

AREA PLANS SUB-COMMITTEE SOUTH

25 April 2018

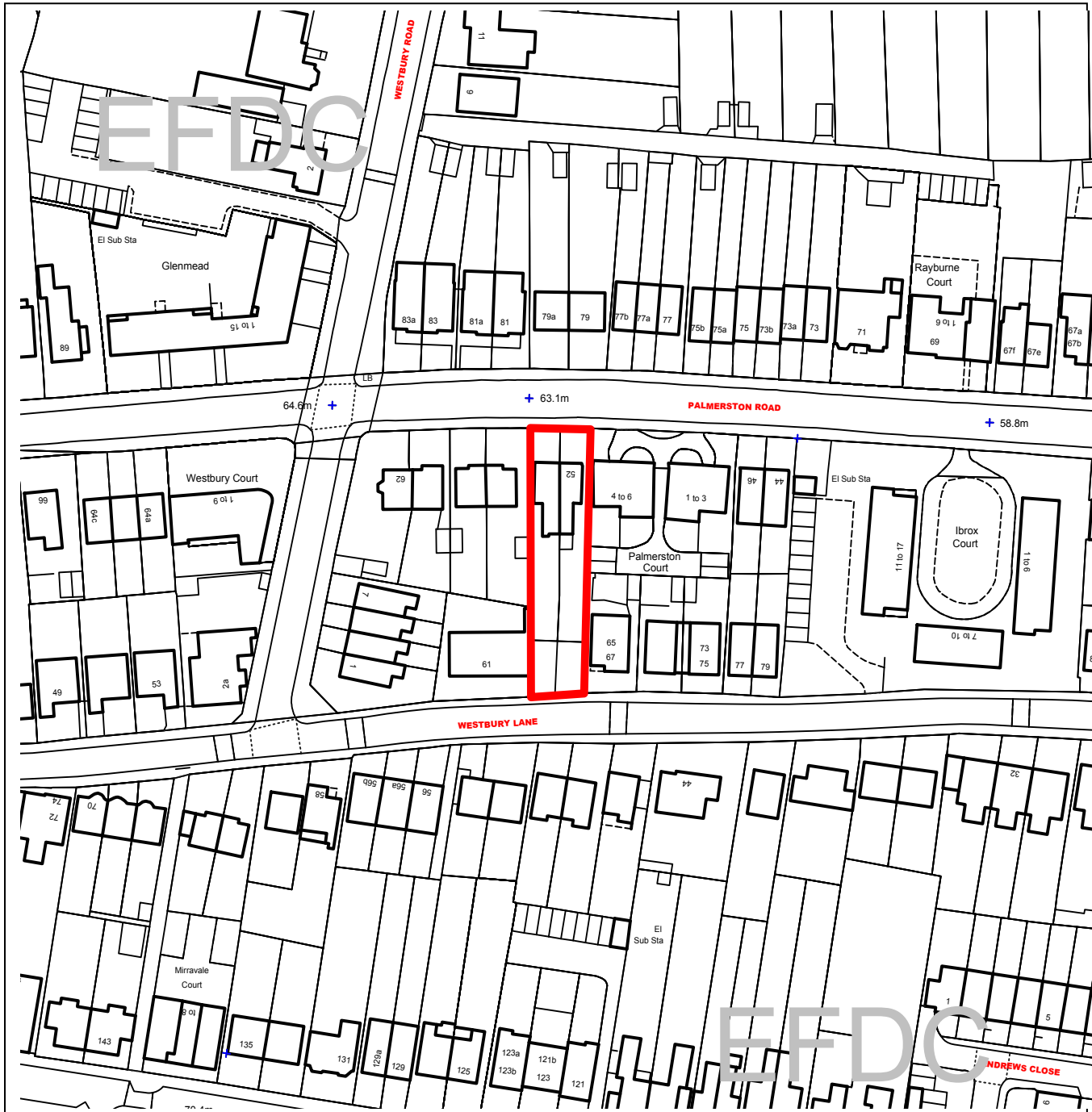
INDEX OF PLANNING APPLICATIONS/ENFORCEMENT CASES

ITEM	REFERENCE	SITE LOCATION	OFFICER RECOMMENDATION	PAGE
1.	EPF/0319/18	52 & 54 Palmerston Road Buckhurst Hill Essex IG9 5LH	Grant Permission	10
2.	EPF/2758/17	12 High Elms Chigwell Essex IG7 6NF	Grant Permission	16
3.	EPF/3177/17	105 Manor Road Chigwell Essex IG7 5PN	Grant Permission (Subject to Legal Agreement)	24
4.	EPF/3210/17	Former Delivery Office 256 High Road Loughton Essex IG10 1RB	Grant Permission (Subject to Legal Agreement)	34
5.	EPF/0201/18	1 Brook Parade Chigwell Essex IG7 6PD	Grant Permission	48
6.	EPF/0206/18	25 Felstead Road Loughton Essex IG10 3BB	Grant Permission (With Conditions)	52
7.	EPF/0330/18	157 Manor Road Chigwell Essex IG7 5QA	Grant Permission (With Conditions)	58
8.	EPF/0336/18	Greenacres Vicarage Lane Chigwell Essex IG7 6LS	Grant Permission (With Conditions)	64
9.	EPF/0353/18	71 Roundmead Avenue Loughton Essex IG10 1PZ	Grant Permission (With Conditions)	70
10.	EPF/0523/18	12 Eleven Acre Rise Loughton Essex IG10 1AN	Grant Permission	76



Epping Forest District Council

Agenda Item Number 1



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Application Number:	EPF/0319/18
Site Name:	52 & 54 Palmerston Road, Buckhurst Hill, IG9 5LH
Scale of Plot:	1/1250

Report Item No: 1

APPLICATION No:	EPF/0319/18
SITE ADDRESS:	52 & 54 Palmerston Road Buckhurst Hill Essex IG9 5LH
PARISH:	Buckhurst Hill
WARD:	Buckhurst Hill West
APPLICANT:	Mrs Charlotte Cheeseman & Mrs Angi Lewis
DESCRIPTION OF PROPOSAL:	Retaining wall and fencing to front and proposed parking bays and new crossovers for nos 52 and 54.
RECOMMENDED DECISION:	Grant Permission

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

http://planpub.eppingforestdc.gov.uk/NIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=605478

CONDITIONS

- 1 The development hereby permitted must be begun not later than the expiration of three years beginning with the date of this notice.

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 pair of two, two-storey semi-detached dwellings built on a generous plot on Palmerston Road, Buckhurst Hill. Palmerston Road itself is an extensive road with a variety of dwelling types. There is no uniform architectural style or character along this street. Buckhurst Hill Underground Station is in close proximity to the site as well as frequent local bus services to Loughton and other destinations.

The application dwellings at 52 and 54 Palmerston Road have small frontages but deep rear gardens. Neighbouring dwellings and buildings also have small frontages. This is the norm along this stretch of Palmerston Road. The application site currently does not benefit from off street parking. Buckhurst Hill has parking restrictions in place in the form of a controlled parking zone.

Adjoining neighbouring dwellings benefit from off street parking. There are further examples of off street parking along this street, it is therefore not uncommon.

There are a number of different boundary treatments along this stretch of Palmerston Road. These range from approximately 0.5m to 2.5m in height and are of a soft nature i.e. hedging or more solid boundary treatment in the form of railings and timber fencing.

A number of dwellings and buildings along this street have benefitted from significant alterations and extensions over the years.

The site is not within a Conservation Area nor are the application dwellings Listed. There are no preserved trees at the application site.

Description of Proposal:

It is proposed construct a pair of off-street parking spaces and a shared pedestrian access for each of the houses, carrying out an associated reduction in land levels in the front garden, demolition of existing retaining walls and construction of new retaining walls up to 900mm high around the parking area, construction of steps and formation of associated vehicular crossovers. A 1.1m high timber picket fence would be erected on top of the retaining wall adjacent to the houses. A tree in the front garden of 54 would be removed to allow for the development.

Relevant History:

None

Policies Applied:

Adopted Local Plan:

CP2	Protecting the quality of the rural and built environment
DBE9	Loss of Amenity
DBE10	Design of Residential Extensions
ST4	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:

DM9	High Quality Design
T2	Safeguarding of routes

Summary of Representations Received

6 Neighbours consulted:

No representations received from neighbours.

BUCKHURST HILL PARISH COUNCIL OBJECTED to the proposal on the following grounds:

- Design of railings out of keeping with façade of existing buildings.

Officer comment: Plans have been amended showing timber fencing in place of the railings that were originally proposed. The design of the proposal is discussed in the main body of this report.

Main Issues and Considerations:

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

Design

The proposed boundary treatment adjacent to the houses would be 2m in height including the height of the retaining wall. The timber boarded fence would be 1.1m high which is only 0.1m higher than what could be achieved under permitted development.

Whilst the height of the boundary treatment would be 2m overall, given the height of the application dwellings and their width as well as the 5.5m set back of the proposed boundary treatment, the proposed boundary treatment would not appear incongruous or out of character when viewed from the general street scene.

The proposed crossovers would not appear out of character given the presence of crossovers nearby the site.

Living Conditions of neighbours

The proposal by reason of its nature and siting would not result in excessive harm to neighbour amenity.

Highway Safety

The County Council as Highway Authority was consulted on the proposal and they have no objections to the development. The proposed crossovers require the approval of the Local Planning Authority as Palmerston Road is a classified road. Approval to implement the proposed vehicular access is still required from the Highway Authority and a separate application would need to be lodged to them in the event of approval of this planning application.

Conclusion:

The proposal is of a design, siting and appearance that would complement the existing dwellings and would not harm the living conditions of neighbours due to its size and scale. Amendments to the proposal have been secured to address the Parish Council's objection. It is therefore 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***

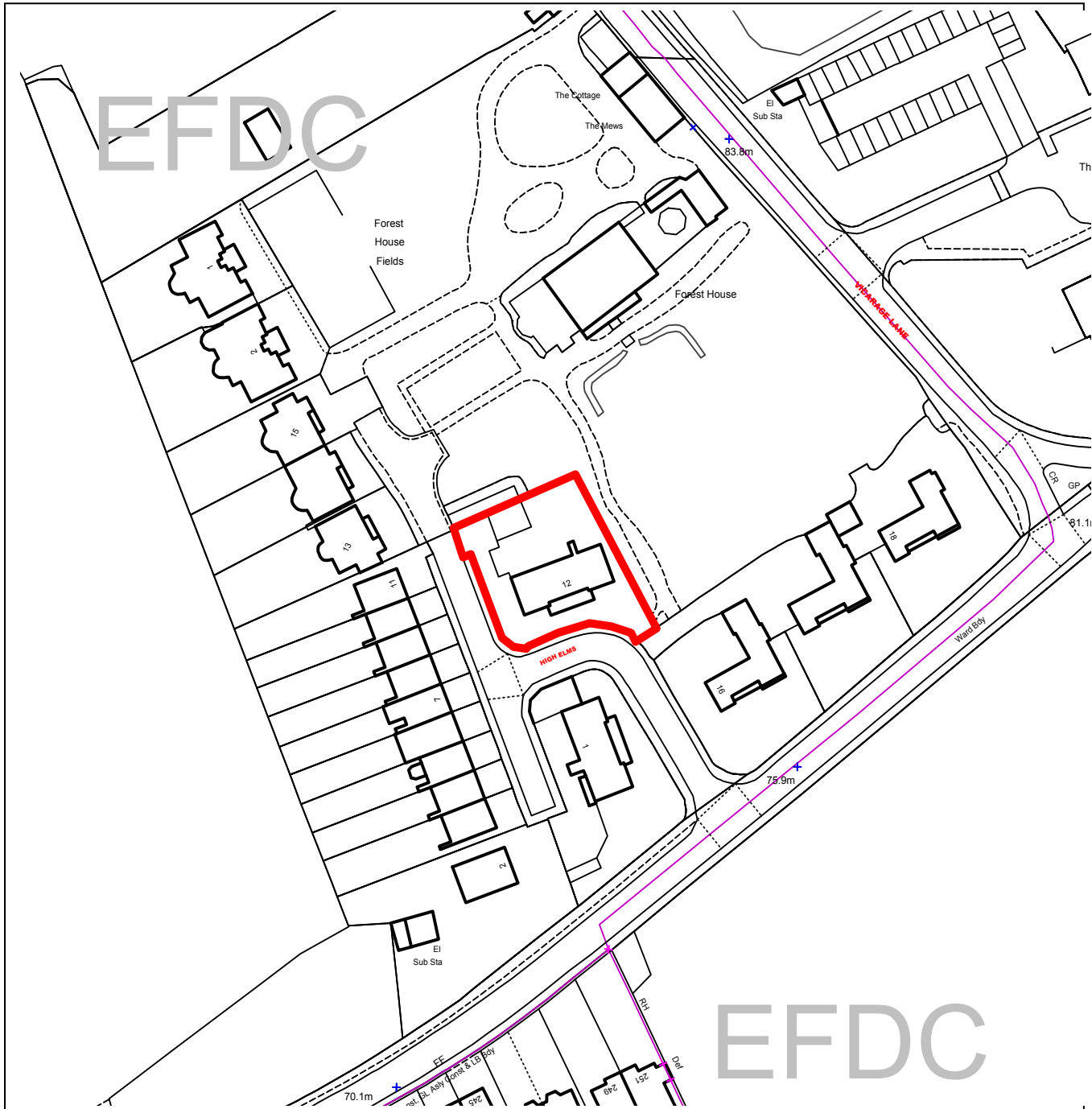
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Agenda Item Number 2



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Application Number:	EPF/2758/17
Site Name:	12 High Elms, Chigwell, IG7 6NF
Scale of Plot:	1/1250

Report Item No: 2

APPLICATION No:	EPF/2758/17
SITE ADDRESS:	12 High Elms Chigwell Essex IG7 6NF
PARISH:	Chigwell
WARD:	Grange Hill
APPLICANT:	Mr Colin Medley
DESCRIPTION OF PROPOSAL:	Demolition of existing bungalow and replacement with 2 no. two storey dwellings with basements.
RECOMMENDED DECISION:	Grant Permission

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

http://planpub.eppingforestdc.gov.uk/NIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=601074

CONDITIONS

- 1 The development hereby permitted must be begun not later than the expiration of three years beginning with the date of this notice.
- 2 No construction works above ground level shall take place until documentary and photographic details of the types and colours of the external finishes of the development, including windows and doors, and finishes to be used on boundary enclosures and driveways, have been submitted to and approved by the Local Planning Authority, in writing. The development shall be implemented in accordance with such approved details.
- 3 No development, including works of demolition or site clearance, shall take place until a Tree Protection Plan Arboricultural Method Statement and site monitoring schedule in accordance with BS:5837:2012 (Trees in relation to design, demolition and construction - recommendations) has been submitted to the Local Planning Authority and approved in writing. The development shall be carried out only in accordance with the approved documents unless the Local Planning Authority gives its written consent to any variation.
- 4 No development shall take place, including site clearance or other preparatory work, until full details of both hard and soft landscape works (including tree planting) and implementation programme (linked to the development schedule) have been submitted to and approved in writing by the Local Planning Authority. These works shall be carried out as approved. The hard landscaping details shall include, as appropriate, and in addition to details of existing features to be retained: proposed

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

- 5 All material excavated from the below ground works hereby approved shall be removed from the site unless otherwise agreed in writing by the Local Planning Authority.
- 6 A flood risk assessment and management and maintenance plan shall be submitted to and approved by the Local Planning Authority prior to commencement of development. The assessment shall include calculations of increased run-off and associated volume of storm detention using WinDes or other similar best practice tool. The approved measures shall be carried out prior to the substantial completion of the development and shall be adequately maintained in accordance with the management and maintenance plan.
- 7 Details of measures to deal with surface water drainage shall be submitted to and approved by the Local Planning Authority before any work commences on site. Once approved these details shall be subsequently implemented in full on the site.
- 8 An electric vehicle charging point shall be provided for each of the approved dwellings prior to first occupation.
- 9 Prior to first occupation measures shall be incorporated within the development to ensure a water efficiency standard of 110 litres (or less) per person per day.
- 10 Prior to first occupation of the dwellings hereby approved measures to improve the ecological value of the site shall be implemented in accordance with details that have been submitted to and agreed in writing by the Local Planning Authority.
- 11 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 noise, dust and dirt during excavation and construction, including wheel washing.
 6. A scheme for recycling/disposing of waste resulting from demolition and construction works.
 7. Details of how construction of the basement will be undertaken without adversely affecting the roots of nearby trees and the stability of the boundary wall around the plot.
- 12 The development hereby permitted will be completed strictly in accordance with the approved drawings numbered P-07 B; P-08; P-06 F; P-03 F, P-04 E; P-01 C; P-02 D; P-05 D.

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

Description of Site:

A single storey dwelling located in a residential cul de sac leading out on to Manor Road near its junction with Vicarage Lane. The property is not listed nor does it lie in a Conservation area. It does however lie next to the boundary wall and gardens of listed mansion at Forest House.

Description of Proposal:

Demolition of existing bungalow and replacement with 2 detached two storey dwellings with basements.

Relevant History:

While there is no relevant history of planning applications on this property there have been long standing negotiations conducted in the last two years on two pre application proposals - the first of which was submitted in August 2016. Initially 4 houses were proposed, then 3, and the current application proposes two dwellings.

Policies Applied:

Adopted Local Plan:

CP2 – Protecting the Quality of the Rural and Built Environment
CP3 – New development
HC12 – Development affecting the setting of Listed Buildings.
DBE1 – Design of new buildings.
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

T1 - Sustainable Transport Choices

H1 – Housing mix and accommodation types

DM7 - Heritage Assets

DM9 - High Quality Design

DM10 - Housing Design and Quality

DM12 – Subterranean, basement development and lightwells.

Summary of Representations:

CHIGWELL PARISH COUNCIL – No objections to this application.

NEIGHBOURS – 15 neighbours notified on the amended plans 9 objections have been received from nos. 4,8, 9, 7, 16,13, 2 and 5 High Elms and one from a trustee of Forest House. Most of these respondents occupy 3 storey town houses that lie on the opposite side of High Elms, and the following objections have been received:-

1. The plot is too small and this is an overdevelopment of the existing bungalow
2. The proposal would detract from visual amenity in the street scene,
3. The proposal would remove the green verge around the existing bungalow
4. The proposal would create a mis match of houses and a sense of enclosure
5. The increased ridge height would detract from our outlook over Forest House and its gardens
6. The proposal will cause overlooking and loss of privacy to our properties
7. The proposal will aggravate on street parking problems
8. extensive basement excavation may cause subsidence on a sloping site built on clay, and may affect drainage and ground water flow.
9. There is no turning facility
10. The proposal will reduce sunlight to our homes
11. The bungalow was built to respect the boundary wall and setting of the listed Forest House whereas a two storey development will be intrusive.

EFDC CONSERVATION - The proposal site is located within the setting of the grade II listed Forest House, an early 19th century stock brick house. The revised scheme has overcome the concerns we previously had and now meets our expectations in terms of design and conservation. The proposed replacement houses are not exceeding two storeys and are nicely recessed from the walled garden which will make them invisible when viewed from the listed building grounds. In addition, their overall design, featuring Georgian features, will make them blend in with neighbouring developments. This application is, therefore, recommended for approval with the following conditions:

- Photographic details of the external materials (including doors and windows) should be submitted to and approved by the LPA prior to the commencements of any works.
- Details of the surfacing and means of enclosure should be submitted to and approved by the LPA prior to the commencements of any works.

EFDC LAND DRAINAGE SECTION – No objection in principle. The development is of a size where it is necessary to avoid generating additional runoff and the opportunity of new development should be taken to improve existing surface water runoff. A Flood Risk Assessment (FRA) is required; therefore please add land drainage condition SCN85A, along with a condition requiring approval of surface water details.

EFDC TREES SECTION – The applicant has provided a tree report and we have no objections subject to conditions concerning tree protection details, provision of details of hard and soft landscaping, and requirements for dealing with excavated material.

Issues and Considerations:

The plans originally submitted with this application showed two 2 storey houses positioned on a north – south axis. This layout meant that the side of the house on the western side of the plot, together with some high sections of side boundary walls, would have lied opposite the front elevations of modern 3 storey town houses on the opposite side of High Elms, and this side façade would have detracted from the street scene and from the approach to the gated entrance to the adjoining listed Forest House and its grounds. In addition, the eastern house on the site would have lied just one to two metres away from the boundary wall with the grounds of Forest House, and it would have been an overly conspicuous and intrusive development when viewed from Forest House and its main front garden. Following negotiations therefore the proposed two houses have been ‘spun round’ onto an east west axis and now the front elevations face the front of houses on the opposite side of High Elms. This arrangement improves the appearance of the proposal in the street scene. It also means that the two houses are located a lot further away from the boundary wall with the listed Forest House on the east side of the plot, and this factor, together with a reduction in the size of the first floor accommodation, means that the amended proposal has a far more respectful relationship with the listed Forest House, and its grounds and boundary wall. The design of the two houses has also been revised on the amended plans received. The houses now have a mock Georgian appearance built of brick with low roofs and now have a more acceptable appearance in this locality. As a result of these changes to the proposal the Conservation Officer has now withdrawn objections she made on previous proposals for this site, and her comments are set out above.

The relocation and reorientation of the houses away from the listed Forest House partly means that the fronts of the proposed two houses lie just 18m away from the fronts of the town houses opposite at nos. 8 to 11 High Elms. Objections have been received from some of the occupants of these houses on grounds of overlooking and loss of outlook. While a distance of 21m between front elevations is desirable an 18m distance between the fronts of houses is not uncommon in the District, and certainly in the London area, and it would not result in a significant loss of privacy that would justify a refusal of consent.

A car lift is proposed for each house to give access to a basement area providing two off street car spaces for each house, and also providing a small swimming pool and changing rooms for each dwelling. Provision for off street car parking is therefore acceptable. The size of the proposed basement is significant and has led to concerns about possible impact on roots of trees and the boundary wall around Forest House. To this end however appendix 7 of the submitted Arboricultural Tree Report provides details of protection of the boundary wall and tree roots, and there are no neighbouring buildings or houses that adjoin or lie close that could be affected by excavation.

Development of this site has been subject of protracted negotiations for over 18 months. However the proposal does result in the loss of an existing bungalow which can be seen as contrary to the recently approved LPSV. Set against this is the fact that an additional dwelling is being achieved

from the development, and it would be unreasonable and somewhat harsh to insist that the bungalow be retained after 18 months of negotiation on proposals to build houses on this site.

The existing bungalow on the site has an attractive unenclosed green verge on its two roadside boundaries. The green verge however lies in the application site, and although its loss is unfortunate the revised and improved design of the proposal, plus the additional house being provided, does provide a more than compensatory benefit.

Conclusion:

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

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

Planning Application Case Officer: David Baker

Direct Line Telephone Number: 01992 564514

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

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Agenda Item Number 3



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Application Number:	EPF/3177/17
Site Name:	105 Manor Road, Chigwell, IG7 5PN
Scale of Plot:	1/1250

Report Item No: 3

APPLICATION No:	EPF/3177/17
SITE ADDRESS:	105 Manor Road Chigwell Essex IG7 5PN
PARISH:	Chigwell
WARD:	Grange Hill
APPLICANT:	Chigwell Limited
DESCRIPTION OF PROPOSAL:	Proposed demolition of existing property and erection of a development of 3 no. 2 bed flats and 1 no. 1 bed flat including car parking.
RECOMMENDED DECISION:	Grant Permission (Subject to Legal Agreement)

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

http://planpub.eppingforestdc.gov.uk/NIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=602734

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: Location Plan, MIEF/17/01A, MIEF/17/02, MIEF/17/03A, MIEF/17/04A MIEF/17/05A, MIEF/17/06
- 3 Prior to first occupation of the development hereby approved, the proposed window openings in the southern flank elevation shall be entirely fitted with obscured glass and have fixed frames to a height of 1.7 metres above the floor of the room in which the window is installed and shall be permanently retained in that condition.
- 4 No construction works above ground level shall take place until documentary and photographic details of the types and colours of the external finishes have been submitted to and approved by the Local Planning Authority, in writing. The development shall be implemented in accordance with such approved details.
- 5 No development shall take place until details of surface water disposal have been submitted to and approved in writing by the Local Planning Authority. The development shall be implemented in accordance with such agreed details.

- 6 Prior to the first occupation of the development the access arrangements, vehicle parking and turning areas as indicated on the approved plans shall be provided, hard surfaced, sealed and marked out. The access, parking, car lift and turning areas shall be retained in perpetuity for their intended purpose.
- 7 Prior to first occupation of the proposed development, the Developer shall be responsible for the provision and implementation, per dwelling, of a Residential Travel Information Pack for sustainable transport, approved by Essex County Council, to include six one day travel vouchers for use with the relevant local public transport operator.
- 8 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.
- 9 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.
- 10 No development shall take place until wheel washing or other cleaning facilities for vehicles leaving the site during construction works have been installed in accordance with details which shall be submitted to and agreed in writing by the Local Planning Authority. The approved installed cleaning facilities shall be used to clean vehicles immediately before leaving the site.

- 11 All construction/demolition works and ancillary operations, including vehicle movement on site which are audible at the boundary of noise sensitive premises, shall only take place between the hours of 07.30 to 18.30 Monday to Friday and 08.00 to 13.00 hours on Saturday, and at no time during Sundays and Public/Bank Holidays unless otherwise agreed in writing by the Local Planning Authority.
- 12 An electric vehicle charging point shall be provided for each of the approved dwellings prior to first occupation
- 13 Prior to first occupation measures shall be incorporated within the development to ensure a water efficiency standard of 110 litres (or less) per person per day.
- 14 Prior to first occupation of the dwellings hereby approved measures to improve the ecological value of the site shall be implemented in accordance with details that have been submitted to and agreed in writing by the Local Planning Authority.

And subject to the completion, by Friday 10 August 2018, of a S106 Legal agreement to secure appropriate financial contributions for the management and monitoring of visitors to the Epping Forest Special Area of Conservation.

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 currently comprises a two storey detached house and curtilage located at the corner of the southern side of Manor Road and the western side Fencepiece Road. It covers an area of 365 square metres.

The existing building on the site has its frontage onto Manor Road and has a building line which is set back (west) from its neighbour at 281 Fencepiece Road by a distance of approximately 1m. Land to the west of the site contains a 4 storey flatted development named 'Manor Court' which has a maximum height of 15.4m. To the east on the other side of Fencepiece Road is 'Sherrell House' which is a 3 storey building used for sheltered accommodation for the elderly. To the north of the site and on the other side of Manor Road is a petrol station; however the predominant character of the surrounding area is residential.

The site is in an urban area. The building is not listed and the locality is not within a conservation area.

Description of Proposal:

Permission is sought for the demolition of the existing property and erection of a development of 3, two bedroom flats and 1, one bedroom flat.

The building measures a maximum of 16.2m deep by 10m wide. Due to the varying land levels on the site, the proposal has maximum height of 9.2m on Fencepiece Road and 9.8m high to the ridge roof facing Manor Road.

Materials include clay or concrete tiles for the roof, painted render and facing brickwork for the walls, UPVC framed fenestration, brick walls and concrete pavements for the hard standing area.

1 car parking space is proposed for each flat.

A total area of approximately 82 sqm is provided as garden amenity space for the two ground floor flats, the two bedroom flat (flat C) has a balcony of over 6 sqm and the one bedroom flat has a balcony area of just under 5 sqm.

A bin store and cycle storage area for 8 bikes is located close to the northern boundary of the site.

Relevant History:

Planning permission was refused under reference EPF/0653/16 for Demolition of the existing 2 no. detached dwellings and the redevelopment of the site to provide 11 no. flats within a part 2, part 3 and part 4 storey building with associated basement car/cycle parking and landscaping. The grounds for refusal were

- 1. By reason of its height, bulk, siting on high ground and projection beyond of the rear wall of the house at 279 Fencepiece Road, the proposed building would appear excessively over-dominant in relation to 277 and 279 Fencepiece Road and would appear excessively overbearing when seen from the rear gardens of those houses. As a consequence the building would amount to an over-development of the site that is harmful the street scene of this part of Fencepiece Road, to the detriment of the character and appearance of the locality. It would also cause significant harm to the amenities of the occupants of neighbouring dwellings to the south of the site, particularly those of 277 and 279 Fencepiece Road. The proposal is therefore contrary to Local Plan and Alterations policies CP2(iv), CP7, DBE1, DBE2 and DBE9, which are consistent with the National Planning Policy Framework.*
- 2. By reason of a significant under-provision of off-street parking spaces, well below the minimum specified for new residential development in the Essex County Council "Parking Standards: Design and Good Practice Guide" 2009, and by reason of the intensification of vehicles accessing the site adjacent to the junction of Fencepiece Road, Manor Road and Hainault Road, the proposal is likely to create conditions prejudicial to the interests of highway safety and to the efficiency of the junction. The proposal is therefore contrary to Local Plan and Alterations policies ST4(ii & iii) and ST6, which are consistent with the National Planning Policy Framework.*

The application was then dismissed at appeal on the ground that it would lead to substantial harm to the living conditions of existing neighbouring occupiers. However the Inspector also surmised that the proposal would not have harmed the character and appearance of the area or highway safety.

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
DBE1 –	Design of New Buildings
DBE2 –	Effect on Neighbouring Properties`
DBE3 –	Design in Urban Areas
DBE8	Private Amenity Space
DBE9	Neighbouring Amenity
ST1 –	Location of Development
ST4 –	Road Safety
ST6 –	Vehicle Parking
H2A –	Previously Developed Land
H4A –	Dwelling Mix
LL10 –	Adequacy of provision for landscape retention
LL11 –	Landscaping schemes
RP4	Contaminated land
U3B	Sustainable Drainage Systems

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 2011-2033
SP3	Place Shaping
SP4	Place Shaping
H1	Housing mix and accommodation types
T1	Sustainable transport choices
DM9	High quality design
DM10	Housing design and quality
DM 11	Waste recycling facilities on new developments
DM16	Sustainable drainage systems
DM18	On site management of waste water and water supply
DM21	Local environmental impacts, pollution and land contamination
P7	Chigwell

Consultation Carried Out and Summary of Representations Received

Number of neighbours consulted: 10

Site notice posted: Yes

Responses received: No response received from neighbours

CHIGWELL PARISH COUNCIL: OBJECTS to this application because the proposed structure would be an over-development of the site and thoroughly inappropriate. Additionally the suggested access is sited excessively close to the traffic lights.

Main Issues and Considerations:

The key considerations for the determination of this application are:-

- The principle of the development;
- Impact on the character and appearance of the site and surrounding area.
- Impact on the living conditions of surrounding residents;
- Quality of resulting residential accommodation; and
- Impact on parking provision and highway safety.

Principle

In terms of planning policy, the site is considered as previously developed land, and in line with Government policy redevelopment of this land is encouraged. The lawful use of the site is also residential.

The site has also been identified within the Epping Forest Local Plan Submission Version (2017) under policy P7 as being within a location which is suitable for residential development. This measure is being undertaken in order to provide more housing to meet the requirements of SP2 of this document.

The Submission Version Plan is in the advanced stages of preparation and is consistent with NPPF. It is therefore considered to hold considerable weight in any future determinations of planning applications which are submitted in relation to the area defined as site CHIG.R8 (which also includes 281 Fencepiece Road as the southern half of the allocation). CHIG.R8 allocation envisages 6 dwellings on the site as a whole. The provision of 4 dwellings on the northern half of the allocation, as proposed in this application, would not prejudice achieving 2 dwellings on the southern half of the CHIG.R8.

The principle of the development is therefore acceptable.

The site specific requirements of CHIG.R8 are:

Ecology

Development proposals will be required to make a financial contribution to access management and monitoring of visitors to the Epping Forest Special Area of Conservation. Such contributions will be in accordance with the measures identified in the Action Plan developed and agreed by Natural England.

On- Site Constraints

The site has potential access constraints. As a result of the proximity of the site to the Manor Road / Fencepiece Road / Hainault Road crossroads, vehicular access to the site should be limited to Manor Road to be upgraded /widened as part of the development in order to ensure a safe access point which has sufficient capacity for the development it serves.

As set out in Policy DM 2 and DM 22 of the emerging Local Plan, issues have been identified with respect to the effect of development on the integrity of the SAC as a result of increased visitor pressure arising from new residential development, and from relatively poor local air quality alongside the roads that traverse the SAC. The Council is currently developing with partners an interim strategy for the management and monitoring of visitor pressures on the SAC. This will include measures to be funded through the securing of financial contributions from new development in accordance with Policy DM 2. Notwithstanding the fact that this work is yet to be completed the applicant has confirmed willingness to enter into a S106 agreement and recognises that the level of contribution is to be agreed after the committee.

The Highways Authority are satisfied that given the number of units being provided and the submission of amended plans indicating a wider access to accommodate the use, further contributions to access improvements are not required.

Housing Density

The proposal has a density of 109 units per hectare. This density is higher than neighbouring single household dwellings, however since the location of the site is close to sustainable modes of transport and local amenities and complies with the other technical standards within the Local Plan, it remains consistent with requirements of policies CP1, CP3 and H3A of the Local Plan and with paragraph 47 of the NPPF which seeks to boost significantly the supply of housing.

Dwelling mix

The 3, two bedroom and 1 one bedroom flats are considered suitable for smaller households, the proposal would therefore meet an existing housing need within the borough in line with the requirements of policy H4A of the Local Plan.

Character and appearance

The application site is surrounded by flatted developments to the west (Manor Court, to the north (Montpellier Court and Silverhind Court and to the east (Sherill House etc.).

The land on Fencepiece Road rises in a northerly direction. Number 281 Fencepiece Road has a maximum height of 9m to the ridge of its hipped roof and the proposed flats will have a maximum height of 9.2m on this elevation. Given the 4 storey height of Manor Court which would also be visible when viewing the proposal from this road; along with the 2m gap between the building line of this neighbouring property and the building line of the proposed new building; the general size and appearance of the built form surrounding the site and the lack of objections raised by the Inspector in his dismissal of EPF/653/16 on the grounds of size, position massing in relation to it impact on the character and appearance of this area, Officers conclude that the height size, design, position and materials of the building is compatible with the character and appearance of the locality within which it is situated. As a result the proposal will preserve its distinctive local character in accordance with chapter 7 of the NPPF and policies DBE1 and DBE 3 of the Local Plan.

Quality of resulting residential accommodation.

Whilst it is noted that flats A, B and C have second bedrooms which have a poor outlook as they face the side flank wall of 281 Fencepiece Road, it is considered that since the rooms would predominantly be used during the darker periods of the day that arrangement is not unacceptable. Moreover, it would be the choice of the future occupier to reside within these flats.

The proposed self-contained units have an adequate internal size, layout and ventilation. The proposal is therefore consistent with the requirements of the Essex Design Guide. Provision of amenity space also complies with the requirements of policy DBE8 of the Local Plan.

Living conditions of neighbouring residential dwellings

Number 281 Fencepiece Road is south of the application site and plans indicate that the 45 degree light guidelines will not be breached. This proposal has been significantly reduced from the previously dismissed appeal under reference EPF/0653/16. The proposal now extends 2.6m beyond the rear elevation of 281 Fencepiece Road. This depth is mitigated by the 2m gap between the two buildings. There is then a further 2.4m deep two storey projection centrally located within the rear elevation of the building. This projection is 4m away from the mutual boundary with this neighbour. These distances between the building lines of both the proposal and neighbouring building are sufficient to ensure that the loss of outlook to number 281 Fencepiece Road will not be excessive.

Plans have also been revised to show flat C's second bedroom window within the first floor southern flank wall has been obscure glazed to a height of 1.7m and the bathroom window on this elevation serving flat D is also to be fully obscure glazed to prevent loss of privacy for the occupiers of 281 Fencepiece Road. Due to the change in levels between the application site and 281 Fencepiece Road it is also necessary to ensure 2 ground floor flank windows serving the second bedrooms of flats A and B are also obscure glazed. The loss of outlook from the bedroom windows would not result in poor living conditions in this case since they would otherwise look onto the flank of 281 across a very short distance. It is therefore considered reasonable as well as necessary to require all 4 flank windows to be obscure glazed by way of a planning condition.

On the basis of the above assessment it is concluded that 281 Fencepiece Road will not be excessively affected in terms of loss of light, outlook or privacy.

The windows on the side flank of Manor Court serve a stairwell and this neighbour is positioned 13.4m away from the development. It is therefore considered that occupiers of this neighbouring dwelling will not be unduly affected in terms of loss of light, outlook or privacy. All other residential neighbours are sufficiently distant to ensure that they are not materially affected. The proposal therefore complies with the requirements of policy DBE 9 of the Local Plan.

Highways

The site is located close to good public transport links, amenities and therefore 4 parking spaces are considered adequate for the number of flats. Plans have also been amended during the application process to show the width of the existing access has been widened to 5m at the request of the Highway Authority. Given that an access already exists in this position and the distance of the traffic lights, the Highway Authority is satisfied that, subject to conditions, the proposal would not cause undue highway or parking concerns. The proposal therefore accords with the requirements of ST4 and ST6 of the Local Plan.

Flood Risk and Land Drainage

The site falls outside of a flood risk area. The applicant is proposing to dispose of surface water by the main sewer. The Land Drainage Team recommends that the opportunity of new development should be taken to further reduce the runoff entering the main sewer by incorporating

sustainable drainage systems in to the drainage design. They therefore recommend further details be submitted and approved to ensure that adequate drainage is provided in accordance with policy CP2 of the Local Plan.

Contaminated Land

The Contaminated Land team consider the risk of the site being contaminated as being low and therefore only request that a condition be imposed relating to unexpected contamination in accordance with paragraph 109 of the NPPF and RP4 of the Local Plan.

Conclusion:

The proposal will provide much needed housing which is of a type which meets an existing local housing need within an urban and sustainable location. The Highway Authority is satisfied that the proposal will not excessively impact highway safety or parking provision within the area. Impact on the living conditions of neighbouring occupiers will not be excessively more harmful than the existing situation. The design of the new housing will preserve the character and appearance of this area. Additional conditions are also recommended to ensure that the proposal does not increase drainage issues within the area. It is therefore considered that the proposal meets the requirements of sustainable development in accordance with policy contained within the NPPF. Approval is therefore recommended subject to conditions.

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

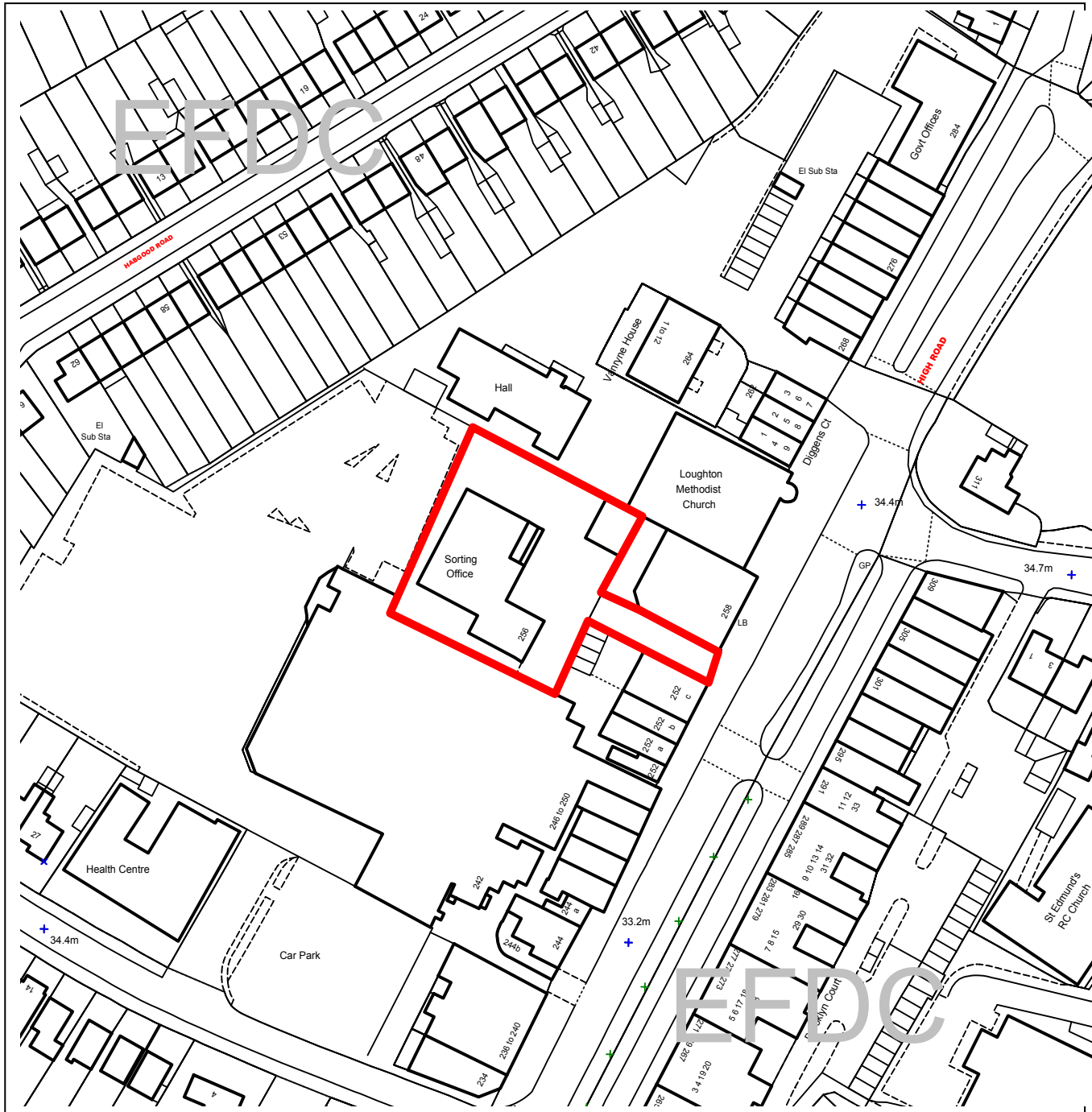
***Planning Application Case Officer: Sukhi Dhadwar
Direct Line Telephone Number: 01992 564597***

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/3210/17
Site Name:	Former Delivery Office, 256 High Road, Loughton, IG10 1RB
Scale of Plot:	1/1250

Report Item No: 4

APPLICATION No:	EPF/3210/17
SITE ADDRESS:	Former Delivery Office 256 High Road Loughton Essex IG10 1RB
PARISH:	Loughton
WARD:	Loughton St Marys
APPLICANT:	Loughton High Road (256) Limited
DESCRIPTION OF PROPOSAL:	Demolition of existing buildings and construction of 29 retirement apartments in a single building of 3, 4 and 5 storeys in height, alongside associated access, amenity space, landscaping and parking
RECOMMENDED DECISION:	Grant Permission (Subject to Legal Agreement)

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

http://planpub.eppingforestdc.gov.uk/NIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=602833

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: 866-PL- 01B, 02A, 03A, 04D, 05C, 06F, 07F, 08F, 09F, 10F, 11D 12E, 13E, 14C, 15C
- 3 No development shall take place until details of surface water drainage have been submitted to and approved in writing by the Local Planning Authority. The development shall be implemented in accordance with such agreed details.
- 4 No construction works above ground level shall take place until documentary and photographic details of the types and colours of the external finishes have been submitted to and approved by the Local Planning Authority, in writing. The development shall be implemented in accordance with such approved details.
- 5 No development shall take place until wheel washing or other cleaning facilities for vehicles leaving the site during construction works have been installed in accordance with details which shall be submitted to and agreed in writing by the Local Planning Authority. The approved installed cleaning facilities shall be used to clean vehicles immediately before leaving the site.

- 6 All construction/demolition works and ancillary operations, including vehicle movement on site which are audible at the boundary of noise sensitive premises, shall only take place between the hours of 07.30 to 18.30 Monday to Friday and 08.00 to 13.00 hours on Saturday, and at no time during Sundays and Public/Bank Holidays unless otherwise agreed in writing by the Local Planning Authority.
- 7 No development shall take place, 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.
- 8 Prior to the commencement of any works a method statement for before, during and post construction shall be submitted to and approved in writing by the Local Planning Authority. This should cover precautionary methods to avoid any potential impacts on bats and birds.
- 9 A biodiversity enhancement statement shall be submitted to and approved in writing by the Local Planning Authority approval prior to commencement of works. This should include bird and bat boxes and native planting.
- 10 No development shall take place until a Phase 2 site investigation has been carried out. A protocol for the investigation shall be submitted to and approved by the Local Planning Authority before commencement of the Phase 2 investigation. The completed Phase 2 investigation report, together with any necessary outline remediation options, shall be submitted to and approved by the Local Planning Authority prior to any redevelopment or remediation works being carried out. The report shall assess potential risks to present and proposed humans, property including buildings, crops, livestock, pets, woodland and service lines and pipes, adjoining land, groundwaters and surface waters, ecological systems, archaeological sites and ancient monuments and the investigation must be conducted in accordance with DEFRA and the Environment Agency's "Model Procedures for the Management of Land Contamination, CLR 11", or any subsequent version or additional regulatory guidance.
[Note: This condition must be formally discharged by the Local Planning Authority before the submission of details pursuant to the remediation scheme condition that follows]
- 11 Should Land Contamination Remediation Works be identified as necessary under the above condition, no development shall take place until a detailed remediation scheme to bring the site to a condition suitable for the intended use has been

submitted to and approved by the Local Planning Authority. The development shall be carried out in accordance with the approved remediation scheme unless otherwise agreed in writing by the Local Planning Authority. The remediation scheme must include all works to be undertaken, proposed remediation objectives and remediation criteria, timetable of works and site management procedures and any necessary long term maintenance and monitoring programme. The scheme must ensure that the site will not qualify as contaminated land under Part 2A of the Environmental Protection Act 1990 or any subsequent version, in relation to the intended use of the land after remediation.

[Note: This condition must be formally discharged by the Local Planning Authority before the submission of details pursuant to the verification report condition that follows]

- 12 Following completion of measures identified in the approved remediation scheme and prior to the first use or occupation of the development, a verification report that demonstrates the effectiveness of the remediation carried out must be produced together with any necessary monitoring and maintenance programme and copies of any waste transfer notes relating to exported and imported soils shall be submitted to the Local Planning Authority for approval. The approved monitoring and maintenance programme shall be implemented.
- 13 In the event that any evidence of potential contamination is found at any time when carrying out the approved development that was not previously identified in the approved Phase 2 report, it must be reported in writing immediately to the Local Planning Authority. An investigation and risk assessment must be undertaken in accordance with a methodology previously approved by the Local Planning Authority. Following completion of measures identified in the approved remediation scheme, a verification report must be prepared, which is subject to the approval in writing of the Local Planning Authority in accordance with the immediately above condition.
- 14 The development shall be carried out in accordance with the flood risk assessment (Former Delivery Office Flood Risk Assessment Final Report v1.1, Ref 3932/FRA/Final/v1.1/2017-11-24) and drainage strategy submitted with the application unless otherwise agreed in writing with the Local Planning Authority.
- 15 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.

- 16 The tree protection, methodology for construction adjacent to trees and Arb site supervision shall be undertaken in accordance with the submitted Tree Survey/ Arboricultural Method Statement unless the Local Planning Authority gives its prior written approval to any alterations. Tree protection shall be implemented as shown on Skilled Ecology Consultancy Ltd Tree Protection Plan drawing number 18-03revF dated September 2017.
- 17 Notwithstanding the proposed parking layout as shown on drawings 866-PL-11D and 866-PL-06F, a full layout of parking shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of works
- 18 An electric vehicle charging point shall be provided for each of the proposed parking spaces prior to first occupation.
- 19 Prior to first occupation measures shall be incorporated within the development to ensure a water efficiency standard of 110 litres (or less) per person per day.

And subject to the completion of a S106 Legal agreement to secure appropriate financial contributions for the management and monitoring of visitors to the Epping Forest Special Area of Conservation. The Section 106 will also secure the implementation of a car pool / car share for the development. This agreement shall be completed no later than Friday 10th August 2018

This application is before this Committee since it is an application for residential development consisting of 5 dwellings or more (unless approval of reserved matters only) and is recommended for approval (Pursuant to The Constitution, Part Three: Planning Services – Delegation of Council functions, Schedule 1, Appendix A.(d))

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

Description of site

The former Loughton delivery office is located within the High Road in the built up area of Loughton. The existing building is set back approximately 40m from the High Road and is only visible from views directly in front of the existing access. The delivery office is now vacant as Royal Mail operations have been moved into Woodford and nearby Langston Road. A large Morrisons

supermarket is located to the south of the site and its associated car parking area is located to the west. To the north there is a hall which is used for purposes ancillary to the Loughton Methodist Church located on the High Road. Towards the east, there are a number of two and three storey buildings which have business units on the ground floor and residential units above. There are vacant office units above the Olive Tree restaurant. Prior approval was recently granted for their change of use to residential, although this scheme has not yet been implemented. To the south of the Olive Tree, above Hetheringtons are various first floor dwellings, the entrances of which are on a first floor shared terrace area on the rear elevation. The application site is not located within the boundaries of the Metropolitan Green Belt and it is not in a conservation area.

Description of proposal

The proposed development is to demolish the existing building currently on the site and to construct 29 retirement apartments in a single building of 3, 4 and 5 storeys in height with associated amenity space, landscaping and parking.

Relevant History

EPF/1545/16 - Demolition of the existing structures. Comprehensive residential development including the provision of amenity areas, secure cycle parking, car parking, refuse and recycling areas, landscaping, access and other associated development – Refused on design grounds and on the basis of causing harm to the amenities of the neighbouring Methodist Church and flats adjacent to the Church.

Policies Applied

CP1 – Achieving Sustainable Development Objectives
CP2 – Protecting the Quality of the Rural and Built Environment
CP3 – New Development
CP4 – Energy Conservation
CP5 – Sustainable Building
CP6 – Achieving Sustainable Urban Development Patterns
CP7 – Urban Form and Quality
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 to Neighbouring Properties
ST1 – Location of Development
ST2 – Accessibility of Development
ST4 – Road Safety
ST6 – Vehicle Parking
H2A – Previously Developed Land
H3A – Housing Density
H4A – Dwelling Mix
LL11 – Landscaping Schemes
H6A – Thresholds for affordable housing
H7A – Levels of affordable housing

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 was approved for publication and for submission to the Secretary of State for independent examination by an Extraordinary Full Council meeting on 14 December 2017. At the same meeting the Council also resolved to approve the Plan as a material consideration in decision-making. The policies in the Plan are considered to be up to date and in accordance with national policy and therefore should be given significant weight in the determination of planning applications as set out in the Council's Planning Policy Briefing Note (March 2018) and having had regard to paragraph 216 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:

P2 – Loughton (Allocated Sites)

SP1 - Presumption in Favour of Sustainable Development

SP6 – Green Belt and District Open Land

SP7 - The Natural Environment, Landscape Character and Green and Blue Infrastructure

DM1 – Habitat protection and improving Biodiversity

DM2 – Epping Forest SAC and the Lee Valley SPA

DM3 – Landscape character, ancient Landscapes and Geodiversity

DM4 – Green Belt

DM10 – Housing design and quality

DM15 – Managing and reducing flood risk

DM19 – Sustainable water usage

DM21 - Local Environmental Impacts, Pollution and Land Contamination

DM22 – Air Quality

H1 – Housing Mix and accommodation types

H2 – Affordable Housing

Consultation carried out and summary of representations received

LOUGHTON TOWN COUNCIL – NO OBJECTION – but registered a CONCERN for the application. Members felt that the proposed 5 storey development was too high and would cause significant harm to the character and appearance of the locality. Moreover the proposal would likely set a precedent in favour of similarly harmful development elsewhere in the locality and would exacerbate the harm caused to its character and appearance.

LOUGHTON RESIDENTS ASSOCIATION (PLANS GROUP) – OBJECTION – The development has windows and balconies of the upper storeys which will overlook the rear gardens of Habgood Road.

49 HABGOOD ROAD – OBJECTION – The building is excessively high and will cause a substantial loss of light to residents.

50 HABGOOD ROAD– OBJECTION – The proposal will have a negative impact on our property by reducing light and appearing overbearing. The entrance will be onto the High Road which will cause more congestion and will not be safe for users of the pavement and road.

51 HABGOOD ROAD – OBJECTION – The proposal will cause harm by causing a loss of light and will result in overlooking from high level windows. It is also out of scale and will appear overly prominent in the street scene.

53 HABGOOD ROAD - OBJECTION – The proposal has inadequate parking and the access is poor. The building is too high and will appear harmful in the street scene and cause a loss of light to neighbours.

55 HABGOOD ROAD – OBJECTION – The proposal will impact on light and would result in a loss of privacy from overlooking

58 HABGOOD ROAD – OBJECTION – The development will block out light and cause harm to living conditions.

59 HABGOOD ROAD - OBJECTION – The proposal will cause significant harm to my privacy and cause a loss of light. The building appears out of scale and harmful to its surroundings.

60 HABGOOD ROAD – OBJECTION – The new development is out of scale with the surrounding areas and would cause harm to the character of the street scene. It will also cause a significant loss of light and outlook and harm privacy.

62 HABGOOD ROAD – OBJECTION - The proposed development would be totally out of keeping with the current roof heights on that block. It would cause my property a significant loss of light.

68 HABGOOD ROAD – OBJECTION – The development is out of scale and cramped amongst existing buildings. It will appear overly prominent in relation to Morisons next door and will cause substantial overlooking and cause a loss of light to neighbours on Habgood Road.

NO ADDRESS GIVEN – OBJECTION – The height of the building is excessive and would impact the character and appearance of the street scene. Local facilities will be stretched and parking is already a problem in this area.

Issues and considerations

The main issues to consider when assessing this application are the principle of the development, its site specific requirements, housing supply, affordable housing, potential harm to the living conditions of neighbours, the design of the proposal in relation to the character of the area, private amenity space issues, parking and access, refuse, landscaping, contaminated land and land drainage and the potential effects on the Epping Forest Special Area of Conservation

Principle of development

This application site has been included in the Epping Forest Local Plan (Submission Version) 2017 as a site allocated for approximately 29 new residential units (LOU.R8). The meaning of new housing development is defined in the Glossary of the emerging Local Plan as:

Proposals for all forms of residential development comprising self-contained accommodation, providing the facilities required for day-to-day private domestic existence. This includes but is not limited to dwellings, housing for older people, housing with care, supported housing and other forms of specialist accommodation. It does not include traveller site development (Policy H 4), community-led housing, or houses in multiple occupation.

The applicant seeks to use the new development for retirement apartments, which falls within the residential allocation identified by the Local Plan. As previously identified, the emerging plan forms a material planning consideration of significant weight in the decision making process and thus the principle of the development is appropriate for this site.

In addition to the proposed allocation of the site in the submission version of the Local Plan, the site is located on Loughton High Road which has access to many local shops and services as well

as being in close proximity to local bus routes and Loughton Underground station. For those reasons the application site is considered to be in a highly sustainable location adding weight to the conclusion that residential development at this site is acceptable in principle

Site specific requirements contained within the Local Plan

As previously identified, this site is allocated in the emerging Local Plan which has been approved by Members and is the Plan that the Council seeks to submit to the Planning Inspectorate for examination. As part of its allocation, the site has some specific requirements, which includes two financial contributions to be paid to the Council in lieu of consent for:

- Access management and monitoring of visitors to the Epping Forest Special Area of Conservation
- Implementing Controlled Parking Zones in the vicinity of the site

Having had regard to paragraph 4.12 of the Epping Forest District Council Planning Policy Briefing Note (March 2018) significant weight is being attached to the policies of the emerging Local Plan where relevant and appropriate, including the site specific requirements on proposed allocated sites. These are considered in the relevant sections later in this report.

Housing supply

The emerging Local Plan has identified sites for new housing development; however at the moment the plan has not been examined in public, nor adopted. As a consequence the Council can currently only demonstrate a 1.35 year supply of land for housing purposes, a significant shortfall from the required 5 year supply.

The lack of a demonstrable five year supply of housing weighs in favour of granting planning permission. It is also recognised that recent appeal decisions have made it clear that policies for the supply of housing should not be considered 'up-to-date' if the LPA cannot demonstrate a five-year supply of deliverable housing sites.

Affordable housing

Policy H2 of the Epping Forest Local Plan (Submission Version) 2017 seeks that for development proposals which would provide 11 or more residential units, at least 40% of them will be for affordable housing. This is however subject to the viability of the scheme, where the NPPF states:

To ensure viability, the costs of any requirements likely to be applied to development, such as requirements for affordable housing, standards, infrastructure contributions or other requirements should, when taking account of the normal cost of development and mitigation, provide competitive returns to a willing land owner and willing developer to enable the development to be deliverable.

Clearly the Government recognises the importance of delivering new housing and as such the viability of residential developments is of significant importance when assessing potential financial and affordable housing contributions.

As with the currently adopted Local Plan, the emerging Local Plan contains a mechanism where the applicant may submit a financial and viability appraisal to be considered by the Council as part of the application. In this instance such an appraisal has been submitted for consideration.

Kift Consulting (KC) is used by the Council as independent assessors for viability and financial appraisals and has considered the report submitted by the applicant. KC usually considers that a profit margin of between 15% and 17.5% is reasonable for most general needs schemes, whereas the applicant considers that 20% is reasonable. In this instance KC have concluded that:

KC is aware (there are numerous planning appeal decisions with the latest being in January 2018) that the expected level of return on risk (profit) for 13 retirement living schemes is currently around 20% of GDV recognising the marginally increased risk this type of development faces. Therefore KCL feels that a profit margin of 20% of GDV is not unreasonable.

For this proposal a 20% profit margin is accepted as the benchmark level and in this context KC considers that there is no surplus capital to provide affordable housing on the site, or to provide a financial contribution in lieu. On that basis it is concluded the applicant has demonstrated that providing any affordable housing would render the scheme unviable and therefore no affordable housing is required for this development.

Living conditions of neighbours

The rear elevation of the neighbouring dwellings located above the Hetheringtons block, fronting onto the High Road is approximately 14m from the five storey element of the proposed new building. These flatted units have windows on their rear elevations and are therefore particularly sensitive to significant change over the existing situation. As part of the proposal, the applicant has undertaken a daylight/sunlight assessment in accordance with the Building Research Establishments (BRE, 2011) guidance.

The assessment concludes that whilst there would be some impact to these neighbours it would not be significant and would fall within accepted levels of harm in accordance with the BRE guidance. Indeed this conclusion is consistent with officers own analysis in that, a 25 degree line taken from the centre of these first floor windows, would not be significantly intercepted by the fifth storey of the proposal. This also follows the view that the South Area Committee took in the previously refused application, where a six storey block was proposed at the same distance to these neighbours and Members concluded that there would not be substantial harm to the neighbours in that case.

The majority of the five storey bulk is set against the side elevation of Morisons and thus would not impact on the living conditions of neighbours. The building then steps down to the north to four storeys in the middle of the site and then down to three storeys on the northern boundary, adjacent to the Methodist Church. The previous application (EPF/1545/16) was refused in part due to the potential harm to the Methodist Church where Members refused consent for the following reason:

By reason of its height, bulk, scale and siting in relation to the Loughton Methodist Church and church hall, the proposal would cause an excessive degree of overshadowing of windows and space between the buildings such that it would have a detrimental effect upon the functioning of the Church and church hall, contrary to Local Plan and Alterations policy DBE2, which is consistent with the National Planning Policy Framework.

As part of this revised proposal, prior to the submission of the planning application, the applicant undertook community engagement to evolve their design concept. A meeting with representatives of the Methodist Church was undertaken and the apparent feedback on the revised proposals was that the revisions made to the design were encouraging. In this application the Methodist Church has not objected to the proposal and this endorses this assertion from the applicant. In any event, the three storey section adjacent to the Church would not cause it substantial loss of light, nor overshadowing. This has also been endorsed by the applicants BRE assessment which concludes that there would not be excessive overshadowing to the Church.

Habgood Road runs to the north west of the application site and mainly consists of two storey terrace and semi-detached properties which house a single residential unit. Notwithstanding the distance between the proposed development and these neighbours, Members of the Committee refused planning permission for the previous application (EPF/1545/16) partly due to the potential

harm to these neighbours. Within this revised scheme, the bulk adjacent to Morrisons carpark has been reduced and now steps down from south to north from five storeys, to four and then to three. In addition the distance from the eastern boundary of the site and the rear gardens of these neighbours on Habgood Road is approximately 40m and around 66m from their rear elevations. This in combination with the reduction to the proposed bulk will ensure that there will not be significant harm to the living conditions of these neighbours through either overlooking from high level windows or through a loss of light or outlook.

In summary the proposal will not significantly harm the living conditions of any nearby neighbour and therefore is compliant with DBE9 of the Adopted Local Plan and with DM9 (H) of the Epping Forest Local Plan (Submission Version) 2017.

Standard of accommodation provided

The applicants BRE assessment has confirmed that 15 of the new dwellings (52%) complies with the recommended levels of sunlight/outlook given by the guidance. The assessment goes on to conclude that given the significant site constraints, with particular reference to the large Morrisons building which is adjacent to the proposal, that this is the highest standard which could be feasibly achieved.

The first point to address is that the BRE guidance is intended to be interpreted flexibly based on the constraints of the site and the merits of the case. Indeed the introduction states that:

The guide is intended for building designers and their clients, consultants and planning officials. The advice given here is not mandatory and the document should not be seen as an instrument of planning policy. Its aim is to help rather than constrain the designer. Although it gives numerical guidelines, these should be interpreted flexibly because natural lighting is only one of many factors in site layout design.

Indeed since the site has been allocated in the emerging Local Plan with an indicative capacity of 29 dwellings and that the BRE assessment has concluded that this is the highest level of outlook which could be achieved given the site constraints, it is concluded that this is an acceptable level of outlook and sunlight for the new dwellings.

As part of the emerging Local Plan, the Council is seeking to adopt the Technical Housing Standards – nationally described space standard (CLG, 2015). Essentially this document recommends minimum internal space standards for different sizes of residential dwelling. In this case, all but two of the units meet these requirements and the two that do not are only 1sqm under the requirement. Given the constraints of the site and the small distance from meeting the requirement, it is concluded that this is acceptable.

Design

The building will be significantly set back from the High Road and has a number of three storey buildings in front of it. As such it will only be visible from views directly in front of the existing access; consequently it will not appear overly prominent when viewed from public areas of the High Road. The full extent of the building will be visible from the Morrisons Public car park and from dwellings on Habgood Road. However, from this perspective the majority of the building will be set against the backdrop of the existing three storey buildings fronting the High Road and therefore will not appear overly prominent within the context of its surroundings. As such the overall bulk, scale and mass of the development will not cause harm to the character or appearance of the street scene.

There are many two, three and four storey flat roof properties which front the High Road and which contribute to its character and appearance. The proposed development contains elements of the

existing street scene, with the proposed flat roof, however is marked by its use of modern materials and innovative design. Therefore in terms of its detailed design the proposal preserves the character and appearance of the area.

Private amenity space

The applicant has included a small shared garden for new residents to utilise. Given that the site is located in a highly urbanised area on Loughton High Road, the opportunity for achieving such space is very limited. As such a garden of this type to be shared by residents a reasonable.

Parking and vehicle use

The applicant has shown 20 new vehicle parking bays for the development, clearly not sufficient for one space per dwelling. However as the site is located on the High Road, which has excellent facilities and services as well as a large number of bus routes and Loughton Underground Station which offers regular services into London, fewer than one space per dwelling is sufficient.

As previously discussed the emerging Local Plan contains some specific requirements for this application site, one of which is that on-site parking should be limited to only serve the essential needs of the development. Notionally it is intended that residents should, where possible in sustainable locations, be discouraged from car ownership. Since the site is in a very sustainable location, this is an important requirement to pursue. The offer of 20 spaces is considered to exceed the essential needs of the development and therefore is not currently compliant with this site specific requirement. However, notwithstanding the detail shown on the drawings, the parking provision can be agreed by condition to ensure that it only serves the needs of the development.

A further site specific requirement is that there should be the provision for on-site car clubs/car sharing or pooling, visitor and blue badge holders. The applicant has explored the possibility of introducing a car club operator onto the site, unfortunately no potential interest from operators was secured. However, there is the potential to secure car sharing and car pooling arrangements for residents as part of a Section 106 legal agreement. This will ensure compliance with this site specific requirement.

As previously identified another site specific requirement is that financial contributions will be sought for implementing Controlled Parking Zones in the vicinity of the site. The applicant has indicated a willingness to enter into a Section 106 Legal agreement to ensure that this contribution is secured. Notwithstanding the applicant's willingness, the lack of identified opportunities in close proximity to the site at the present time together with the extent of existing controls within close proximity of the site mean that it would be unreasonable to seek such a contribution in this instance having had regard to paragraph 204 of the National Planning Policy Framework. It should also be noted, as set out below, that Essex County Council, as Highway Authority, has raised no objection to the proposal in this regard.

Vehicle access to the site will be via an existing access road which was previously used by the Royal Mail sorting office. Although relatively narrow, the proposal will not generate significant vehicle movements especially when compared to the original use of the road for uses connected to the sorting office. As such the access is appropriate and will not cause any harm to the safety or efficiency of the public highway.

The Essex County Council highway engineer has commented that:

The Highway Authority has considered the above planning application, visited the site and thoroughly assessed the submitted transport information and has concluded that the proposal is not contrary to National/Local policy and current safety criteria.

The applicant has submitted a Transport Statement (TS) that demonstrates, to the satisfaction of the Highway Authority, in terms of safety and capacity that the impact of the proposed development will be minimal on the highway in the vicinity of the site and on the wider highway network. The existing access has appropriate visibility for the speed and is of sufficient width to allow two cars to pass each other. The proposal will have the added benefit of removing any larger vehicles associated with the lawful use of the site.

Given the very accessible location the parking provision is considered to be acceptable and will not cause any highway safety issues as the town centre has appropriate parking restrictions within the vicinity of the site.

Consequently the Highway Authority has concluded that the proposal will not be detrimental to highway safety, capacity or efficiency.

Contaminated Land

The applicant has submitted a contamination report which has been examined by the Councils advisor. The report identifies that potential pollutant linkages may be present and therefore a Phase two assessment must be carried out. This can be secured through the use of planning conditions.

Trees and landscaping

The tree and landscape team have reviewed the application and have no objection to the proposal subject to conditions regarding suitable landscaping and tree protection in accordance with the details

Land Drainage

The land drainage team have commented that they have no objection in principle to the development; however given its size a Flood Risk Assessment is required as well as details of surface water drainage. These requirements can be met through the use of planning conditions.

Ecology

Ecology advice from Countrycare is that the proposal is acceptable subject to conditions to ensure that there will not be any significant impact on protected species. A biodiversity enhancement plan shall also be submitted to the Council prior to the development.

The site lies within close proximity to the Epping Forest SAC. As set out in Policy DM 2 and DM 22 of the emerging Local Plan, issues have been identified with respect to the effect of development on the integrity of the SAC as a result of increased visitor pressure arising from new residential development, and from relatively poor local air quality alongside the roads that traverse the SAC. The Council is currently developing with partners an interim strategy for the management and monitoring of visitor pressures on the SAC. This will include measures to be funded through the securing of financial contributions from new development in accordance with Policy DM 2. Notwithstanding the fact that this work is yet to be completed the applicant has confirmed willingness to enter into a S106 agreement and recognises that the level of contribution is to be agreed after the committee. The level of contribution to be sought will be negotiated such as to satisfy the tests set out in paragraph 204 of the NPPF and not impact on the viability of the scheme.

In respect of air quality, the applicant has submitted a Transport Statement which demonstrates that the level of increase in vehicle movements over and above the existing permitted use would result in a minimal increase in car movements during peak hours and would result in a reduction in

HGV traffic. In addition, the application proposes the provision of passive ducting for Electric Vehicle Charging Points, which would support the encouragement of vehicles which do not produce harmful emissions. Officers are of the view, based on the specific evidence submitted to support this application that the proposal can be screened out as having no likely significant effect on the Epping Forest SAC alone or in combination with other plans or projects in respect of air quality. However, it is recommended that the final determination of this matter should be subject to consultation with Natural England in connection with development of the interim strategy.

Conclusion

The proposal will add substantially to the Councils housing supply within a sustainable area, whilst not causing significant harm to the living conditions of any neighbours, the character and appearance of the area, nor any other material planning considerations.

Subject to the completion of consultation with Natural England, appropriate conditions and the satisfactory post committee agreement regarding levels of financial contribution and other elements contained within the Section 106 Legal agreement, the proposal is considered to comply with the emerging Local Plan and with all other policies of the Development Plan. It is therefore recommended that Planning Permission is 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: James Rogers
Direct Line Telephone Number: 01992 564 371***

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



Epping Forest District Council

Agenda Item Number 5



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Application Number:	EPF/0201/18
Site Name:	1 Brook Parade, Chigwell, IG7 6PD
Scale of Plot:	1/1250

Report Item No: 5

APPLICATION No:	EPF/0201/18
SITE ADDRESS:	1 Brook Parade Chigwell Essex IG7 6PD
PARISH:	Chigwell
WARD:	Chigwell Village
APPLICANT:	The MSG Group
DESCRIPTION OF PROPOSAL:	3 no. fascia signs and 1 no. projecting sign.
RECOMMENDED DECISION:	Grant Permission

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

http://planpub.eppingforestdc.gov.uk/NIM_websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=604898

CONDITIONS

NONE

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 Brook Parade, a local shopping parade made up of a row of shops with maisonettes above. A number of the shopfronts are illuminated. There is no great consistency in the depth of the fascia boards of the signs, however a number of the shop frontages are made up of plain fascia's with raised individual acrylic or aluminium lettering.

Description of proposal

The application seeks advertisement consent for the display of signage on a shop front. It would comprise of a grey fascia board some 400mm deep, with white internally illuminated acrylic lettering spelling Dominos, together with a blue and white acrylic tile logo. It is also proposed to display an internally illuminated projecting sign with aluminium casing projecting some 600mm with a thickness 125mm. The sign would comprise of the Dominos logo.

Relevant History

EPF/2931/16 - Change of use from use for purposes within Use Class A2 (Financial and Professional Services) to use for purposes within Use Class A5 (Hot Food Takeaway). Replacement of compressors. Erection of extraction duct and new shop entrance, and new fresh air intake grille. – Approved on appeal

Policies Applied

DBE13 – Advertisements

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:

DM13 – Advertisements

Representations Received

5 Neighbours consulted:

NO COMMENTS RECIEVED

CHIGWELL PARISH COUNCIL: The Council STRONGLY OBJECTS to this application, because the proposed projecting signage would be completely out of keeping with the existing aesthetic of Brook Parade.

Issues and Considerations

The only issues that can be assessed within an advertising consent relate to the impact on amenity and impact on public safety of the area.

Amenity

The site was granted planning permission for use as a hot food takeaway within a parade of shops. The proposed signage is typical of local shopping parades and examples of the signage can be seen across the country. The lettering is individual, and the illumination would be of the letters only and not a non-traditional box sign, which would be unwelcome within the parade. The proposal is therefore not considered to have a detrimental impact on the general amenity of the area.

Impact on Public Safety

The illuminated signage would be of a low level of luminescence and would sit within a row of internally and externally illuminated shop fronts. The highways officer has been consulted and has no objections to the proposal. It is therefore not considered to have a detrimental impact on Public safety within Brook Parade.

Conclusion

The above proposal is considered to take a positive approach towards shop front design and would demonstrably cause no harm to the interests of amenity and public safety. On that basis the proposal is recommended for approval.

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

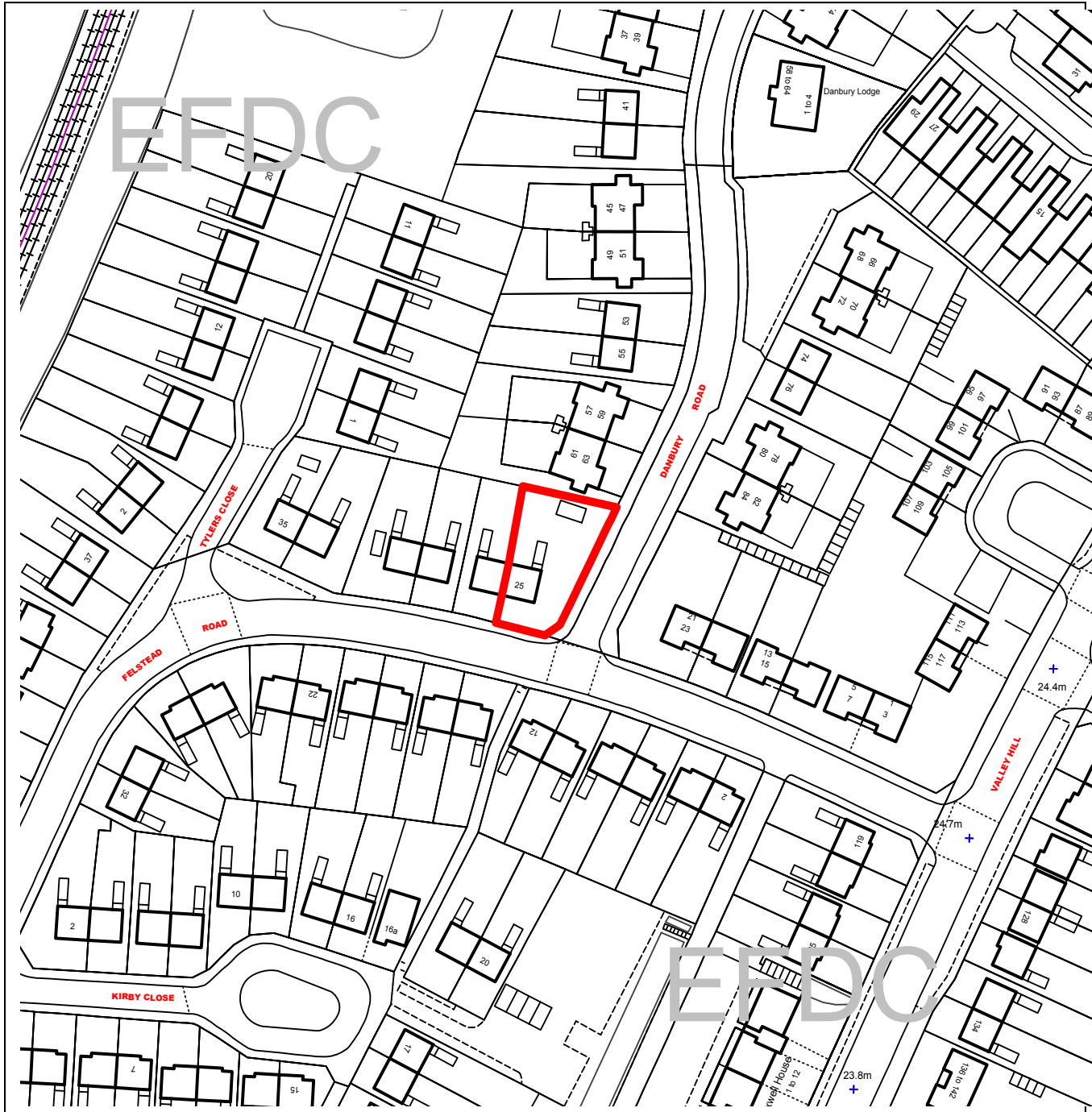
***Planning Application Case Officer: Corey Isolda
Direct Line Telephone Number: 01992 564380***

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Epping Forest District Council

Agenda Item Number 6



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Application Number:	EPF/0206/18
Site Name:	15 Felstead Road, Loughton, IG10 3BB
Scale of Plot:	1/1250

Report Item No: 6

APPLICATION No:	EPF/0206/18
SITE ADDRESS:	25 Felstead Road Loughton Essex IG10 3BB
PARISH:	Loughton
WARD:	Loughton Roding
APPLICANT:	Mr Alan Pugh
DESCRIPTION OF PROPOSAL:	Construction of new 4 bedroom house within site of existing house. Single storey rear extension to existing house.
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=604914

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 numbered A1/649/01 and 02
- 3 No development shall take place until details of surface water disposal have been submitted to and approved in writing by the Local Planning Authority. The development shall be implemented in accordance with such agreed details.
- 4 No development shall take place, including site clearance or other preparatory work, until full details of both hard and soft landscape works (including tree planting) and implementation programme (linked to the development schedule) have been submitted to and approved in writing by the Local Planning Authority. These works shall be carried out as approved. The hard landscaping details shall include, as appropriate, and in addition to details of existing features to be retained: proposed finished levels or contours; means of enclosure; car parking layouts; other minor artefacts and structures, including signs and lighting and functional services above and below ground. The details of soft landscape works shall include plans for planting or establishment by any means and full written specifications and schedules of plants, including species, plant sizes and proposed numbers /densities where appropriate. If within a period of five years from the date of the planting or establishment of any tree, or shrub or plant, that tree, shrub, or plant or any replacement is removed, uprooted or destroyed or dies or becomes seriously damaged or defective another tree or shrub, or plant of the same species and size

as that originally planted shall be planted at the same place, unless the Local Planning Authority gives its written consent to any variation.

- 5 Materials to be used for the external finishes of the proposed development shall match those of the existing building, unless otherwise agreed in writing by the Local Planning Authority.
- 6 All construction/demolition works and ancillary operations, including vehicle movement on site which are audible at the boundary of noise sensitive premises, shall only take place between the hours of 07.30 to 18.30 Monday to Friday and 08.00 to 13.00 hours on Saturday, and at no time during Sundays and Public/Bank Holidays unless otherwise agreed in writing by the Local Planning Authority.
- 7 No development shall take place until wheel washing or other cleaning facilities for vehicles leaving the site during construction works have been installed at the site. The installed cleaning facilities shall be used to clean vehicles wheels immediately before leaving the site.
- 8 The works to the existing dwelling, comprising of construction of the rear extension, formation of vehicle crossover and construction of parking space (subject to details pursuant to condition 4 above) shall be fully completed prior to first occupation of the new dwelling hereby permitted.
- 9 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 as amended (or any other Order revoking, further amending or re-enacting that Order) no extensions or roof enlargements generally permitted by virtue of Classes A and, B 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 (Pursuant to The Constitution, Part Three: Scheme of Delegation, Appendix 3)

Description of Site:

The application site currently comprises a two storey, three bedroom semi-detached house on a corner plot fronting the north side of Felstead Road and a return to the west side of Danbury Road. The property has not previously been extended beyond a small rear porch and outbuildings, including a detached garage served from Danbury Road, some of which have been removed recently.. Vehicle access is also available to the frontage which is predominantly paved.

The surrounding area is wholly residential in character, comprising mostly two storey buildings. There is variety in built form and a number of adjacent blocks of purpose built flatted blocks each comprising of four units that are common to the area, including on the other corner of the junction and immediately to the rear.

Description of Proposal:

This application proposes a four bedroom dwelling at the side of the existing house and a ground floor rear extension to that existing house.

The new dwelling is attached to the existing house and on the front elevation is of a matching design to the original – hipped roof, ground floor projecting bay and canopy, and matching fenestration. The new building projects beyond the rear of the existing by 3.6m over two floors and across the full width, a hipped pitched roof over the rear element sits below the ridge line. One parking space is indicated on the frontage, utilising the existing crossover and parking at the rear is shown as retained, also from an existing crossover.

A single storey rear extension to the existing house is proposed 3m deep across the full width of the house with a flat roof 2.8m high. A new parking space is indicated on the frontage served by a new crossover which of itself does not require planning permission although may be material to the current application.

Relevant History:

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

EPF/1404/17 Outline application for three bedroom house approved – the plan accompanying the application was a simple site plan showing a building at the side of the existing with a similar footprint; no other details were submitted.

Policies Applied:

Adopted Local Plan:

CP1	Achieving sustainable development objectives
CP2	Protecting the quality of the rural and built environment
CP7	Urban form and quality
DBE2	Effect on neighbouring properties
DBE3	Design in urban areas
DBE9	Loss of Amenity
DBE10	Residential extensions
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
SP7	Natural Environment, landscape character and green infrastructure
T1	Sustainable transport choices
DM9	High Quality Design
DM10	Housing design and quality
SP6	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: Six

Site notice posted: No, not required

Responses received: The attached neighbour at 27 FELSTEAD ROAD has commented on a number of issues relating to party wall issues arising from the extension to the existing house and foul drainage. These issues do not directly affect the consideration of the planning application.

LOUGHTON TOWN COUNCIL: Loughton Town Council have commented as under:

The Committee OBJECTED to this application and reiterated their comments for the previous application EPF/1404/17, which were:

The Committee OBJECTED to this application which was considered garden grabbing; it would be detrimental to the street scene and result in a loss of amenity for neighbouring properties, contrary to policies DBE2 and DBE9 of the Local Plan and Alterations and the provisions of the National Planning Policy Framework.

Main Issues and Considerations:

Although the application is not submitted as a reserved matters application, the previous decision is material to the determination in this instance. In approving the previous application, Committee Members have accepted the principle of a new dwelling attached to the side of the existing house. Thus, Parish Council objections to the principle of development of a new house attached to the existing have already been considered and not supported.

In terms of the form of the new dwelling, the front elevation is designed to match the existing, thereby providing consistency to Felstead Road. The rear projecting element adds to the mass on the flank but this elevation is broken up by the lower ridge line and by the range of windows in the side elevation. Corner properties with two storey side and rear projections of up to 3.6m depth as in this case are not uncommon in the wider area. The larger footprint does not impact on usable amenity space unduly, excluding the area indicated for rear parking, a garden of around 100 sq.m. is provided.

The ground floor rear extension to the existing dwelling projects only 3m on the shared boundary and would in other circumstances be treated as permitted development, impact on the neighbour

at 27 is therefore minimal. The extension also serves to screen much of the projection of the new dwelling such that the existing house is not adversely affected by the additional depth either in terms of direct amenity impact or visually from the overall size.

The proposals provide adequate off street parking, two spaces for the new dwelling and one for the existing property. A condition requiring the new crossover to the existing house to be provided prior to occupation is appropriate.

Conclusion:

The principle of a new dwelling on the site has already been supported by Members when approving the original application and the current application does not alter the considerations that led to that decision. The primary consideration therefore relates to the design and direct impact of the larger 4 bedroom form and the additional extension on the existing house. In design terms, the scale of the building is appropriate to this location and the mass has been managed by the lower roof on the rear element. The front elevation is particular is consistent with the street scene. The rear elements are acceptable in scale and mass and have no adverse impact on neighbours beyond the site boundary.

Conditions are appropriate to require the works to the existing dwelling to be completed prior to occupation, to screen the two storey projection at the rear and to provide off-street parking, and to remove permitted development rights for further additions that could be unduly bulky given the extent of the development already proposed.

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



Epping Forest District Council

Agenda Item Number 7



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Application Number:	EPF/0330/18
Site Name:	157 Manor Road, Chigwell, IG7 5QA
Scale of Plot:	1/1250

Report Item No: 7

APPLICATION No:	EPF/0330/18
SITE ADDRESS:	157 Manor Road Chigwell Essex IG7 5QA
PARISH:	Chigwell
WARD:	Grange Hill
APPLICANT:	Mr Minal Harji
DESCRIPTION OF PROPOSAL:	Change of use of existing outbuildings r/o 157 and r/o 159 to class B1 (A) - business start up units
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=605521

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 numbers 8434/301, 302 and 303. The ancillary storage areas indicated on the approved plans shall be retained as storage space and shall not be used as office space.
- 3 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 as amended, and the Town and Country Planning (Use Classes) Order 1987 as amended (or any other Order revoking, further amending or re-enacting those Orders), the buildings shall only be used for office purposes as defined within Class B1 of the said Use Classes Order and for no other purpose (including any other purpose within Class B1) without the prior written permission of the Local Planning Authority.
- 4 The buildings shall only be used between 7am and 7pm Mondays to Fridays, 7am and 5pm Saturdays, and at no times on Sundays, Bank or Public Holidays without prior consent from 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 comprises two of three newly built units at the rear of 157-161 Manor Road, accessible from pedestrian routes from the north on Manor Road and from the south on Grange Crescent. These units follow a previous scheme for similar buildings located to the rear of 163 and 165 Manor Road, the latter abutting Grange Crescent. Part of that development is used in connection with the business at 163 while the remainder is linked to the office on the frontage. At the western end of the terrace is a two storey building previously built to the rear of 153 which includes residential accommodation on the upper floor.

The frontage buildings at this point comprise ground floor shop with two residential floors above, the residential space is accessed solely from the rear alley and some may have been converted to 2 units. To the rear, the site abuts the boundary with new residential flats fronting Grange Crescent, which itself is wholly residential

Description of Proposal:

The application seeks the use of two units for offices within use class B1 for business start-up units. The submitted plan indicates office space on the ground floor with storage in the roof, no alterations to the buildings are required as part of this application.

The applicants supporting statement points out that the units are suited only to small scale businesses with limited staffing and that the site is close to rail and bus services. The original permission restricts use to purposes linked to the adjacent shops and without uptake from more than one, the two remaining cannot be reasonably let without some change to the terms of the permission. The applicants research also indicates a demand for small, flexible accommodation in the local market..

Relevant History:

EPF/0390/17 Outbuildings at rear approved, including restriction by condition to ancillary use.

EPF/2264/17 Change of use of existing outbuildings r/o 159 and r/o 157 to B1 class use – refused on potential increase in vehicle and pedestrian activity from unspecified use within Class B1

Applications for adjoining buildings as under:

153 MANOR ROAD – at western end of the terrace. An outbuilding on the land at the rear was approved in 2002 subject to ancillary use condition. A first floor over this for ancillary residential accommodation (a self contained one bed unit) was approved in 2014 subject to s106 agreement preventing separate disposal.

165 MANOR ROAD – land on Grange Crescent frontage. A garage building was approved in 2011. In 2013 area committee approved change of use application for use as B1 office.

163 MANOR ROAD – the ancillary building at this site was approved in 2015 with no use conditions, although ancillary use was mentioned in description.

1A and 2A GRANGE CRESCENT – residential block the south approved in 2014.

Policies Applied:

Adopted Local Plan:

CP2	Protecting the quality of the rural and built environment
E12	Small scale business / working from home
DBE2	Effect on neighbouring properties
DBE9	Loss of Amenity
ST4	Road safety
ST6	Vehicle parking

NPPF:

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

Draft Local Plan:

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
E1	Employment sites
DM9	High Quality Design

Consultation Carried Out and Summary of Representations Received

Number of neighbours consulted: 26

Responses received:

Two responses have been received, from businesses at 161 and 169 MANOR ROAD. Both comment on improvements made to the general conditions as a result of the buildings and refer to the need for business start up units in Chigwell.

CHIGWELL PARISH COUNCIL: Chigwell Parish Council have OBJECTED to the application on grounds that the proposal would exasperate the existing inadequacy of parking facilities. The Parish Council noted that the objection could be rescinded if there was evidence that parking was available for the users.

Main Issues and Considerations:

The application now before Members is evidently more specific than the previous application for more general use within Class B1. The use for small office suites can be expected to generate little noise and general movement such that there would be undue impact on residents particularly above the shops on Manor Road, this can be further safeguarded by an appropriate hours restriction.

Parking controls already exist in the area, including double yellow lines along one side of Grange Crescent extending around 200m from the Manor Road junction. It is acknowledged that kerbside

parking in available areas in the immediate vicinity is heavily used, but there is no evidence that this is all generated by local businesses – the absence of any further restrictions is equally likely to generate commuter parking – and other powers are available to introduce further controls to address this. The applicants have indicated that they have parking available within a garage and parking court at the rear of 177-181 Manor Road via an access shared with the tennis club in which the applicant has control of four garages and the frontage area. While it is apparent they have some control over this space, it would not seem possible to guarantee parking specifically for the proposed use. However, the level of parking stress arising from the proposal is minimal and could not be assessed as being materially greater than the use of the buildings for other purposes already permitted.

Officers attach some weight to the comments of other local businesses, particularly in relation to an apparent need for this type of small scale start up unit in the area. The applicant's research indicates a demand for low cost start-up units on flexible, short term agreements, particularly businesses that may have been started from home and are beginning to grow. The facilities being offered do appear to be unique in the area and no comparable premises have been immediately identified.

Conclusion:

The proposal appears to offer a unique opportunity for small scale business space not readily available in the surrounding area. Provided the premises remain used for offices space and operate during normal working hours, both of which can be conditioned, then no amenity issues arise.

The Parish Council concerns over parking in the vicinity of the site are acknowledged, but officers note that no objections from local residents have been received on this issue. The proposed use itself generates minimal vehicle activity and parking demand, and other controls are available to deal with the wider issues.

The proposals are therefore consistent with local plan objectives to support business development.

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***

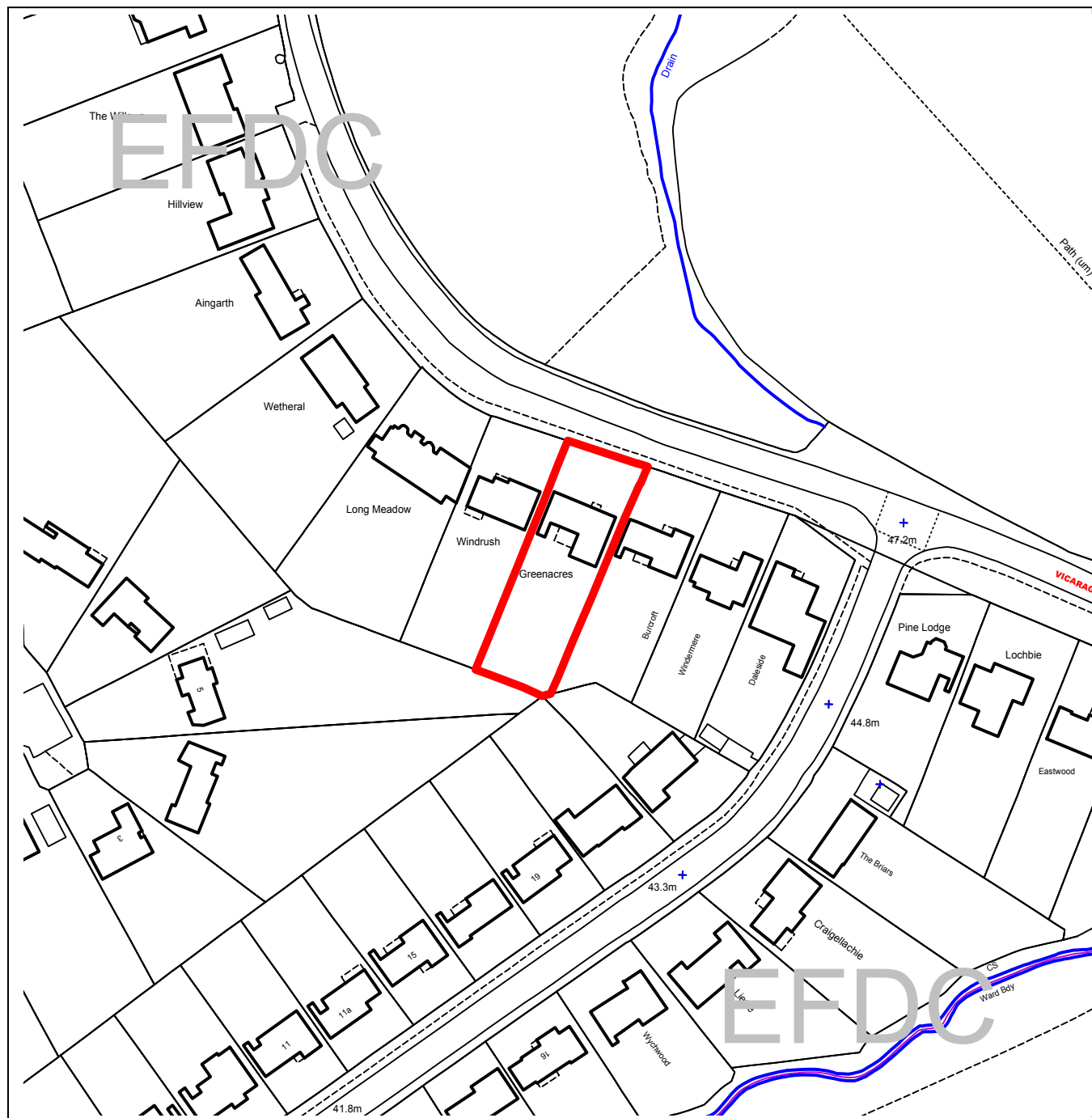
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Epping Forest District Council

Agenda Item Number 8



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Application Number:	EPF/0336/18
Site Name:	Greenacres, Vicarage Lane, Chigwell, IG7 6LS
Scale of Plot:	1/1250

Report Item No: 8

APPLICATION No:	EPF/0336/18
SITE ADDRESS:	Greenacres Vicarage Lane Chigwell Essex IG7 6LS
PARISH:	Chigwell
WARD:	Chigwell Village
APPLICANT:	Mrs Leanne Sugarman
DESCRIPTION OF PROPOSAL:	Proposed railings to front and side of driveway.
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=605527

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: JA12_E_NE_001 P1; JA12_E_SE_001 P1; JA12_P_00_001 P1; G200_P_00_001 P1; G200_E_SE_001 P1; G200_E_NE_001 P1

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:

‘Greenacres’ comprises of a large 2-storey detached dwellinghouse located to the south of Vicarage Lane which is residential in character. The property has an existing integral garage, hard surfaced front driveway with an ingress and egress vehicular access points. A 0.9m high front boundary wall with pillars is sited to the middle of the frontage in between the access points.

Description of Proposal:

The proposal seeks planning permission to:

- Install 1.05m high railings on top of the existing 750mm high front boundary wall giving an overall height of 1.8m and erect 2.0m high pillars.
- Erect 1.8m high electric sliding gates in the form of railings within a metal box frame and finials to the vehicle access points, raising the height of the post sited to the west boundary to 2m and raising the height of the post sited to the west boundary to 2.2m due to a fall in levels.
- Railings to the east front boundary of the property adjacent to a low wall on the boundary at Burcroft to a maximum height of 2.0m. There is no proposal for the western boundary with Windrush. It is already enclosed by a wall with railings over at Windrush..

Relevant History:

EPF/1802/17 - Two storey and First floor rear extension and porch (Revised application to EPF/0981/17) - Grant 17/08/2017

EPF/0981/17 - Single storey and first floor rear extension, front porch and internal alterations - Grant 31/05/2017

EPF/1531/87 - Two storey side and single storey rear extension - Grant 04/12/87

EPF/0229/60 - Detached house and garage - Grant 21/09/1960

Policies Applied:

Adopted Local Plan

CP2 - Protecting the quality of the rural and built environment

RP5a - Environment Impacts

DBE1 - Design of New Building

DBE2 - Impact on Neighbouring Properties

DBE3 - Design in Urban Areas

DBE9 - Loss of Amenity

DBE10- Residential Extensions

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 Councils decision on 14 December 2017 and Paragraph 217 of the NPPF. The policies and the Plan are supported by up to date and robust evidence – the evidence should also be treated as a material consideration. The relevant policies in the context of the proposed development are:

DM9 - High quality design

DM10 - Housing Design and Quality

Consultation Carried Out and Summary of Representations Received

Number of neighbours consulted: 2

Responses received: No response received from neighbours.

CHIGWELL PARISH COUNCIL: The Council OBJECTS to this application because the proposed gates and piers are excessively high. This development would have an adverse impact upon the neighbouring property at Burcroft.

Main Issues and Considerations:

The principle issues for consideration for this development are the visual impact on the character and amenity of the surrounding area, the impact on the amenities of the adjoining properties and the consequence for highway safety.

Design and Visual Amenity:

Vicarage Lane comprises in the main of properties with wide and deep front driveways some which have low front wall, open frontages and some with front boundary railings enclosing the driveways. Black metal railings are already an existing feature in Vicarage Road; 'Windrush' sited to the west of the application property is in the process of having boundary railings and electric sliding railings installed in accordance with planning permission EPF/1701/17 and as such the principle is considered acceptable, in keeping with the character of the property and surrounding area. The concerns of Chigwell Parish Council in relation to the height of the proposal are noted but the proposed railings would be no higher than existing railings installed at other properties in Vicarage Road.

Impact on Neighbouring Amenity:

The railings and gates to the front are of no consequence for neighbours living conditions while railings adjacent to Burcroft, due to their limited height and open appearance would not appear excessively overbearing to the extent that outlook would be unduly harmed. It is therefore concluded the proposed boundary enclosure would not result in any material harm to the amenities presently enjoyed by the occupiers of the adjoining properties.

Highway Safety:

From a highway and transportation perspective the Highway Authority has no objections to the proposal that complies with the Highway Authority's Development Management Policies, adopted as County Council Supplementary Guidance in February 2011 and policy ST4 of the Local Plan.

Conclusion:

Having regard to the pattern of development in the locality the proposed development is of an acceptable design which would relate well to the existing house and respect the character and appearance of locality. It would not cause excessive harm to the living conditions of any neighbours and the Highway Authority confirms it would not cause harm to the interests of highway safety. Accordingly, the proposal complies with the relevant policies as set out above 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: Caroline Brown
Direct Line Telephone Number: 01992 564182***

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 9



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Application Number:	EPF/0353/18
Site Name:	71 Roundmead Avenue, Loughton, IG10 1PZ
Scale of Plot:	1/1250

Report Item No: 9

APPLICATION No:	EPF/0353/18
SITE ADDRESS:	71 Roundmead Avenue Loughton Essex IG10 1PZ
PARISH:	Loughton
WARD:	Loughton St Johns Loughton St Marys
APPLICANT:	Mr Mark Perring
DESCRIPTION OF PROPOSAL:	Alterations/extension to existing roof/loft conversion, alterations to existing ground floor rear extension, garage conversion/internal alterations.
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=605597

CONDITIONS

- 1 The development hereby permitted must be begun not later than the expiration of three years beginning with the date of this notice.
- 2 Materials to be used for the external finishes of the proposed development shall match those of the existing building, unless otherwise agreed in writing by the Local Planning Authority.

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

Description of Site:

The application site comprises of a two storey detached house located on the eastern side of Roundmead Avenue, opposite it's junction with Roundmead Close. The house has been previously extended to the rear at ground floor and on two-storeys to the side. The original roof has a rear facing dormer window. The site is not within a conservation area.

Description of Proposal:

It is proposed to raise the roof of the side extension to match that of the original roof and to alter the form from the original gabled roof to part hipped. The existing rear facing dormer window would be altered to have a 600mm set in from the flank and would be extended across the rear slope of the proposed raised roof with matching set in.

It is also proposed to carry out alterations to the existing rear addition, removing a central glazed link/conservatory and unify its form. There would be no overall increase in height of the extension and no increase in its projection from the rear wall.

Submitted plans show an integral garage within the existing side extension would be converted to provide a study and a utility room with garage doors being replaced by a wall containing a window. The conversion of the garage is not development and the associated alterations to the external appearance of the house are Permitted Development therefore the Council cannot exercise planning control over them. Consequently, they will not be assessed in this report.

Relevant History:

EPF/1545/01 – Double storey side and single storey rear extension – Permission Granted.

Policies Applied:

Adopted Local Plan:

CP2	Protecting the quality of the rural and built environment
DBE9	Excessive loss of amenity for neighbouring properties
DBE10	Design of Residential Extensions

NPPF:

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

Epping Forest District Local Plan (Submission Version) 2017:

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

DM 9	High Quality Design
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Consultation Carried Out Summary of Representations Received

Number of neighbours Consulted: 5. No response received

LOUGHTON TOWN COUNCIL - The Committee OBJECTED to this application on the grounds that the proposal was overbearing and would be detrimental to the street scene. Members commented that they would prefer a hipped roof to match the neighbouring property.

Main Issues and Considerations:

The main issues to be considered with this application relate to the impact on the character and appearance of the locality and neighbouring amenities.

Character and appearance:

The proposed single storey rear extension would replace the existing conservatory linking two extensions and would not extend beyond the existing rear extension wall. A false pitch would be removed revealing the flat roof form of the extension. The external finishes would match the existing house. The proposal has a simple design that would complement the design of the existing house.

The roof alterations would unify the appearance of the house by creating a single symmetrical roof. The existing gable end adjacent to 70 Roundmead Avenue would be softened by forming a part hipped roof and the roof enlargement adjacent to 72 Roundmead Road would be designed to match that alteration. An existing dormer window that extends across the entire rear roof slope would be pulled in from the flank adjacent to no. 70 and extended across the rear slope of the enlarged roof, maintaining a similar set in from the flank adjacent to no. 72.

The proposal would complement the design of the house, enhancing the appearance of the house by simplifying and improving the coherence of its form.

With regards to the Parish Council's concerns, it is evident that the roof types on Roundmead Avenue are not uniform. Moreover, the gabled and split level roof form of the existing house is in contrast to the form of its immediate neighbours. By unifying the appearance of the house and altering an existing gable to a part hipped roof the proposal would better complement the neighbouring houses than the existing roof.

Living conditions of neighbours:

The proposal would have a limited impact on the living conditions of the neighbours. No additional overlooking would arise from the proposed alterations to the rear extension and the degree of overlooking likely to arise from the enlarged dormer window would not be excessive given the length of rear garden and the relationship of the existing house to its immediate neighbours. Having regard to that relationship, where houses are broadly in line, the roof enlargement would not appear excessively overbearing and certainly would not impact on outlook from the rear elevation of either 71 or 72 Roundmead Avenue. There is no possibility of any harmful impact on light.

On the basis of that assessment it is concluded the proposal would safeguard the living conditions of the neighbours.

Conclusion:

The proposal would simplify and enhance the appearance of the existing house while respecting the visual relationship to neighbouring houses and safeguarding their living conditions. It is therefore 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: Muhammad Rahman
Direct Line Telephone Number: 01992 562184***

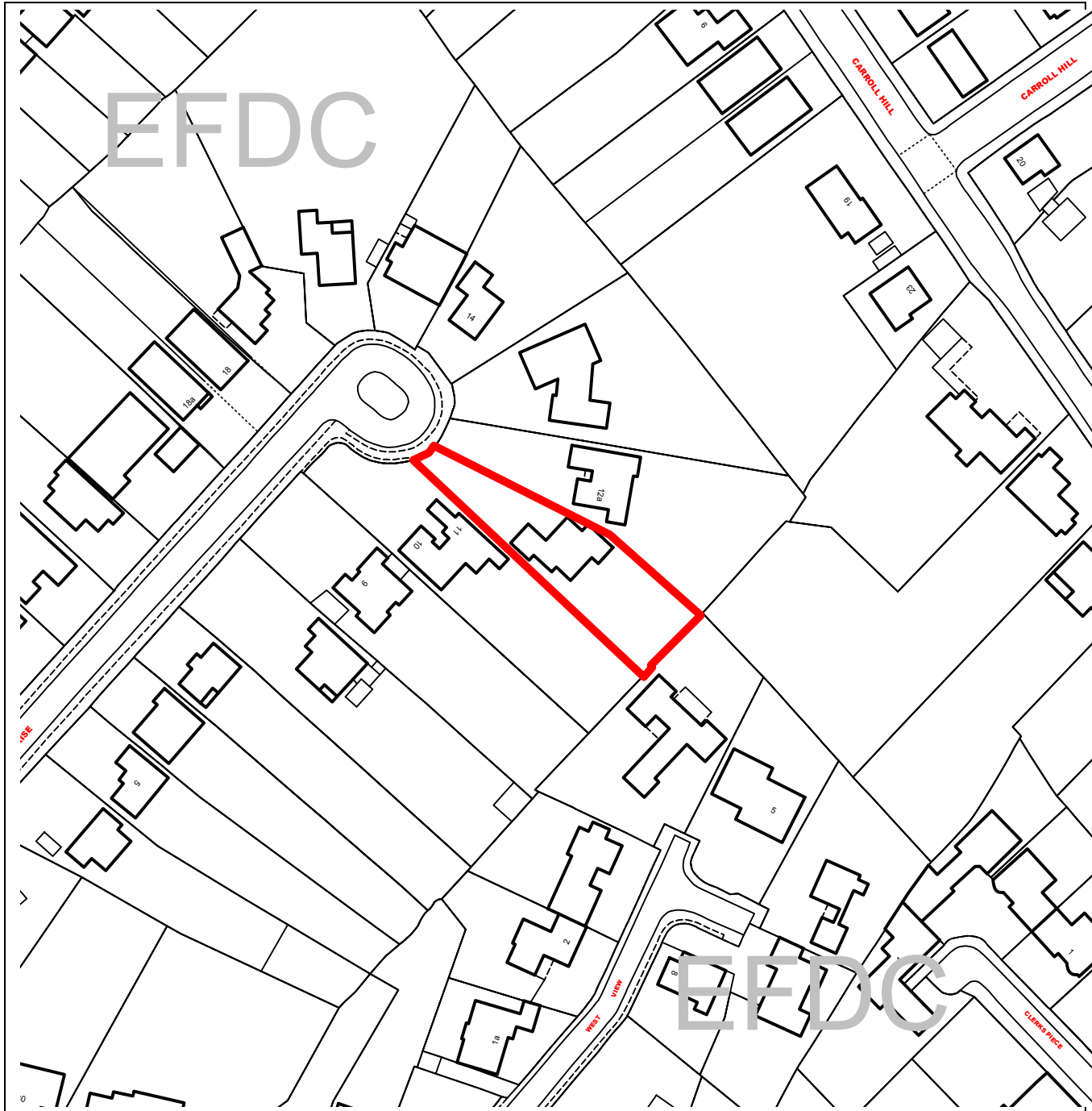
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Agenda Item Number 10



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Application Number:	EPF/0523/18
Site Name:	12 Eleven Acre Rise, Loughton, IG10 1AN
Scale of Plot:	1/1250

Report Item No: 10

APPLICATION No:	EPF/0523/18
SITE ADDRESS:	12 Eleven Acre Rise Loughton Essex IG10 1AN
PARISH:	Loughton
WARD:	Loughton St Marys
APPLICANT:	Mr & Mrs Reed
DESCRIPTION OF PROPOSAL:	Demolition and remodel of the existing roof to allow for a master bedroom within the loft. Material changes to the existing house and a ground floor rear and side extension.
RECOMMENDED DECISION:	Grant Permission

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

http://planpub.eppingforestdc.gov.uk/NIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=606217

CONDITIONS

- 1 The development hereby permitted must be begun not later than the expiration of three years beginning with the date of this notice.

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

Description of Site:

The application site comprises of a two storey detached dwelling built on a generous plot on Eleven Acre Rise, Loughton. There are significant land level changes on this cul-de-sac due to the topography of the site. The application dwelling is situated on the brow of the hill.

Dwellings along this street have been significantly extended and altered over the years. There is no uniform architectural style and design of dwellings on this street. The street largely comprises of two storey detached dwellings which have generous front and rear gardens. Significant number of roof alterations and additions are visible along this street. These include front, side and rear dormers as well as hip to gable end roof forms and alterations.

The site is not within a Conservation area nor is it a Listed building. It is within a built up area of Loughton and is therefore not within the Metropolitan Green Belt.

Description of Proposal:

Demolition and remodel of the existing roof to allow for a master bedroom within the loft. Material changes to the existing house and a ground floor rear and side extension.

Relevant History:

EPF/0847/13 Single storey side extension. Approved

EPF/1186/91 First floor side extension and alterations. Approved and implemented

Policies Applied:

Adopted Local Plan:

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

NPPF:

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

Epping Forest District Local Plan (Submission Version) 2017:

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DM9	High Quality Design
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Summary of Representations Received

5 Neighbours consulted:

No representations received

LOUGHTON TOWN COUNCIL: OBJECTED to the proposal due to it being too bulky and its elevated position was too dominant from the street scene.

Main Issues and Considerations:

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

Design

There are a range of roof types and architectural styles along this street. The proposed gable end roof is not significantly different to what can be achieved under permitted development. It requires planning permission due to the height increase, attaching existing first floor addition to the rear and therefore having a volume which would exceed 50 cubic metres allowed under permitted development.

The proposed ground floor side and rear extension would not be readily visible from the street scene due to its siting and would be of a design and appearance that would complement the design of the existing house.

The re-location of the garage door would not require planning approval and would not affect the character of the existing house due to the minor nature of the alteration.

Living Conditions of neighbours

The proposed re-modelling of the existing roof would not result excessive harm to the living conditions of neighbours due to the small increase in the height of the existing roof and the spacing between the application site and neighbouring dwellings.

The proposed single storey side and rear extension would not result in excessive harm to neighbour living conditions due to its height, width and depth. The proposed garage alterations by their nature would not harm living conditions of neighbours. Proposed glazing to the flank elevation of the ground floor side and rear extensions would not result in creased overlooking compared with the existing situation.

Conclusion:

The proposal by reason of its size and scale would not result in excessive harm to the living conditions of no's 12a and 11 Eleven Acre Rise. The proposal would complement design of existing house and would not appear out of character when viewed from the general street scene. The proposal therefore complies with relevant planning policy and it is recommended that planning permission be granted for the said development.

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

***Planning Application Case Officer: Sukhdeep Jhooti
Direct Line Telephone Number: 01992 564298***

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