plant or any replacement is removed, uprooted or destroyed or dies or becomes seriously damaged or defective another tree or shrub, or plant of the same species and size as that originally planted shall be planted at the same place, unless the Local Planning Authority gives its written consent to any variation.

- 6 Prior to the commencement of the development above ground level, details of the external finishes and layout of the cycle store and the bin store shall be submitted to and approved by the Local Planning Authority. The works as agreed shall be fully implemented and available for use on first occupation of any of the units hereby permitted.
- 7 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.
- 8 All construction/demolition works and ancillary operations, including vehicle movement on site which are audible at the boundary of noise sensitive premises, shall only take place between the hours of 07.30 to 18.30 Monday to Friday and 08.00 to 13.00 hours on Saturday, and at no time during Sundays and Public/Bank Holidays unless otherwise agreed in writing by the Local Planning Authority.
- 9 No development shall take place until wheel washing or other cleaning facilities for vehicles leaving the site during construction works have been installed at the site. The installed cleaning facilities shall be used to clean vehicles wheels immediately before leaving the site.
- 10 Prior to the first occupation of the development the vehicle parking and turning areas as indicated on the approved plans shall be provided, hard surfaced, sealed and marked out. The parking and turning areas shall be retained in perpetuity for their intended purpose.

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

Description of Site:

The application site comprises a two storey dwelling house located on the north-east corner of the junction of Turpins Lane and Manor Road which is signal controlled. The house is not previously extended other than by a detached garage on the north-western site boundary, accessed from Turpins Lane.

The surrounding area is predominantly residential in character and use consisting of a wide mix of properties including some bungalows particularly to the west on Manor Road, but more typically substantial two storey detached properties in Manor Road to the east and smaller detached and semi-detached properties in Turpins Lane. The site lies around 100 metres from St Johns Primary School on Turpins Lane.

Description of Proposal:

The application proposes extensions to the side of the existing house and the conversion of the resultant building into four self-contained flats.

The main additions lie to the rear of the building. A two storey extension runs along the existing rear wall and forms a link block that forms the entrance to three of the flats, and connects the existing building to a second two storey element fronting towards Manor Road and comprising two x one bedroom flats. A further single storey extension is proposed on the north side of the building replacing the detached garage. The front part of this element forms a bin store and the rear forms part of a ground floor two bedroom flat using the existing main entrance to the building. The unit on the first floor of the original is accessed from the link block and is a one bedroom unit.

Matching materials are proposed, predominantly brick other than on the link which is predominantly glazed. The two elements are of similar height and a consistent roof line runs across the two elements. Parking for seven vehicles is indicated on the frontage, one space designed to disabled parking requirements and a covered cycle store is indicated on the frontage attached to the building. The ground floor flats are provided with amenity area and access to a communal area beyond is through the link.

Relevant History:

EPF/2390/16 Demolition of existing dwelling and garage and construction of eight residential units, with associated parking and landscaping – refused and a subsequent appeal was dismissed.

EPF/1646/17 Demolition of existing dwelling and garage and construction of six residential units, with associated parking and landscaping – this application was also refused.

Policies Applied:

Adopted Local Plan:

CP1	Achieving sustainable development objectives
CP2	Protecting the quality of the rural and built environment
CP7	Urban form and quality
RP5a	Adverse environmental impacts
H2a	Previously developed land
H3a	Housing Density
DBE1	Design of new buildings
DBE2	Effect on neighbouring properties
DBE3	Design in urban areas

DBE6	Car parking in new development
DBE8	Private amenity space
DBE9	Loss of Amenity
LL11	Landscaping schemes
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 2011-2033
SP7	Natural Environment, Landscape Character and Green Infrastructure
H1	Housing Mix and accommodation types
T1	Sustainable Transport choices
T2	Safeguarding routes and facilities
DM5	Green Infrastructure – design of development
DM9	High Quality Design
DM10	Housing Design and Quality
DM21	Local environmental impacts, pollution and land contamination

Consultation Carried Out and Summary of Representations Received

Number of neighbours consulted: 35

Responses received: Responses have been received from 11 properties, of which 8 have objected, being 18, 30A and 34 MANOR ROAD, 101 TURPINS LANE, and 2, 12, 42 and 46 ELY PLACE, on the following grounds:

- Parking and traffic issues – objectors highlight the proximity to the junction, the overall level of parking being insufficient and raising concerns at the turning space being inadequate.
- The form of the building being out of keeping with the general local character.
- A flatted development being inappropriate to local character.
- Direct amenity issues – overlooking, overshadowing, noise and disturbance from the intensity of the use
- Precedent for other similar development in the area.

Three other respondents (32 MANOR ROAD, NEWLANDS TURPINS LANE and 43 ELY PLACE) have not objected to the application but wish to see safeguards to prevent further extensions to the building to create additional units. Similar comments are made by the Chigwell Residents Association.

CHIGWELL PARISH COUNCIL: No objection to the application, provided the development complies explicitly to the submitted drawings and any further alterations are strictly prohibited. The Parish Council further comments that the application should be determined by the Area Planning Committee.

Main Issues and Considerations:

In considering the application, regard should be had to the reasons for refusal on the previous applications while considering the application on its own merits. It is particularly noted that the current scheme departs significantly from the earlier proposals in retaining the existing dwelling.

The larger extension in design terms seeks to address the corner in its orientation and siting. The front elevation is set back to follow in broad terms the nominal building line on Manor Road. In terms of its scale and form, it therefore reads as a continuation of the pattern of the established frontage. In this regard therefore, this element is acceptable in townscape terms. The glazed entrance link seeks to manage the space between the two main built elements and is drawn together by the roof which while it has a large expanse, the different elements thereof provide sufficient visual breaks to lessen the potential impact. While one objector considers the glazed element in particular to be out of character, this is an entirely acceptable design feature in this location. Officers therefore are satisfied that the design achieves an appropriate finish.

In direct amenity terms, the proposal is considered to have little impact on the surrounding properties. The much reduced mass of the building is now of a scale commensurate with the plot and no direct overshadowing or visual impact results. Objectors have raised concerns at overlooking, but any such impact relates only to gardens. Thus, direct amenity is not unduly affected.

In terms of local character, previous refusals have referred to this issue but primarily in the context of the intensity of the use. The surroundings comprise a wide range of house types and sizes and the dwellings proposed are not inappropriate in this context. In terms of future precedent, notwithstanding all applications fall to be determined on their merits, the application site is unique in its siting and layout and a similar case is unlikely to arise.

Most of objectors have raised issues of parking and access. The Highway Authority has on the previous applications raised no objection to either the level of parking or the safety of the access. The proposal now includes seven parking spaces, two more than required by the adopted standard for the mix of units proposed, covered cycle stands, and the access is unaltered. Thus, the level of parking is acceptable and the level and nature of any vehicle activity will not affect safety at or near the junction.

A number of responses, including that from the Parish Council, refer to a desire to ensure the development is not further increased and seek additional controls to prevent further applications. Members however can only deal with the application before them, and deal with any further proposals as they are presented in any future applications (at which point those applications would have to be dealt with on their merits in light of national and local policies being applied at the time). As a flat block, no permitted development rights will exist and no restrictive condition is required.

Conclusion:

Considering the application on its merits, the proposed extensions are of a reasonable scale in relation to the existing building and those in the vicinity, the frontage is set back to reflect the build character and to accommodate parking on the frontage. There is limited impact on surrounding

occupiers, either directly from the building or overlooking or indirectly as a result of the level of activity.

Future additional works would have to be the subject of further applications and additional restrictions preventing their submission would be outside the control of conditions.

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

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

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