

AREA PLANS SUB-COMMITTEE SOUTH

11 June 2018

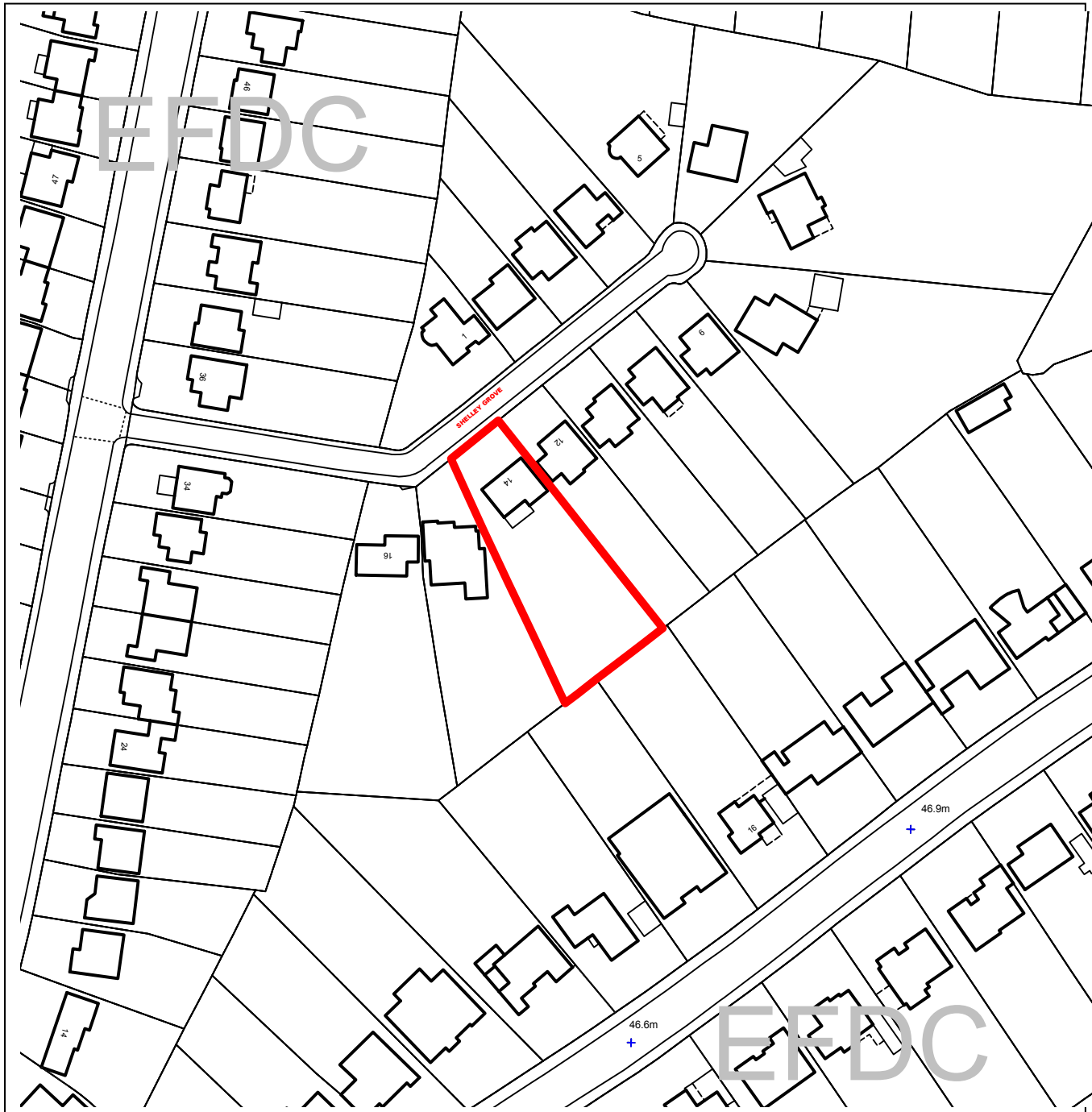
INDEX OF PLANNING APPLICATIONS/ENFORCEMENT CASES

ITEM	REFERENCE	SITE LOCATION	OFFICER RECOMMENDATION	PAGE
1.	EPF/0021/18	14 Shelley Grove, Loughton IG10 1BY	Grant Permission (with Conditions)	
2.	EPF/0398/18	9 Tomswood Road, Chigwell, IG7 5QP	Grant Permission (with Conditions)	
3.	EPF/0440/18	2 Connaught Avenue, Loughton, IG10 4DP	Grant Permission (with Conditions)	
4.	EPF/0454/18	38 Chigwell Lane, Loughton, IG10 3NY	Grant Permission (with Conditions)	
5.	EPF/0457/18	38 Chigwell Lane, Loughton, IG10 3NY	Grant Permission (with Conditions)	
6.	EPF/0559/18	8 New Forest Lane, Chigwell, IG7 5QN	Grant Permission (with Conditions)	
7.	EPF/0583/18	Oakland House, Oaklands, Warren Hill, Loughton, IG10 4RL	Grant Permission (with Conditions)	
8.	EPF/0616/18	60 Tycehurst Hill, Loughton, IG10 1DA	Grant Permission (with Conditions)	
9.	EPF/0621/18	Warehouse at Tutein Farm, Grove Lane, Chigwell	Grant Permission (with Conditions)	
10.	EPF/0629/18	77 Stradbroke Grove, Buckhurst Hill, IG9 5PE	Grant Permission (with Conditions)	
11.	EPF/0634/18	26 Stanmore Way, Loughton, IG10 2SA	Grant Permission (with Conditions)	
12.	EPF/0725/18	26 Lee Grove, Chigwell, IG7 6AF	Refuse Permission (Householder)	



Epping Forest District Council

Agenda Item Number 1



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

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

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

Application Number:	EPF/0021/18
Site Name:	14 Shelley Grove, Loughton, IG10 1BY
Scale of Plot:	1/1250

Report Item No: 1

APPLICATION No:	EPF/0021/18
SITE ADDRESS:	14 Shelley Grove Loughton Essex IG10 1BY
PARISH:	Loughton
WARD:	Loughton St Marys
APPLICANT:	Mr Bharat Savjani
DESCRIPTION OF PROPOSAL:	Double storey side and rear extensions including basement and new patio area to rear garden. Balcony to first floor rear extension with privacy screens
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=604136

CONDITIONS

- 1 The development hereby permitted must be begun not later than the expiration of three years beginning with the date of this notice.
- 2 No construction works above ground level shall take place until documentary and photographic details of the types and colours of the external finishes have been submitted to and approved by the Local Planning Authority, in writing. The development shall be implemented in accordance with such approved details.
- 3 Prior to first occupation of the development hereby approved, the proposed window openings in the flank elevations shall be entirely fitted with obscured glass and have fixed frames to a height of 1.7 metres above the floor of the room in which the window is installed and shall be permanently retained in that condition.
- 4 All construction/demolition works and ancillary operations, including vehicle movement on site which are audible at the boundary of noise sensitive premises, shall only take place between the hours of 07.30 to 18.30 Monday to Friday and 08.00 to 13.00 hours on Saturday, and at no time during Sundays and Public/Bank Holidays unless otherwise agreed in writing by the Local Planning Authority.
- 5 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.
-
- 6 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.
 - 7 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.
 - 8 The development hereby approved shall be carried out strictly in accordance with the recommendations of the Basement Impact Assessment dated April 2018 by Site Analytical Services Ltd.

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. It is not within a Conservation area nor is it a Listed building. The site is located in a built up frontage. The locality largely comprises of two storey detached dwellings with generous full width front and rear gardens.

Description of Proposal:

Double storey side and rear extensions including basement and new patio area to rear garden. Balcony to first floor rear extension with privacy screens.

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

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	Sustainable Development
DM9	High Quality Design

Summary of Representations Received

6 Neighbours consulted:

No Response from Neighbours

LOUGHTON TOWN COUNCIL – OBJECTED to the proposed development on the grounds that it was an overdevelopment of the site. The proposal was considered too bulky; it would cause overlooking to the neighbour at no.12 and be detrimental to the street scene.

Main Issues and Considerations:

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

Design

Proposed two storey side and rear extension including basement

The proposed basement extension would be below street level and not visible from the street scene or habitable room windows of adjoining dwellings.

The proposed two storey side extension would have sufficient spacing to the boundaries at first floor level to maintain gaps between dwellings and thus avoid creating a 'terracing effect'. The first floor would be set in 700mm at the front elevation and 3m at the rear due to a splayed boundary with 16 Shelley Grove. The narrowest gap between the houses at both properties would be 2.3m.

The proposed rear extension would have a traditional roof form that would complement the existing house and would appear subservient to the existing house by way of size and scale.

New patio area

The proposed patio area would result in stepped access down into the rear garden. This is required due to changes in land levels towards the rear of the dwelling/site. The patio is of an acceptable design in terms of height and projection.

Balcony to first floor rear extension with privacy screens

The proposed balcony and privacy screens are not unusual form of development in this immediate vicinity and the adjoining neighbour at number 12 Shelley Grove have benefitted from rear balconies of a similar nature.

Front boundary treatment

The proposed front boundary treatment is similar in height and design to railings and gates in the frontages of neighbouring and surrounding dwellings on this cul-de-sac. This type of boundary treatment is part of the character of this small street and would therefore not appear unusual or visually obtrusive when viewed from the general street scene.

Living Conditions

The proposed basement would not result in excessive harm to neighbour amenity as it would not be readily visible from neighbour dwellings. A basement impact assessment has been provided by the applicants and the Council's structural engineers have stated that the proposal would not result in problems to ground conditions or structural stability of neighbouring dwellings. The applicant/developer is required to follow the recommendations set out in the submitted Basement Impact Assessment to ensure the construction of the basement extension does not adversely impact on neighbouring dwellinghouses. A condition would be placed on the decision notice to this effect. It is also noted that the basement would need to adhere to building regulations and this would be covered as part of the Building Control process.

The proposed front boundary treatment would by reason of its nature, safeguard living conditions of neighbours.

The proposed two storey side extension would not result in excessive harm to neighbour amenity by way of loss of light, outlook or privacy. No habitable flank room windows of neighbouring dwelling 15 Shelley Grove would be affected by the proposed side extension. Officer site visit to 15 Shelley Grove has confirmed that there is only one habitable room window on the ground floor of this dwelling which is considered secondary glazed as it is served by glazing to the rear which is primary glazing and the main glazing to this habitable room which is a kitchen area. The rest of the flank windows at first and ground floor to this dwelling are non habitable room windows and are not bedroom or living area rooms. They are obscure glazed. Site photos confirm this.

The proposed two storey rear extension would not project beyond the rear elevations of neighbouring dwellings. It would therefore not result in excessive harm to neighbour amenity by way of loss of light or outlook.

The proposed balconies to the rear of the application dwelling and patio area would not result in an increase in the levels of overlooking compared with the existing situation. There will be privacy

screens which will ensure there is no material increase in overlooking into neighbouring gardens. The privacy screens would not appear overbearing when seen from neighbours.

Highway Considerations

No objections to the proposed development have been received from the County Highway Authority

Landscaping

Sufficient soft landscaping has been shown on the plans to soften the appearance of the front boundary treatment

Other Matters

Shelley Grove is a narrow cul-de-sac and due to significant construction work being proposed at the application site, Officers deem it appropriate to place a condition on the Decision Notice requiring the submission of a construction management plan which will set out details regarding wheel-washing facilities on site and management of construction delivery vehicles to and from the site.

Conclusion:

The proposal would be of a size, design and scale that would complement the existing house and safeguard the living conditions of adjoining dwellings. It is compliant with relevant policies and guidance and is accordingly recommended for approval subject to conditions outlined in the Council's decision notice

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

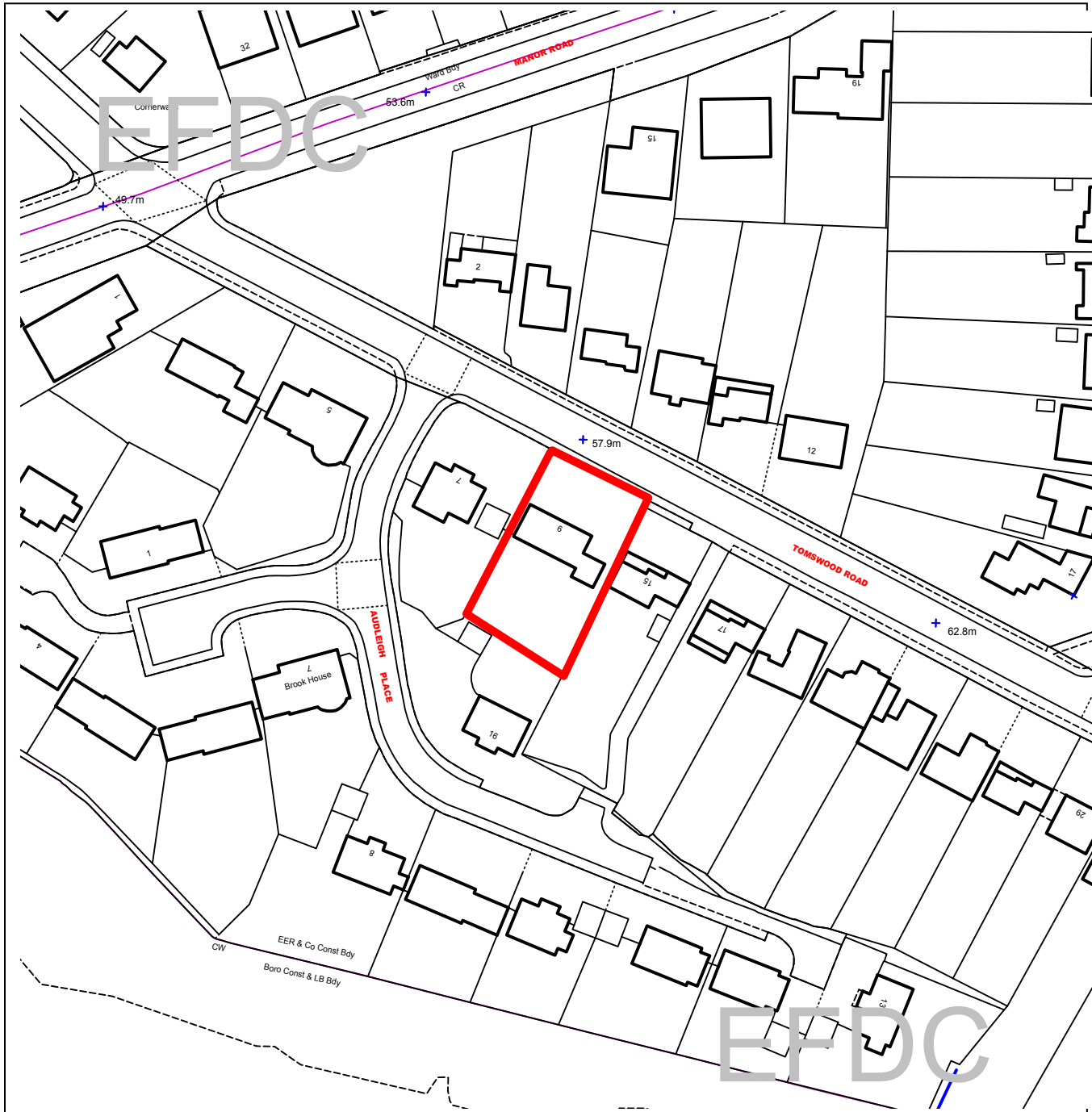
***Planning Application Case Officer: Sukhdeep Jhooti
Direct Line Telephone Number: 01992 564 298***

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



Epping Forest District Council

Agenda Item Number 2



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

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

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

Application Number:	EPF/0398/18
Site Name:	9 Tomswood Road, Chigwell, IG7 5QP
Scale of Plot:	1/1250

Report Item No: 2

APPLICATION No:	EPF/0398/18
SITE ADDRESS:	9 Tomswood Road Chigwell Essex IG7 5QP
PARISH:	Chigwell
WARD:	Grange Hill
APPLICANT:	Mr & Mrs Rajinder and Veena Mehta
DESCRIPTION OF PROPOSAL:	Proposed 2 storey side and rear extension
RECOMMENDED DECISION:	Grant Permission (With Conditions)

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

http://planpub.eppingforestdc.gov.uk/NIM_websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=605682

CONDITIONS

- 1 The development hereby permitted must be begun not later than the expiration of three years beginning with the date of this notice.
- 2 Prior to first occupation of the development hereby approved, the proposed window openings in the first floor 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.
- 3 Materials to be used for the external finishes of the proposed development shall match those of the existing building, unless otherwise agreed in writing by the Local Planning Authority.
- 4 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.
- 5 If any tree, shrub or hedge shown to be retained in accordance with the approved plans and particulars is removed, uprooted or destroyed, or dies, or becomes severely damaged or diseased within 3 years of the completion of the development, another tree, shrub or hedge of the same size and species shall be planted within 3 months at the same place, unless the Local Planning Authority gives its written consent to any variation. If within a period of five years from the date of planting any replacement tree, shrub or hedge is removed, uprooted or destroyed, or dies or becomes seriously damaged or defective another tree, shrub or hedge of the same

species and size as that originally planted shall, within 3 months, be planted at the same place.

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 situated within a built up frontage. It is not a Listed Building nor is it within a Conservation Area. The site is surrounded by detached two-storey dwellings built on generous full width plots. A large number of dwellings along this stretch of Tomswood Road have been significantly altered and extended.

Description of Proposal:

Proposed 2 storey side and rear extension.

Relevant History:

EPF/1755/08 Two storey side and rear extension. Approved (Not implemented)

Policies Applied:

Adopted Local Plan:

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

NPPF:

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

Epping Forest District Local Plan (Submission Version) 2017:

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

Summary of Representations Received

5 Neighbours consulted:

No Response from Neighbours

CHIGWELL PARISH COUNCIL: OBJECT to the proposal on the grounds that it is an over-development of the site and is of an inappropriate design.

Main Issues and Considerations:

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

Design

The proposed two-storey side and rear extension is not dissimilar in design, size and scale to the approved scheme under decision reference EPF/1755/08. The proposed two storey side and rear extension would appear subordinate to the existing house in terms of height, design and width. The pitch angle of the proposed rear extension would be similar to that of the main roof of the existing house. Whilst the proposal would result in an increase in built form and bulk to the existing house, it would not appear over-dominant or incongruous due to the large plot size of the application site as well as the overall size, scale and design of the proposal. Moreover, the proposed would not appear out of place with similar or significantly larger extensions which have been implemented and approved on this stretch of Tomswood Road.

Living Conditions

The proposed two storey side extension would not be readily visible from number 7 Tomswood Road due to the proposed siting of the extension in relation to this adjoining dwellinghouse. The proposed two storey side addition would not be readily visible from the habitable room windows of number 15 Tomswood Road as the extension proposed would be set back from the principle elevation of this dwellinghouse and not project beyond its rear elevation. Due to similar land levels, the proposed would not appear overbearing or result in significant loss of light or privacy to this adjoining dwellinghouse.

The proposed two storey rear extension would not be readily visible from the rear habitable room windows of no's 7 and 15 Tomswood Road due to its siting, height and depth. It would therefore safeguard the living conditions of adjoining dwellings and would not result in excessive harm to neighbour amenity.

The proposed development would not result increased levels of overlooking compared with the existing front and rear glazing at the application dwelling.

Trees

No objections have been received from the Council's Tree Officer subject to conditions regarding tree protection and retention of trees and shrubs.

Conclusion:

The proposed two-storey side and rear extension would be of a design, size and scale which would complement the appearance of the existing house and wider locality. The proposal would protect the living conditions of adjoining dwellings due to its height, depth and width. The proposal would comply with relevant planning policy and guidance and is accordingly recommended for approval 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: Sukhdeep Jhooti
Direct Line Telephone Number: 01992 564 298***

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

THIS PAGE IS INTENTIONALLY BLANK



Epping Forest District Council

Agenda Item Number 3



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

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

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

Application Number:	EPF/0440/18
Site Name:	2 Connaught Avenue, Loughton, IG10 4DP
Scale of Plot:	1/1250

Report Item No: 3

APPLICATION No:	EPF/0440/18
SITE ADDRESS:	2 Connaught Avenue Loughton Essex IG10 4DP
PARISH:	Loughton
WARD:	Loughton Forest
APPLICANT:	Connaught Avenue Essex Ltd
DESCRIPTION OF PROPOSAL:	Amendment to planning permission EPF/3078/17 (for conversion of house, plus previously approved extensions, to 5 flats) consisting of i) erection of two storey side extension to rear section facing Ollards Grove, and ii) installation of additional kitchen diner window to first floor rear elevation.
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=605877

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 facing brick and roof tile to be used for the external finishes of the proposed development shall match those of the existing building, unless otherwise agreed in writing by the Local Planning Authority.
- 3 The development hereby permitted will be completed strictly in accordance with the 5 approved drawings numbered MA10-2145-200.1, -201.1, -202.1, -203.1, and -204.1.

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

Description of Site:

A vacant Victorian two storey house located on a prominent and triangular corner site at the junction of Connaught Avenue and Ollards Grove. The property is not listed nor does it lie in a Conservation area. The property has been vacant and 'bricked up' for a number of years, but in recent weeks works have commenced in implementing the recent planning approval EPF/3078/17 – see below.

Description of Proposal:

Amendments to planning permission EPF/3078/17 (for conversion of house, plus previously approved extensions, to 5 flats) consisting of i) the erection of a two storey side extension to rear section facing Ollards Grove, and ii) installation of additional kitchen diner window to first floor rear elevation.

Relevant History:

EPF/3078/17 was an approval granted for conversion of existing house (plus previously approved extensions) to 5 flats, together with provision of 5 car spaces at the rear, alterations to boundary enclosures, and provision of amenity space.

Prior to the above approval four other consents have also been granted in the last few years for conversion and extension of the property, including formation of 3 dormer windows at roof level.

In addition four planning applications for redevelopment of the site (for blocks of 9, 8, 6, and 7 flats respectively) have been refused in the last 4 years with the 8 and 6 unit schemes also having been dismissed on appeal.

Policies Applied:

Adopted Local Plan:

DBE9 – Loss of amenity.

DBE10 – Residential extensions.

NPPF:

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

Epping Forest District Local Plan (Submission Version) 2017:

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

DM9 - High Quality Design

Summary of Representations:

LOUGHTON TOWN COUNCIL – No objection to this application - but expressed concern that there should be no further development of the plot to avoid the site becoming overcrowded and harming the character and appearance of the locality.

NEIGHBOURS – 60 properties notified on the amended plans and 6 replies have been received:-

PLANS GROUP, LRA – object - this property has already been extended several times, and this further proposal would create an overdevelopment of this cramped site. However, if the District Council is minded to approve the application, we ask for a condition to prevent any further extension or expansion of the building.

12, OLLARDS GROVE – object - the developer has pushed and pulled at planning laws and manipulated it all to his own ends. This is just more of the same. This is already an overdevelopment of the site - don't let it go any further. The additional window will overlook no.6 and contravenes policy DBE2A.

12 CONNAUGHT AVENUE – object – the previous approval took this development to the absolute limit and there is no basis for further extensions which amount to a gross overdevelopment of the site. Any further extension further reduces amenity space contrary to policy DBE8.

3a, CONNAUGHT AVENUE – object - once again we are faced with a proposal to increase the footprint of the building being produced on this site, which since 2011 has persistently and ever more frequently been made larger following a well-planned determination to capitalize the area to the maximum possible extent and beyond. Applications to extend the size of the existing building have been alternated with a variety of designs for blocks of flats all of which have been found unsuitable. By stealth the current arrangement has succeeded this far. Whilst in itself not seemingly making a material difference, this application follows a well-established pattern. Every increase to the building footprint decreases the amount of community/facility space available. Granting this application sets another precedent for other requests for additions and extensions even now work has commenced. Should a large enough increased footprint eventually be allowed we could still revert to applications for flats.

6, CONNAUGHT AVENUE – This is yet another application for further extension to a scheme that is already an overdevelopment. At the last meeting committee members voiced concern over limited amenity space and impact on neighbours. This proposal eats even further into the little space already provided and adds a window overlooking us at 6 Connaught Avenue. We ask you now, as we have so many times in the past, to use the power of your office to reject this latest attempt to increase to the size of this development.

24, OLLARDS GROVE – object – It is disappointing to have to address the issue of 2 Connaught Avenue yet again. It was our impression that the last of the many applications was the final decision. Though this further application to expand the footprint of the building looks innocuous, it does seem to incur upon the privacy of no 6 Connaught Avenue and the residences beside the property in Ollards Grove. For this reason we object.

Issues and Considerations:

One of the two proposed amendments to the previous consent EPF/3078/17 is the erection of a two storey side extension to the rear section of the wing of the proposed development close to the Ollards Gove side boundary. This two storey extension is just 1.0m in width by 5.1m in depth and allows for an increase in the size of a bedroom and bathroom in a flat on the ground floor, and

increase in the size of a kitchen diner on the first floor. The extension will lie between 1 and 2 metres from the side boundary with Ollards Grove. While any increase in the size of this proposed development needs to be looked at critically this is a small extension on a portion of the site between the building and the side boundary that would have had a limited potential for providing useful amenity space. The applicants also argue that this extension, when viewed from the front, will mirror the shape and appearance of the other wing close to Connaught Avenue, and it is true that this front appearance would be more symmetrical as a result of this proposed extension. The proposed extension would have a limited effect on neighbours amenity, and the retention of a gap to the side boundary of between one and two metres will mean that it will not be unduly obtrusive in the street scene, particularly because it would be built on lower land than the height of the pavement and road in Ollards Grove. Having regard to these factors the proposed extension is considered to be acceptable, and there is little justification in refusing the proposal on grounds that it represents further overdevelopment of the site.

The second amendment proposed is the formation of an additional window in the first floor rear to give additional light to a dining kitchen. In the approved scheme to date there are four other rear facing first floor windows, and two more at roof level. This additional window will lie some 11m from the rear boundary with the large plot of no.6 Connaught Avenue, and it would be 23 m away from the house at no.6. In addition there is a considerable fall in ground level from no.6 to no.2, and a large intervening outbuilding is located in the grounds of no.6 close to the boundary with no.2. For these reasons the additional first floor rear window will not give rise to any material increase in actual and perceived overlooking of no.6, and certainly not at a level to warrant a refusal of permission.

Conclusion:

The concern of neighbours that this is yet another planning application for further development of this site is acknowledged. However an application has to be considered on its own individual merits and the number of applications previously lodged does not constitute a material consideration in the assessment of this latest application.

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

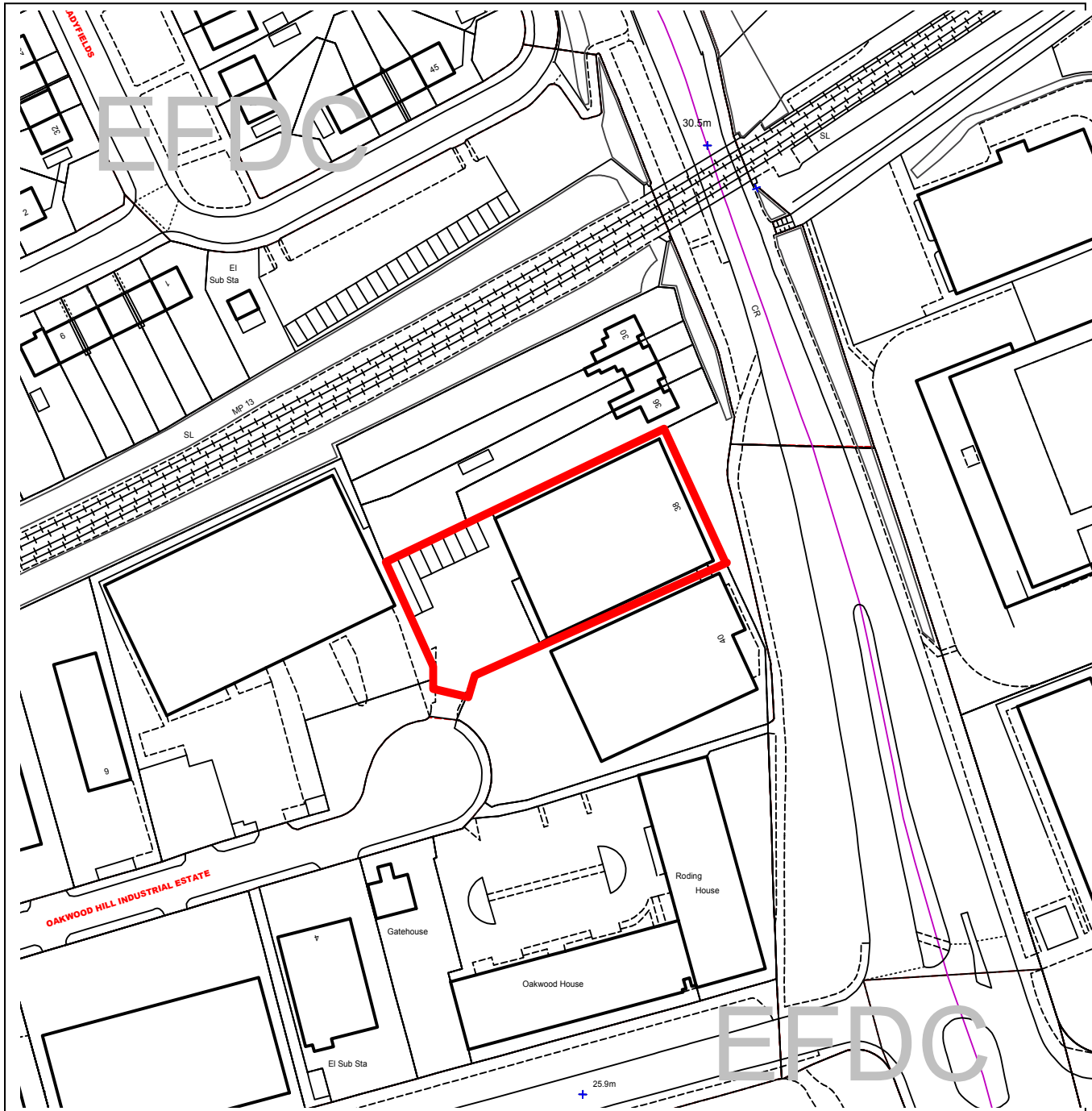
or if no direct contact can be made please email: contactplanning@eppingforestdc.gov.uk

THIS PAGE IS INTENTIONALLY BLANK



Epping Forest District Council

Agenda Item Number 4



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

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

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

Application Number:	EPF/0454/18
Site Name:	38 Chigwell Lane, Loughton, IG10 3NY
Scale of Plot:	1/1250

Report Item No: 4

APPLICATION No:	EPF/0454/18
SITE ADDRESS:	38 Chigwell Lane Loughton Essex IG10 3NY
PARISH:	Loughton
WARD:	Loughton Alderton
APPLICANT:	Kwesi Otoo
DESCRIPTION OF PROPOSAL:	Change of use of existing garage space to office (B1) and general internal alteration to main warehouse building to create office area A with a new window and door to the east elevation.
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=605937

CONDITIONS

- 1 The development hereby permitted will be completed strictly in accordance with the approved drawings nos: PL01, PL02 Rev B, PL03 Rev B, PL04 Rev B, PL05 Rev B
- 2 The development hereby permitted must be begun not later than the expiration of three years beginning with the date of this notice.
- 3 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.
- 4 All construction/demolition works and ancillary operations, including vehicle movement on site which are audible at the boundary of noise sensitive premises, shall only take place between the hours of 07.30 to 18.30 Monday to Friday and 08.00 to 13.00 hours on Saturday, and at no time during Sundays and Public/Bank Holidays unless otherwise agreed in writing by the Local Planning Authority.

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

Description of Site:

The application site comprises of a warehouse building. It is within a designated employment area on the Oak Hill Industrial Estate. It is not within a Conservation Area nor is it a Listed Building.

Description of Proposal:

Change of use of existing garage space to office (B1) and general internal alteration to main warehouse building to create office area A with a new window and door to the east elevation.

Relevant History:

EPF/0457/18 Proposed extension of opening time to 7 am - 10pm (Monday to Saturday) and single storey extension to create WC space to the cafe space. REGISTERED 05-03-2018

EPF/0140/18 Conversion of Plot of Suis Generis Use in rear of 30-36 Chigwell Lane into a car park extension providing 30 no. new parking bays to adjacent existing car park of 38 Chigwell Lane. Approved.

EPF/2165/17 Warehouse extension with addition of windows to side elevations. Approved

EPF/2164/16 New fascia signage. Approved.

EPF/2159/16 Change of use and conversion of part of existing ground floor office (Use Class B1) to a convenience store (Use Class A1) including new cladding to front elevation and new pedestrian access. Approved.

EPF/0129/16 Change of use of second floors from use as offices (Use Class B1) to use as 3 x 1 bedroom flats (Use Class C3) (Front part of building fronting Chigwell Lane) (resubmission following refusal of EPF/2423/15) Refused

EPF/2423/15 Change of use of ground, first and second floors from use as offices (Use Class B1) to use as 9 self-contained flats (4 x 1 bedroom flats and 5 x studio flats) (Use Class C3) (Front part of building fronting Chigwell Lane) Refused

EPF/1386/15 Extension of opening hours from current 08:00 to 18:00 Monday to Sunday (including Bank/Public Holidays) to proposed 07:00 to 00:00 Monday to Sunday (including Bank/Public Holidays). Refuse Permission

EPF/0044/14 Non material amendment to EPF/0307/13 comprising replacement of sliding doors with window and canopy changes (Change of use and conversion of part of an existing office (Use Class B1/B2) to a new cafe (Use Class A3) with indoor seating for 22 and outside seating area for 10. Including new cladding to front elevation) Non-material Amendment - Approved

EPF/2309/13 Application for approval of details reserved by condition 3 'Materials' of planning permission EPF/0307/13. (Change of use and conversion of part of an existing office (Use Class B1/B2) to a new cafe (Use Class A3) with indoor seating for 22 and outside seating area for 10. Including new cladding to front elevation) Details Approved

EPF/0308/13 New fascia signage. Approved

EPF/0307/13 Change of use and conversion of part of an existing office (Use Class B1/B2) to a new cafe (Use Class A3) with indoor seating for 22 and outside seating area for 10. Including new cladding to front elevation. Approved

EPF/1641/09 Conversion and change of use of existing showroom to caretakers flat. Withdrawn Decision

EPF/0276/05 Change of use from B1/B8 to builders merchants with trade counter. Refuse Permission

Policies Applied:

Adopted Local Plan:

CP2	Protecting the quality of the rural and built environment
DBE1	Design of new buildings
DBE2	Effect on neighbouring properties

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:

SP 1	Sustainable Development
DM 9	High quality design

Summary of Representations Received

6 Neighbours consulted:

32 CHIGWELL LANE OBJECTED: As per the pre-revision submission, nothing has changed since EPF/1386/15 was rejected asking for the opening hours to be extended for the following reason "The proposed extension of hours of trading would result in an unacceptable adverse impact to neighbouring amenity by way of an increase in noise and disturbance during the period of

extended hours beyond what could be considered reasonable in this location which is isolated from other evening businesses, contrary to policies RP5A and DBE9 of the Adopted Local Plan and Alterations and national guidance contained in the NPPF."

In addition to this the statements of facts in "REVISED - Site location plan PL01A" are not facts. In particular no.6 states "No 36 - 30 Chigwell Lane is owned by the Applicant and provides accommodation for workers, beyond this the nearest residential property is over 60 meters to the North and almost 200meters to the south, the extension of time will therefore have no adverse impact to neighbouring residents"

I live in no. 32 and do not work at his company, and I am not aware of any other residents in these 4 properties that are.

Similar reasons were given when they gained permission for a convenience store (EPF/2159/16) in September 2016, to service the needs of the Oakwood hill estate. However, although some work on the building took place, no convenience store ever opened. If there was such demand I am sure that would have been opened.

The comments also relate to EPF/0457/18, as there is no place to add comments to that application and it appears to be the same, except the title

LOUGHTON TOWN COUNCIL: The proposed change of use of the existing garage space was detrimental to the amenity of the neighbouring residential properties by way of an increase in noise and disturbance

Members considered the revised plans but felt they did not address the issues regarding this application. The Committee OBJECTED to this proposal and reiterated its previous comments, which were:

' The proposed change of use of the existing garage space and the extension of opening hours of the café of use of the existing garage space and the extension of opening hours of the café was detrimental to the amenity of the neighboring residential properties by way of an increase in noise and disturbance'.

Main Issues and Considerations:

The main issues with this application relate to design, impact on amenity and impact of the loss of existing garage

Background

The development proposal has already been implemented hence the existing and pre-existing drawings submitted as part of this planning application.

Design

No material change of use arises from the use of garages as ancillary offices. The change of use of the former garage space as office (B1) does not result in significant visible alterations to the single storey detached garage building, which is not be visible from the general street scene due to its siting. Its design would relate well to the parent warehouse building at the application site.

The general alterations do not require planning approval but the changes to the fenestration including new window and door require approval. These changes are modest in nature and would not appear out of character with the existing building.

Living Conditions

The proposed change of use of the detached storage building to office use would by reason of its size as well as being within an Employment Area would, not result in excessive harm to neighbour amenity by way of noise. There is ample parking provided at the site and it is in extremely close proximity to Debden Station. As such, it would not result in increased parking stress. It would also not result in increased intensification of existing site due to the proposed use being ancillary to the existing warehouse use.

The proposed changes to the fenestration of the main warehouse building would not result in increased overlooking compared with the existing situation. The glazing is situated away from residential dwellings and rear garden areas. Existing glazing already exists on the flank elevations of the warehouse building.

Loss of Garage

The loss of the existing garage would not result in increased parking stress as the site is close to Debden Station, there is off street parking provided on site and there is additional parking provided as part of a recent planning approval. This approval related to an extension to the existing car park and was approved recently under decision reference EPF/0140/18. The garage is currently for storage and the proposed office would be in connection to the main B8 industrial use of the application site. It would be ancillary to the warehouse building at 38 Chigwell Lane. It is not used for the purposes for vehicle parking at present and so its loss would have no impact on parking stress/parking levels.

Conclusion

The development by reason of its nature, size and scale would preserve the living conditions of neighbours and would not appear out of character by way of design. The proposal is therefore compliant with relevant local and national policy and guidance. It is recommended for approval 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:

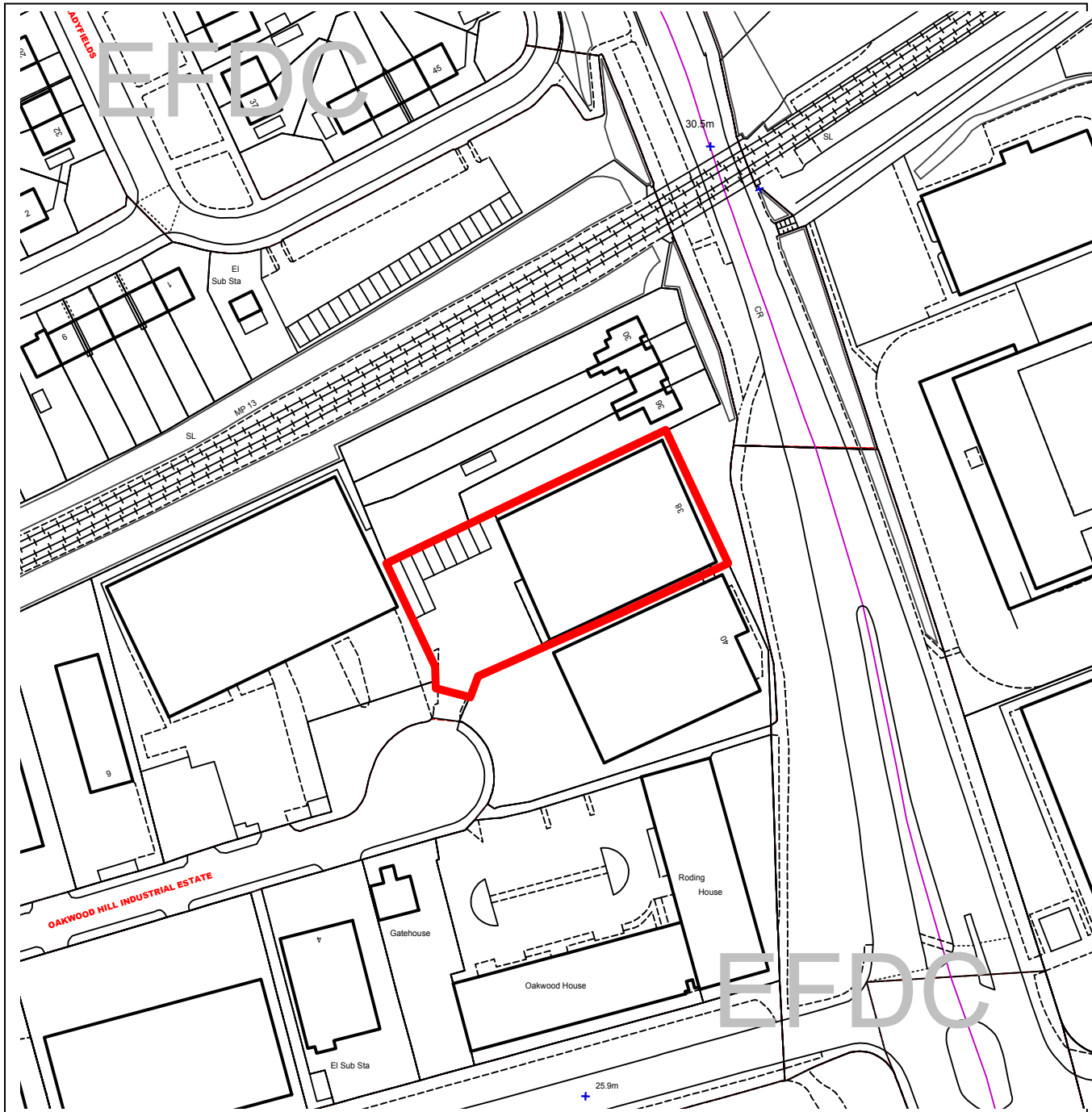
***Planning Application Case Officer: Sukhdeep Jhooti
Direct Line Telephone Number: 01992 564 298***

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



Epping Forest District Council

Agenda Item Number 5



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

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

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

Application Number:	EPF/0457/18
Site Name:	38 Chigwell Lane, Loughton, IG10 3NY
Scale of Plot:	1/1250

Report Item No: 5

APPLICATION No:	EPF/0457/18
SITE ADDRESS:	38 Chigwell Lane Loughton Essex IG10 3NY
PARISH:	Loughton
WARD:	Loughton Alderton
APPLICANT:	Kwesi Otoo
DESCRIPTION OF PROPOSAL:	Proposed extension of opening time to 7 am - 10pm (Monday to Saturday) and single storey extension to create WC space to the cafe space.
RECOMMENDED DECISION:	Grant Permission (With Conditions)

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

http://planpub.eppingforestdc.gov.uk/NIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=605940

CONDITIONS

- 1 The development hereby permitted will be completed strictly in accordance with the approved drawings nos: PL02 rev C, PL03 rev C, PL04 rev C, PL05 rev C, PL01 rev A
- 2 The development hereby permitted shall not be open to customers / members outside the hours of 7am to 10pm on Monday to Saturday and 8am to 6pm on Sundays
- 3 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.
- 4 All construction/demolition works and ancillary operations, including vehicle movement on site which are audible at the boundary of noise sensitive premises, shall only take place between the hours of 07.30 to 18.30 Monday to Friday and 08.00 to 13.00 hours on Saturday, and at no time during Sundays and Public/Bank Holidays unless otherwise agreed in writing by the Local Planning Authority.

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

Description of Site:

The application site comprises of an existing warehouse building within a designated employment site in Debden. It is not within a Conservation area nor is it Listed.

Description of Proposal:

Proposed extension of opening time to 7am-10pm (Monday to Saturday) and single storey rear extension to create WC space to the existing cafe

Relevant History:

EPF/0307/13 Change of use and conversion of part of an existing office (Use Class B1/B2) to a new cafe (Use Class A3) with indoor seating for 22 and outside seating area for 10. New cladding to front elevation. Approved

EPF/0454/18 Change of use of existing garage space to office (B1) and general internal alteration to main warehouse building to create office area A with a new window and door to the east elevation. REGISTERED05-03-2018

EPF/0140/18 Conversion of Plot of Suis Generis Use in rear of 30-36 Chigwell Lane into a car park extension providing 30 no. new parking bays to adjacent existing car park of 38 Chigwell Lane. Approved

EPF/2165/17 Warehouse extension with addition of windows to side elevations Approved.

EPF/2164/16 New fascia signage. Approved

EPF/2159/16 Change of use and conversion of part of existing ground floor office (Use Class B1) to a convenience store (Use Class A1) including new cladding to front elevation and new pedestrian access. Approved.

EPF/0129/16 Change of use of second floors from use as offices (Use Class B1) to use as 3 x 1 bedroom flats (Use Class C3) (Front part of building fronting Chigwell Lane) (resubmission following refusal of EPF/2423/15) Refused.

EPF/2423/15 Change of use of ground, first and second floors from use as offices (Use Class B1) to use as 9 self-contained flats (4 x 1 bedroom flats and 5 x studio flats) (Use Class C3) (Front part of building fronting Chigwell Lane) Refuse Permission.

EPF/1386/15 Extension of opening hours from current 08:00 to 18:00 Monday to Sunday (including Bank/Public Holidays) to proposed 07:00 to 00:00 Monday to Sunday (including Bank/Public Holidays) Refused on the basis that *'The proposed extension of hours of trading would result in an unacceptable adverse impact to neighbouring amenity by way of an increase in noise and disturbance during the period of extended hours beyond what could be considered reasonable in this location which is isolated from other evening businesses, contrary to policies RP5A*

and DBE9 of the Adopted Local Plan and Alterations and national guidance contained in the NPPF'.

EPF/0044/14 Non material amendment to EPF/0307/13 comprising replacement of sliding doors with window and canopy changes (Change of use and conversion of part of an existing office (Use Class B1/B2) to a new cafe (Use Class A3) with indoor seating for 22 and outside seating area for 10. Including new cladding to front elevation) Non-material amendment - Approved

EPF/2309/13 Application for approval of details reserved by condition 3 'Materials' of planning permission EPF/0307/13. (Change of use and conversion of part of an existing office (Use Class B1/B2) to a new cafe (Use Class A3) with indoor seating for 22 and outside seating area for 10. Including new cladding to front elevation) Details Approved

EPF/0308/13 New fascia signage. Approved

EPF/0307/13 Change of use and conversion of part of an existing office (Use Class B1/B2) to a new cafe (Use Class A3) with indoor seating for 22 and outside seating area for 10. Including new cladding to front elevation. Approved.

EPF/1641/09 Conversion and change of use of existing showroom to caretakers flat. Withdrawn Decision

EPF/0276/05 Change of use from B1/B8 to builder's merchants with trade counter. Refuse
Permission

Policies Applied:

Adopted Local Plan:

CP2	Protecting the quality of the rural and built environment
DBE9	Loss of Amenity
E1	Employment Sites
ST4	Road Safety

NPPF:

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

Epping Forest District Local Plan (Submission Version) 2017:

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

SP1	Sustainable Development
DM9	High Quality Design
E 1	Employment Sites
T2	Highway Safety

Summary of Representations Received

6 Neighbours consulted:

32 CHIGWELL LANE OBJECTED to the proposal on the following grounds: the planning request for WC space is very misleading, as the WC space will be the same after the work, compared to what was there before. In reality it is the bar space that is being extended. This will lead to an increase in noise and disturbance. I found the previous application reference together with the reason for refusal, which I have put below.

As I said, in my previous comment, nothing has changed and it should be refused.

Old case: EPF/1386/15

Refusal reason: The proposed extension of hours of trading would result in an unacceptable adverse impact to neighbouring amenity by way of an increase in noise and disturbance during the period of extended hours beyond what could be considered reasonable in this location which is isolated from other evening businesses, contrary to policies RP5A and DBE9 of the Adopted Local Plan and Alterations and national guidance contained in the NPPF.

LOUGHTON TOWN COUNCIL: The existing hours of opening, as defined by Condition 4 of EPF/2159/16, should remain: '8am to 6pm Mondays to Sundays and Bank Holidays', for the reasons stated therein.

Amended plans were submitted showing a statement of facts in regards to the café.

A re-consultation took place and the Committee OBJECTED to this proposal and reiterated its previous comments, which were:

The proposed change of use of the existing garage space and the extension of opening hours of the café was detrimental to the amenity of the neighbouring residential properties by way of an increase in noise and disturbance.

The existing hours of opening, as defined by Condition 4 of EPF/2159/16, should remain: "8am-6pm Mondays to Sundays and Bank Holidays", for the reasons stated therein.

Members drew the Planning Authority's attention to the Statement of Facts on the revised Site Plan that was being disputed by the resident of no. 32 Chigwell; and also to point 3, which stated that "people who work beyond 6pm have very little option of places to get food within walking distance", it was noted that there are several places in the local vicinity offering such services.

Main Issues and Considerations:

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

Design

The proposed infill extension would not be readily visible from the general street scene. It would result in flat roof over the existing brick wall area outside of the café. It would result in a efficient use of space and would not result in a development that would appear out of character or incongruous when viewed in relation to the parent building or wider locality.

Living Conditions

The infill extension by reason of its nature and siting would safeguard living conditions of neighbours. Residential dwellings are situated a considerable distance away from the proposal.

The café is already established and serves hot and cold food as expected. The nature of the cooking will not change. There are existing cafes in the Broadway which close at 10pm on Mon-Sat, and open at 7am or earlier. Examples include 25 The Broadway which was granted planning approval for A3 use under decision reference EPF/0211/18 with opening hours 10:30am to 11pm Monday to Saturday. Another example is the café at 57 The Broadway (i.e 'Biggerland') which has opening times from 6am to 11pm seven days a week, approved under decision reference EPF/2620/14. As such, the proposed new opening times of 7am to 10pm Mon-Saturday would not be unusual in the locality. The café itself is situated at a considerable distance from residential dwellings. The change in hours to open one hour earlier and to close four hours later during Mon-Sat would not result increased intensification of the existing use nor would it result in excessive harm by way of increased levels of noise, odour and parking stress to justify refusal of planning permission.

In addition, the nature of the locality has changed since the refusal of the previous permission in 2015 with the opening of the new Epping Forest Retail Park. Shops within the retail park have a closing time of 8pm and include a 'Costa' coffee shop/café within the first floor of the 'Next' retail Unit. There is also a 'Gregg's Bakery' store which serves hot and cold produce in this shopping park. As such, the proposed extended opening times would not be unusual given recent developments in the immediate area.

Parking

Parking is available to the rear and the site is close to Debden Station. Moreover, planning approval has recently been granted for a car park extension to the warehouse building under decision reference EPF/0140/18. As such, there is ample parking available for patrons to the café.

Employment Site Impact

The site is within a designated employment area and the proposed development would support the viability and vitality of this designated employment area.

Conclusion:

The proposed infill extension would safeguard the living conditions of neighbours due to its siting and would be of a design that would complement the existing building. The change in the hours of operation for the café would not result in unduly harm to neighbour living conditions due to the siting of the café, away from residential dwellings and due to proposed the hours of operation being similar to what currently exists on nearby Debden Broadway for A3 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:

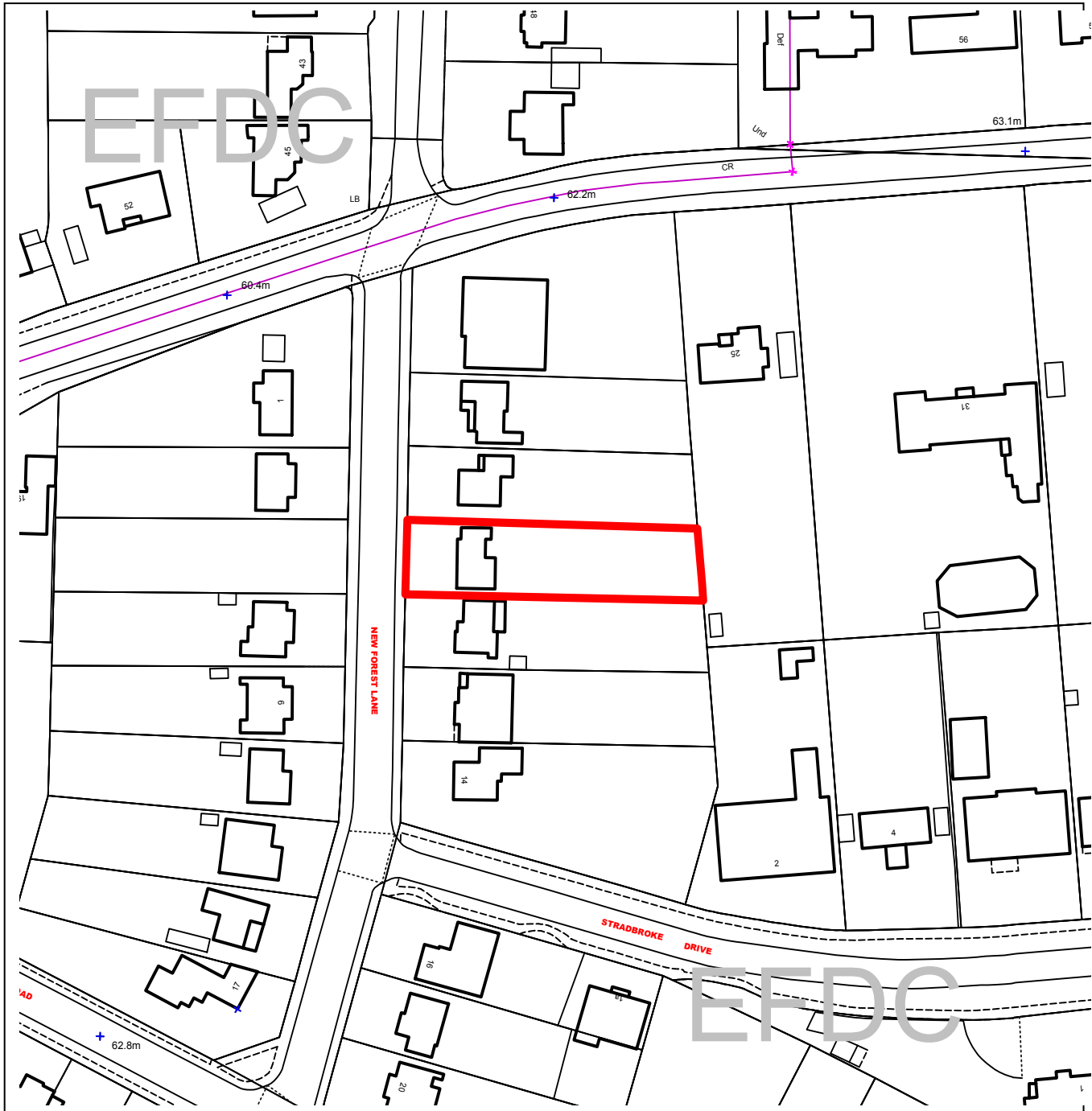
***Planning Application Case Officer: Sukhdeep Jhooti
Direct Line Telephone Number: 01992 564 298***

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



Epping Forest District Council

Agenda Item Number 6



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

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

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

Application Number:	EPF/0559/18
Site Name:	8 New Forest Lane, Chigwell, IG7 5QN
Scale of Plot:	1/1250

Report Item No: 6

APPLICATION No:	EPF/0559/18
SITE ADDRESS:	8 New Forest Lane Chigwell Essex IG7 5QN
PARISH:	Chigwell
WARD:	Grange Hill
APPLICANT:	A Malik
DESCRIPTION OF PROPOSAL:	Demolition of existing dwelling and erection of replacement two storey dwelling, with part basement, and accommodation in the roof including two rear dormer windows.
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=606356

CONDITIONS

- 1 The development hereby permitted must be begun not later than the expiration of three years beginning with the date of this notice.
- 2 No construction works above ground level shall take place until documentary and photographic details of the types and colours of the external finishes have been submitted to and approved by the Local Planning Authority, in writing. The development shall be implemented in accordance with such approved details.
- 3 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.
- 4 Details of measures to deal with surface water drainage shall be submitted to and approved by the Local Planning Authority before any works commence on site. Once approved these details shall be implemented in full.
- 5 An electric vehicle charging point shall be provided for the approved dwelling prior to first occupation.
- 6 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.

- 7 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.
- 8 The development hereby permitted will be completed strictly in accordance with the approved drawings numbered PL001A, PL002, PL010 A, PL011A, PL012A, PL013A, PL020B, PL030B, PL031B, PL032A, PL100, PL110A, PL111C, PL112C, PL113C, PL114C, PL120B, PL130C, PL131C, PL132C, PL133B, PL134B.
- 9 All construction/demolition works and ancillary operations, including vehicle movement on site which are audible at the boundary of noise sensitive premises, shall only take place between the hours of 07.30 to 18.30 Monday to Friday and 08.00 to 13.00 hours on Saturday, and at no time during Sundays and Public/Bank Holidays unless otherwise agreed in writing by the Local Planning Authority.

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

Description of Site:

A two storey detached dwelling in a street of detached houses of differing appearance. The property is not listed nor does it lie in a Conservation area.

Description of Proposal:

Demolition of existing dwelling, and erection of a replacement two storey dwelling, with part basement and accommodation in the roof, including two rear dormer windows.

Relevant History:

EPF/1275/07 gave approval to a 2 storey rear extension with two front and rear dormer windows. This approval was not implemented.

Policies Applied:

Adopted Local Plan:

CP2 – Protecting the Quality of the Rural and Built Environment

CP3 – New development

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

DM9 - High Quality Design

DM10 - Housing Design and Quality

DM12 – Subterranean, basement development and lightwells.

Summary of Representations:

CHIGWELL PARISH COUNCIL – Object – the proposed design is out of keeping with the street scene, and additionally the raising of the ridge height will create an overly bulky structure.

NEIGHBOURS – 6 neighbours notified and no replies received.

EFDC LAND DRAINAGE SECTION – No objection in principle. The site is not in an EFDC flood risk zone. Please add a condition requiring details of surface water drainage.

EFDC LAND CONTAMINATION OFFICER – potential land contamination risks are low on this site and the stand alone 'unexpected land contamination' condition is sufficient.

Issues and Considerations:

The proposed house will have two front wings under 2 gable end roof features with a recessed glazed two storey middle section accommodating the porch entrance and the stairwell. The materials to be used on the new house will be red brick and a render, together with sections of timber cladding. The proposed design has a more vertical emphasis than other new houses in the street but this is quite acceptable and unlike other new houses in the road, which have a varied appearance, this new house will not have a crown flat roof. The ridge of the roof is raised by 1m compared to the ridge of the existing roof, but this new height is only a small amount higher than flat crown roofs of other houses in this row eg at nos. 12 and no.2, and it is matched by the height of roof of a new house opposite at no.7. The plans have also been amended to show the front roof light windows at a lower level in the front roof slope. In conclusion, the design and height of the new house is an appropriate one which will not be out of keeping with the street scene, and the concerns of the Parish Council in this respect are not shared.

The depth of the proposed new house will be similar to the two storey rear extension previously approved under EPF/1275/07, and the flank walls will be positioned a minimum of 1m away from the side boundaries with the neighbouring nos. 6 and 10 New Forest Lane. The proposed new house will not give rise to a material loss of amenity or outlook to these neighbouring properties.

Accommodation in the loft second floor will be lit by windows positioned in the proposed front and rear gable ends, and by two small centralised dormers at the rear and by roof lights in the front roof slope. These features are appropriate in the roof and have an acceptable appearance.

The front of the house has a driveway and lawn enclosed by railings on the front boundary. The submitted plans do not show any changes to this layout and in addition to 2 car spaces being available on the drive the proposed house will contain an integral garage. Consequently the proposal provides adequate off street parking.

A small basement, with a floor area of 3.2m by 5.6m is proposed, and it is acceptable in its size and form.

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

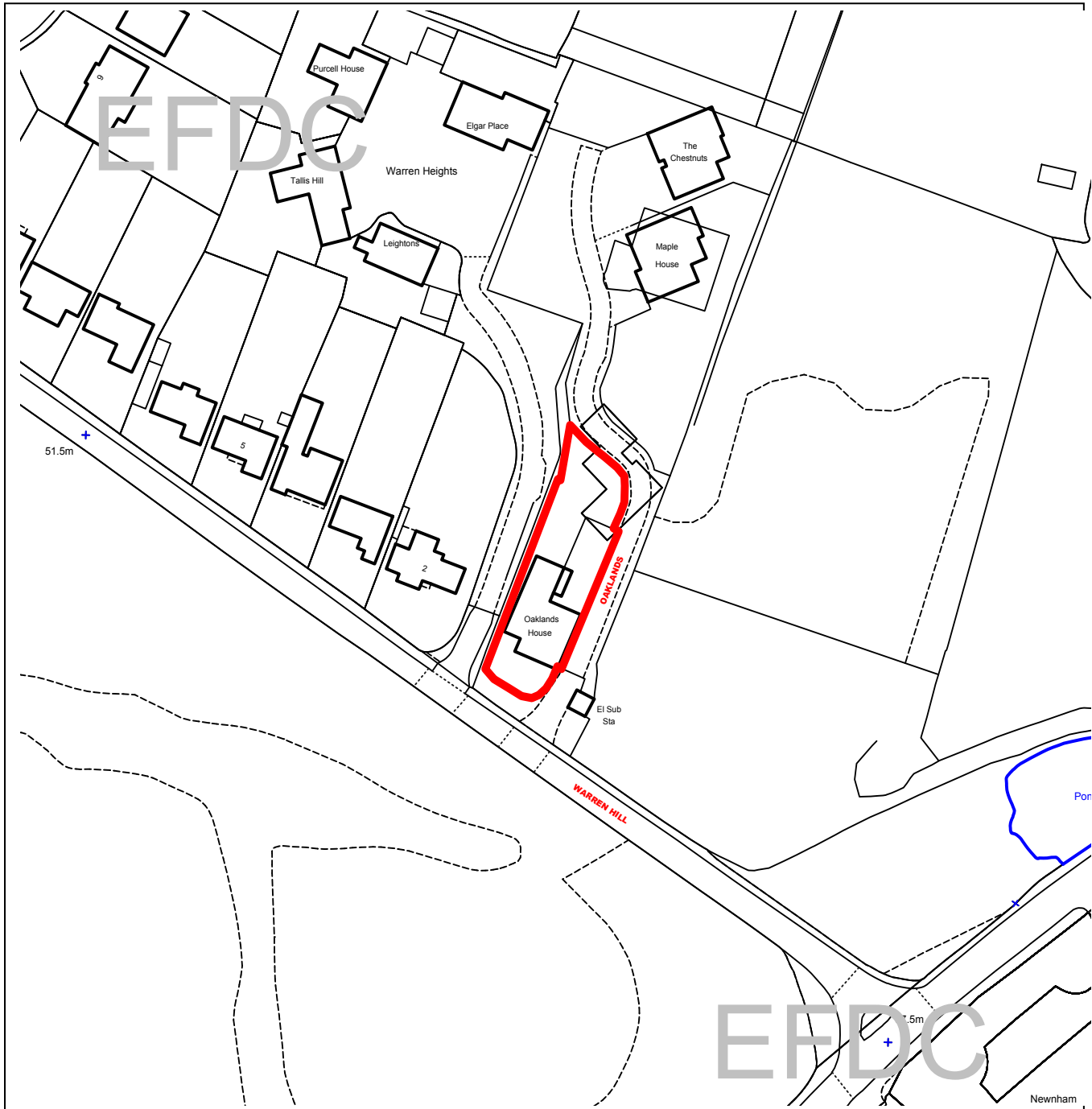
or if no direct contact can be made please email: contactplanning@eppingforestdc.gov.uk

THIS PAGE IS INTENTIONALLY BLANK



Epping Forest District Council

Agenda Item Number 7



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

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

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

Application Number:	EPF/0583/18
Site Name:	Oaklands House, Oaklands, Warren Hill, Loughton, IG10 4RL
Scale of Plot:	1/1250

Report Item No: 7

APPLICATION No:	EPF/0583/18
SITE ADDRESS:	Oaklands House Oaklands Warren Hill Loughton Essex IG10 4RL
PARISH:	Loughton
WARD:	Loughton Forest
APPLICANT:	Richard Rones
DESCRIPTION OF PROPOSAL:	Raising of roof level to provide enclosure to new staircase to a proposed front roof level terrace and alterations at second floor level including change of hip to gable on east facing elevation, and formation of two rear dormers on rear north facing roof slopes.
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=606440

CONDITIONS

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

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

Description of Site:

A modern two storey and part 3 storey detached dwelling located at the lower end of Warren Hill some 100m from its junction with the High Road. It is located between two access drives serving 6 modern houses to the rear. The property is not listed nor does it lie in a Conservation area. Epping Forest lies on the opposite side of Warren Hill.

Description of Proposal:

Raising of roof to provide enclosure to new staircase to a proposed front roof level terrace, and alterations at second floor level including change of hip to gable on east facing elevation, and formation of two rear dormers on rear north facing roof slopes.

Relevant History:

EPF/2895/15 gave approval to roof alterations including a second floor hip to gable alteration on the east elevation, and the erection of a rear north facing dormer. This consent has not been implemented but these approved alterations have been included in the current application.

Policies Applied:

Adopted Local Plan:

DBE10 – Residential extensions.

DBE9 – Loss of amenity.

NPPF:

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

Epping Forest District Local Plan (Submission Version) 2017:

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

DM9 - High Quality Design

Summary of Representations:

LOUGHTON TOWN COUNCIL – Object – the proposal is out of keeping and detrimental to the street scene. It would cause overlooking to surrounding properties contrary to policies DBE10 and DBE9 of the Local Plan and the provisions of the NPPF.

NEIGHBOURS – 1 neighbour notified and no reply received.

Issues and Considerations:

This house is just 10 years old and formed part of a redevelopment which also provided 6 houses to the rear. The house has a somewhat unconventional modern design with much of the front elevation facing the road consisting of a large sloping roof over the first floor and part ground floor sections of the property. It is proposed to extend this area of roof by forming a gable end in the east facing elevation – an alteration previously approved under EPF/2895/15 – and a proposed rear facing dormer was also previously approved as part of this hip to gable alteration.

The proposal also proposes a small turret type addition on top of the roof to enclose a stairwell to a proposed roof terrace which in turn will be enclosed by a glazed balustrade. Although this stairwell enclosure structure is unusual it is fairly small in size. In addition, this modern house stands well away from its one nearest neighbour at 2, Warren Hill and hence it does not form part of consistent townscape rhythm in the road. Given the house's unusual appearance the provision of this roof top enclosure, and associated roof terrace balustrade, would not unduly detract from the front elevation of the property - and it would be unreasonable to refuse this proposal application on grounds that it is out of keeping in the street scene. It is the case that the roof top stairwell enclosure is more conspicuous when viewed from the property's eastern side – but the neighbouring land on this side land to the east is not developed and in fact will shortly be laid out as a car park to serve Oakland's school in Albion Hill. In any event views of this eastern side elevation are partly screened from view by mature trees close to the road as one walks up Warren Hill towards the property.

The Town Council also raise concerns that the roof terrace will cause overlooking of surrounding properties. However, the main views from the proposed roof terrace will be to the front overlooking the Forest on the other side of the road, and to the east over land that is not developed. A secondary view will be to the rear but the nearest house to the rear lies 60m away. The nearest neighbour lies to the west at no.2 Warren Road but views over this property from the roof terrace would be blocked by the proposed roof top stairwell enclose. Having regard to these foregoing factors the proposed roof terrace will not give rise to overlooking of neighbouring houses.

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

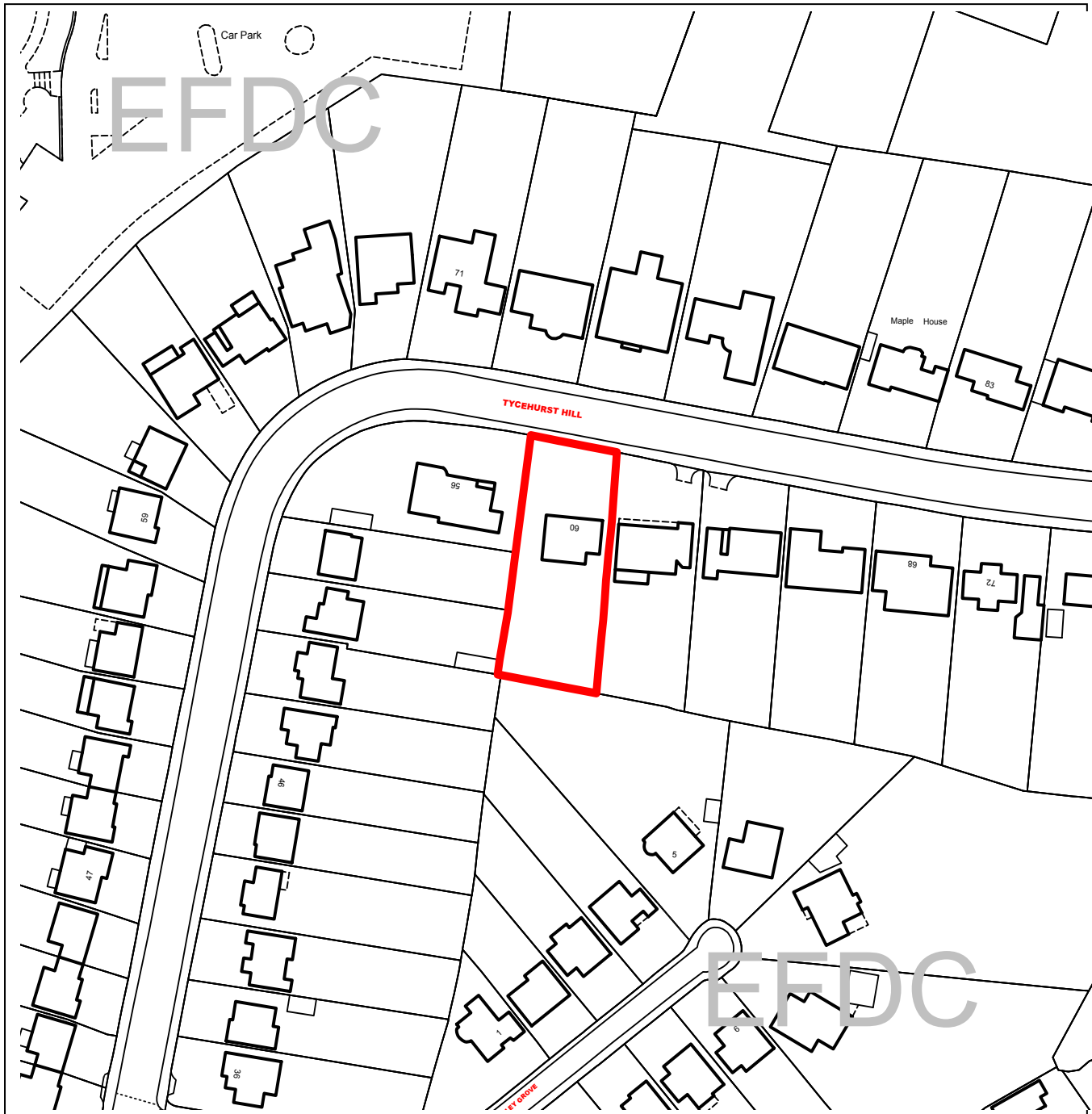
Direct Line Telephone Number: 01992 564514

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



Epping Forest District Council

Agenda Item Number 8



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

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

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

Application Number:	EPF/0616/18
Site Name:	60 Tycehurst Hill, Loughton, IG10 1DA
Scale of Plot:	1/1250

Report Item No: 8

APPLICATION No:	EPF/0616/18
SITE ADDRESS:	60 Tycehurst Hill Loughton Essex IG10 1DA
PARISH:	Loughton
WARD:	Loughton St Marys
APPLICANT:	Mr Mohamad Hanif
DESCRIPTION OF PROPOSAL:	Single storey rear conservatory.
RECOMMENDED DECISION:	Grant Permission (With Conditions)

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

http://planpub.eppingforestdc.gov.uk/NIM_websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=606501

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: FHA_2001, FHA_2002, FHA_2003 & FHA_2004.
- 3 All construction/demolition works and ancillary operations, including vehicle movement on site which are audible at the boundary of noise sensitive premises, shall only take place between the hours of 07.30 to 18.30 Monday to Friday and 08.00 to 13.00 hours on Saturday, and at no time during Sundays and Public/Bank Holidays unless otherwise agreed in writing by the Local Planning Authority.

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

Description of Site:

The application site is the site of a former detached house. Construction work in connection with a replacement house is currently ongoing at the site with bulk of the work completed. The site is within part of the built up area of Loughton. The property is not within a Conservation Area nor is it Listed and it is not within the green belt.

The site sits just to the east of the curve of Tycehurst Hill, and is adjoined to the east and just further up the slope by no.62 and to the west by the corner plot at no.56 and the rear gardens of nos.52-54.

Ground levels currently drop down significantly from east to west across the site, which creates views into the rear gardens of nos. 56, 54 and 52 Tycehurst Hill.

Description of Proposal:

The application proposes a single storey rear conservatory and balcony at ground floor level over the central part of a single-storey lower-ground floor rear projection to the house. The relevant section of roof is approved for use as a terrace subject to enclosure by privacy screens.

Both sides of the single storey rear conservatory are as shown to be built in matching brickwork to the existing house. The rear conservatory will be 2.5m deep by 8.9m wide. An obscured glazed screen at 1.8m high will sit on both sides of the balcony, which would have a depth of 1.3m.

Relevant History:

EPF/1403/13 – Replacement dwelling and new vehicular crossover – Permission granted

EPF/2590/14 – Replacement dwelling house with basement and roof accommodation. Alterations to ground levels – Permission refused

EPF/0504/15 - Replacement dwelling house with basement and roof accommodation. Alterations to ground levels. (Amended design from EPF/2590/14) – Permission granted

EPF/0617/16 – Replacement dwelling house with basement and roof accommodation (amended design to EPF/0504/15 to include extension of first and second floors to rear) – Allowed on appeal

Policies Applied:

Adopted Local Plan:

CP2	Quality of Rural and Built Environment
DBE9	Loss of Amenity
DBE10	Design of Residential Extensions

NPPF:

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

Epping Forest District Local Plan (Submission Version) 2017:

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

DM 9 High Quality Design
DM10 Housing Design and Quality

Consultation Carried Out and Summary of Representations Received:

Number of neighbours consulted: 6
Site notice posted: No, not required
Responses received:

52 TYCEHURST HILL – OBJECT – The neighbour expressed concerns that the plans are misleading and not an accurate representation of the proposal. In fact it will be 10 steps to go up and down to the garden so it is like a 1st floor by the garden. From their house it will look like a 2nd floor with a brick wall facing them.

54 TYCEHURST HILL – OBJECT – The neighbour expressed concerns that this is another development by stealth citing previous applications that should be taken into account by the case officer. Another concern was regarding loss of view and overdevelopment of the site, along with invasion of privacy due to the different ground levels and the level of noise that will be generated from people socialising in the conservatory.

LOUGHTON TOWN COUNCIL: The Committee OBJECTED to this application which was considered an overdevelopment of the site and overbearing on the neighbours. Member's expressed concern that any further development of this site would have a detrimental impact on neighbouring properties.

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 conservatory would project 2.5 metres from the original rear wall. The external finishes would match the existing house. The proposal, including the obscure glazed privacy screen, has a simple design that would complement the design of the existing house.

With regard to the Town council's and neighbours' concerns, about over development, the extent of this development is acceptable with regards to the relationship it would have to the approved house. Indeed, it would enhance the appearance of the approved rear elevation.

Living conditions of neighbours:

The proposal would have a limited impact on the living conditions of the neighbours. Potential overlooking from the proposed rear conservatory and balcony would be no greater than that which would have arisen from the terrace it would replace. The degree of overlooking likely to arise from the proposal would not be excessive given the length of rear garden and the relationship of the existing house to nos. 54 and 52, which is at a distance of approximately 32metres from the

neighbour's rear wall to the boundary of no.60. Having regard to that relationship, where the houses to the west of the site are at a distance, the single storey rear conservatory would not appear excessively overbearing and certainly would not impact on outlook from the rear elevation of either no.52 and 54 Tycehurst Hill. There is no possibility of any harmful impact on light due to orientation and changing ground levels it is considered that no material loss of light would occur.

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

Other matters:

Regard has been given to the other concerns raised by the neighbours, including loss of view, noise and disturbance, misleading plans, but these concerns have not led to a different overall conclusion.

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

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

THIS PAGE IS INTENTIONALLY BLANK



Epping Forest District Council

Agenda Item Number 9



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

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

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

Application Number:	EPF/0621/18
Site Name:	Warehouse at Tutein Farm, Grove Lane, Chigwell, IG7 6JQ
Scale of Plot:	1/1250

Report Item No:9

APPLICATION No:	EPF/0621/18
SITE ADDRESS:	Warehouse at Tutein Farm Grove Lane Chigwell Essex IG7 6JQ
PARISH:	Chigwell
WARD:	Chigwell Row
APPLICANT:	Field House Construction
DESCRIPTION OF PROPOSAL:	Demolition of existing commercial buildings and erection of 4 dwellings
RECOMMENDED DECISION:	Grant Permission (With Conditions)

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

http://planpub.eppingforestdc.gov.uk/NIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=606553

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:

882.008.00, 782 004.01, dapa_782_200_03, dapa_782_201_03, dapa_782_203_03, Flood risk and SuDS Statement by Ardent report ref: 180110 - 01A February 2018, Ecological Assessment by Ethos Environmental Planning Feb 2018, 17-602/1, Arboricultural Impact Assessment Report dated 26/1/18 re SHA 613 by Sharon Hosegood Associates, dapa_782_601.03 Design and Access Statement dated 15 May 2018 on EFDC Planning Database.
- 3 No construction works above ground level shall take place until documentary and photographic details of the types and colours of the external finishes have been submitted to and approved by the Local Planning Authority, in writing. The development shall be implemented in accordance with such approved details.
- 4 No development shall take place until details of foul and surface water disposal have been submitted to and approved in writing by the Local Planning Authority. The development shall be implemented in accordance with such agreed details.

- 5 The development shall not be commenced until details of the treatment of all boundaries including drawings of any gates, fences, walls or other means of enclosure have been submitted to and approved in writing by the local planning authority. The details shall include a low level traditional picket type fence on the northern (rear) boundary of the site and the height, species and size of hedges to be installed on the side flank of each dwelling. The approved boundary treatments shall be completed prior to the first occupation of the development and shall thereafter be permanently retained and maintained.
- 6 No development shall take place, including site clearance or other preparatory work, until full details of both hard and soft landscape works (including tree planting) and implementation programme (linked to the development schedule) have been submitted to and approved in writing by the Local Planning Authority. These works shall be carried out as approved. The hard landscaping details shall include, as appropriate, and in addition to details of existing features to be retained: proposed finished levels or contours; means of enclosure; car parking layouts; other minor artefacts and structures, including signs and lighting and functional services above and below ground. The details of soft landscape works shall include plans for planting or establishment by any means and full written specifications and schedules of plants, including species, plant sizes and proposed numbers /densities where appropriate. If within a period of five years from the date of the planting or establishment of any tree, or shrub or plant, that tree, shrub, or plant or any replacement is removed, uprooted or destroyed or dies or becomes seriously damaged or defective another tree or shrub, or plant of the same species and size as that originally planted shall be planted at the same place, unless the Local Planning Authority gives its written consent to any variation.
- 7 If any tree, shrub or hedge shown to be retained in accordance with the approved arboricultural reports is removed, uprooted or destroyed, or dies, or becomes severely damaged or diseased within 3 years of the completion of the development, another tree, shrub or hedge of the same size and species shall be planted within 3 months at the same place, unless the Local Planning Authority gives its written consent to any variation. If within a period of five years from the date of planting any replacement tree, shrub or hedge is removed, uprooted or destroyed, or dies or becomes seriously damaged or defective another tree, shrub or hedge of the same species and size as that originally planted shall, within 3 months, be planted at the same place.
- 8 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.

- 9 The development shall be carried out in accordance with the flood risk assessment (Ardent Consulting, Ref 180110-01A February 2018) submitted with the application unless otherwise agreed in writing with the Local Planning Authority. The approved measures shall be carried out prior to the substantial completion of the development and shall be adequately maintained in accordance with the management and maintenance plan.
- 10 No development shall take place until details of foul and surface water disposal have been submitted to and approved in writing by the Local Planning Authority. The development shall be implemented in accordance with such agreed details.
- 11 No development shall take place until a Phase 1 Land Contamination investigation has been carried out. A protocol for the investigation shall be submitted to and approved in writing by the Local Planning Authority before commencement of the Phase 1 investigation. The completed Phase 1 report shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of any necessary Phase 2 investigation. The report shall assess potential risks to present and proposed humans, property including buildings, crops, livestock, pets, woodland and service lines and pipes, adjoining land, groundwaters and surface waters, ecological systems, archaeological sites and ancient monuments and the investigation must be conducted in accordance with DEFRA and the Environment Agency's "Model Procedures for the Management of Land Contamination, CLR 11", or any subsequent version or additional regulatory guidance.
[Note: This condition must be formally discharged by the Local Planning Authority before the submission of details pursuant to the Phase 2 site investigation condition that follows]
- 12 Should the Phase 1 Land Contamination preliminary risk assessment carried out under the above condition identify the presence of potentially unacceptable risks, no development shall take place until a Phase 2 site investigation has been carried out. A protocol for the investigation shall be submitted to and approved by the Local Planning Authority before commencement of the Phase 2 investigation. The completed Phase 2 investigation report, together with any necessary outline remediation options, shall be submitted to and approved by the Local Planning Authority prior to any redevelopment or remediation works being carried out. The report shall assess potential risks to present and proposed humans, property including buildings, crops, livestock, pets, woodland and service lines and pipes, adjoining land, groundwaters and surface waters, ecological systems, archaeological sites and ancient monuments and the investigation must be conducted in accordance with DEFRA and the Environment Agency's "Model Procedures for the Management of Land Contamination, CLR 11", or any subsequent version or additional regulatory guidance.
[Note: This condition must be formally discharged by the Local Planning Authority before the submission of details pursuant to the remediation scheme condition that follows]
- 13 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]

- 14 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.
- 15 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.
- 16 Prior to the first occupation of the units hereby approved, One IFR Schwegler Bat Tube shall be installed on the wall of either the western or southern elevation of each residential unit. These tubes shall be a minimum of 3 metres high. In addition and at the same time, bat access tile sets shall be installed on the roof of each dwelling at either the southern or western elevation. These items shall then be permanently maintained as such thereafter.
- 17 This permission shall not be implemented unless and until the recommendations set out in section 10 of the Ecological Assessment by Ethos Environmental Planning February 2018 has been fully undertaken and these mitigation measures shall be maintained for the duration of the use.
- 18 Prior to the first occupation of the development the access arrangements, vehicle parking and turning areas as indicated on the approved plans shall be provided, hard surfaced, sealed and marked out. The access, parking and turning areas shall be retained in perpetuity for their intended purpose.

- 19 An electric vehicle charging point shall be provided for each of the approved dwellings prior to first occupation
- 20 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.
- 21 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, roof enlargements or outbuildings exceeding a volume of 10 cubic metres generally permitted by virtue of Classes A, B and E of Part 1 of Schedule 2 to the Order shall be undertaken without the prior written permission of the Local Planning Authority.
- 22 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.
- 23 All construction/demolition works and ancillary operations, including vehicle movement on site which are audible at the boundary of noise sensitive premises, shall only take place between the hours of 07.30 to 18.30 Monday to Friday and 08.00 to 13.00 hours on Saturday, and at no time during Sundays and Public/Bank Holidays unless otherwise agreed in writing by the Local Planning Authority.

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

Description of Site:

The application site has an area of 0.28 hectares. It includes the existing access road from Grove Cottages. The site is occupied by a large barn building. The remainder of the site is largely laid to lawn with trees and hedges aligning the southern and western perimeter of the site. The northern and eastern boundaries of the site are demarcated by a wooden picket fence. Adjoining the site is a chalet style house which is also owned by the applicant and has permission for an annexe building to be built close to eastern boundary of the application site. Further east is the Grade II listed Millers Farmhouse. To the north, west and south of the site are open fields.

The agricultural barn is used to store animal feed, hay and wood chippings, and distribute and sell these products to nearby stables and equestrian businesses (Use Class B8 – storage and distribution). Prior to this use, it was utilised as a cattle barn (agriculture).

The site falls within land designated as Green Belt. It has no heritage designation.

Description of Proposal:

The demolition of the existing barn and the construction of 4 dwellings comprising of 2 five bedroom detached houses and 2 four bedroom detached houses. Each unit will have two parking spaces. Hedgerows are proposed as boundary treatment between the houses and at the northern site boundary.

Plot	Internal area sq.m	No. bedrooms	Amenity space	No of parking spaces
1	175	5	266	2
2	171	4	265	2
3	171	4	277	2
4	175	5	350	2

Each house measures a maximum of 12.5m deep at by 10m wide and 8m high to the ridge of the roof.

Materials include clay tiles, blended brickwork and timber painted cladding.

Relevant History:

EPF/0844/17 Certificate of Lawful Development for existing change of use of agricultural barn to storage and distribution use. Deemed Lawful

Policies Applied:

Adopted Local Plan:

CP1	Achieving sustainable development objectives
CP2	Protecting the quality of the rural and built environment
CP3	New development
DBE1	Design of new buildings
DBE2	Effect on neighbouring properties
DBE3	Design in urban areas
DBE4	Design in the Green Belt
DBE8	Private amenity space
DBE9	Excessive loss of amenity to neighbouring properties
ST4	Road safety
ST6	Parking Standards
GB2A	Development in the Green Belt
GB7A	Conspicuous development
ST6	Vehicle parking
H2A	Previously developed land
RP4	Contaminated land

NPPF:

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

Draft Local Plan:

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

SP1 -	Presumption in Favour of Sustainable Development
SP2 -	Spatial Development Strategy 2011-2033
SP6 -	Green Belt and District Open Land
SP7 -	The Natural Environment, Landscape Character and Green and Blue Infrastructure
H1 -	Housing Mix and Accommodation Types
T1 -	Sustainable Transport Choices
T2 -	Safeguarding of Routes and Facilities
DM1 -	Habitat Protection and Improving Biodiversity
DM 3 -	Landscape Character, Ancient Landscapes and Geodiversity
DM4 -	Green Belt
DM5 -	Green and Blue Infrastructure
DM6 -	Designated and Undesignated Open Spaces
DM7 -	Heritage Assets
DM9 -	High Quality Design
DM10 -	Housing Design and Quality
DM11 -	Waste Recycling Facilities on New Development
DM15 -	Managing and Reducing Flood Risk
DM16 -	Sustainable Drainage Systems
DM18 -	On Site Management of Waste Water and Water Supply
DM19 -	Sustainable Water Use
DM20 -	Low Carbon and Renewable Energy
DM21 -	Local Environmental Impacts, Pollution and Land Contamination

Consultation Carried Out and Summary of Representations Received

Number of neighbours consulted: 16

Site notice posted: Yes

Responses received:

1 GROVE COTTAGES GROVE LANE, 2 GROVE COTTAGES GROVE LANE, 3 GROVE COTTAGES GROVE LANE, 4 GROVE COTTAGES GROVE LANE, 5 GROVE COTTAGES GROVE LANE, 6 GROVE COTTAGES GROVE LANE, 8 GROVE COTTAGES GROVE LANE, 9 GROVE COTTAGES GROVE LANE, HOLLYCROFT GROVE LANE OBJECT on the grounds of

- Harmful to openness of Green Belt. There are no very special circumstances to justify proposal. Harmful to visual amenity
- Lack of up to date Local Plan is not a reason to approve the application.
- The proposal along with existing at the 'Paddock' will be an overdevelopment of the Lane.
- Will have detrimental impact on the visual aspect of the Lane.

- Will add to the vastly increased traffic using a narrow rural country lane.
- Loss of one of the last open enclaves in Chigwell. Disruption during construction.
- Harmful to appearance of countryside. The field behind the barn is a well-used part of the London Loop walk.
- 4 oversize executive houses substantially increase the linear footprint of buildings. The height of the houses are significantly higher than barn.
- Land is open land not Previously Developed Land.
- Currently no commercial traffic from the site. Harm to road safety as a result of additional dwellings accessing very narrow semi rural lane.
- The proposed site does not appear to have direct access to a public road.
- No account seems to have been taken of the capacity of essential services. Is there sufficient capacity in the electricity, water and gas systems?

CHIGWELL PARISH COUNCIL: SUPPORTS this application because the proposal aligns with aspirations of this committee, to utilise previously developed sites for new residential dwellings that complement the existing aesthetic of the locality.

Main Issues and Considerations:

Green Belt

Government Guidance states that new development within the Green Belt is inappropriate unless it falls within the list of exceptions set out in paragraphs 89 and 90 of the National Planning Policy Framework (NPPF). And provided it does not harm the openness of the Green Belt or conflict with the five purposes of including land within it than the existing development.

Local Policy GB2A is broadly in compliance with the aims and objectives of national Green Belt Policy. The NPPF states that one of the exceptions to inappropriate development within the Green Belt is the limited infilling or partial or complete redevelopment of previously developed sites, whether redundant or in continuing use (excluding temporary buildings) which would not have a greater impact on the openness of the Green Belt and the purposes of including land within it than the existing development.

The Design and Access statement indicates that the proposed volume of the new houses would be 2438 cubic metres. The existing volume of built form on the site is 2359 cubic metres. The proposal will therefore result in a net increase of 79 m³ of additional built form on the site together with an increase of the building height of 1.2m (From 6.8m to 8m).

The proposal will also result in an additional 70 sqm of hardstanding to accommodate the parking area.

The units are all of a size suitable for families. It is therefore very likely that the future occupiers of the development will install additional paraphernalia associated with this type of dwelling. The use of the site will therefore be a more intense use of the site than its existing use as a hay storage barn.

On that basis it is arguable that the proposal would have a greater impact on the openness of the Green Belt compared with the current use on the site.

The percentage increase in size is comparatively small; therefore reducing the size of the scheme will not materially reduce its impact. Significantly, the units are to be positioned in a more southerly position in comparison to the existing barn. This repositioning will move the built form nearer to existing buildings surrounding the site, and as a consequence increase its separation from the open fields and London Loop route to the north of the site.

Officers therefore have given significant weight to the movement of built form away from the more open parts of the Green Belt. While there is potential for outbuilding to be erected on the land, that can be controlled through the imposition of a condition on any consent given by removing permitted development rights such that further development would require planning permission.

In all the circumstances, therefore, it is concluded that this particular proposal for this site may be considered to not be inappropriate development in the Green Belt.

Sustainability

The site is 1.3 miles from Grange Hill Station and 0.7 miles from the nearest bus stop. Amenities are also a similar distance away.

A condition is also recommended in accordance with policy T1(G) of the Submission Version Plan which requires that the car parking spaces be fitted with electric charging points in order to reduce the amount fossil fuel emissions that will result should the scheme be built and occupied.

The proposal is therefore considered to be sustainably located.

Trees / Landscape

The proposal will require the removal of 3 Ash trees (U category) which are growing either near the base of the barn or on the edge of the bank next to ditch (partially dead). The Ash Tree in the area south of the driveway is a grade B tree which is also proposed to be removed as it gets in the way of the development. Given that these trees are not protected it is recommended that replacement trees are planted within the proposed development which are of at least equal quality to those proposed to be removed. It is on this basis considered that the proposal complies with the requirements of policy LL10 and LL11 of the Local Plan.

It is also recommended that a condition be attached to any permission requiring details of boundary treatment. This requirement is to ensure that the hedges between the proposed plots are maintained. It would also ensure that a low level picket type fence is installed on the rear boundary of the site in order to maintain the open verdant character of the site from all views including long views from the London Loop. It is on this basis considered that the proposal will not cause excessive harm to the landscape character and biodiversity of the site in accordance with policies LL11 of the Local Plan and DM3 of the Submission Version.

Character and appearance.

The proposal is sufficiently distant from the Grade II listed Millers Farmhouse to be considered outside its setting.

The houses are to be positioned in a staggered design which will be slightly set back from existing house at Tutein Farm and the Millers Farmhouse. Plans have also been amended so that the height of the houses is reduced to 8m. This height reflects the height of neighbouring properties;

the listed farmhouse building and new houses being built on the old 'Paddock' site to the east of the listed Farmhouse.

A 2m set back from the eastern flank boundary has also been provided in order to preserve the spacious open character of the site.

The traditional appearance of units are similar to those approved at 'The Paddock' site and accord with the Essex Design Guide. The proposed materials also reflect those used in this locality. It is for these reasons considered that the proposal will preserve the distinctive local character of this area in accordance with policies DBE1, DBE4 of the Local Plan and DM9 of the Submission Version.

Quality of resulting residential accommodation

All dwellings meet current internal space standards set out in the Essex Design Guidelines and National Technical Standards. They also provide acceptable levels of outlook and ventilation. All units meet amenity space standards required by Policy DBE8 of the Local Plan. The quality of the proposed accommodation is therefore considered acceptable.

Impact on neighbouring amenity

The chalet bungalow adjoining the site is owned by the applicants and has its side flank facing the proposal site. All other neighbouring residential properties are sufficiently distant as to not be materially affected by the proposal in accordance with policy DBE9 of the Local Plan.

Ecology

The proposal requires the demolition of an existing barn, it is therefore considered that there is a strong likelihood that bats or their breeding sites and resting places might be present within the site. It is for this reason that a condition is suggested which requires that the recommendations set out in section 10 of the Ecological Assessment by Ethos Environmental Planning February 2018 has been fully undertaken. The Countryside team also require that bat tubes and bat tiles are installed within each dwelling.

It is on the basis of these suggested conditions that the proposal is considered to make adequate provision for the protection and suitable management of established habitats of local significance for wildlife in accordance with Chapter 11 of the NPPF and policy NC4 of the Local Plan.

Land Drainage

The applicant has provided a flood risk assessment with the application which the Land Drainage Officer agrees with in principle. He therefore recommends that its recommendations are controlled by condition. He also requires further details of foul and surface water drainage. The proposal subject to these conditions complies with the Utilities policies within the Local Plan and Submission Version.

Contaminated Land

The Contaminated Land Officer has reviewed this application and considers that due to its use as a cattle farm and warehouse along with the presence of made ground, there is the potential for contaminants to be present on site. In order to ensure that future occupiers are not put at risk from this contamination, she recommends that contamination mitigation conditions are attached to any permission in accordance with Paragraphs 120-124 of the NPPF and policy RP4 of the Local Plan.

Highway and Parking Issues

Neighbours have raised concerns regarding the current poor parking and access situation within Grove Lane. This is though due to the lack of a pavement.

Paragraph 32 of the NPPF requires that planning applications should only be refused on transport grounds where the 'residual cumulative impacts of the development are severe'. That is not the case here.

The drive is wide enough to accommodate two passing vehicles and therefore the Highways Authority has not raised any objections to the proposal subject to conditions. This is consistent with it's comments in relation to planning permission granted under reference EPF/0329/17 at the Paddocks (off the eastern side of Grove Lane) for 12 houses. These approved houses will also be accessed via Grove Lane.

It is agreed that the lack of a separate pavement for pedestrians on Grove Lane is not ideal. However the addition of 4 houses will not excessively increase the existing level of harm. Furthermore given the lack of objection from the Highways Authority the case officer considers that the cumulative impacts of the proposal will not be 'severe' and as such refusal on these grounds could not be justified at appeal.

It is for these reasons that the proposal accords with policies ST4 and ST6 of the Local Plan and T1 of the Submission Version.

Conclusion

The proposal would result in the repositioning of built form away from the open parts of the Green Belt and relating it better to existing built form. On balance of issues, it is considered to outweigh the limited increase in built volume and building height that would arise from the proposal. On that basis, it is concluded that the proposal is considered to not amount to inappropriate development.

All the units have a high standard of design and will make a positive contribution to the character and appearance of this locality.

The proposal would make a positive contribution to the supply of good quality housing within the District in a reasonably sustainable location.

Subject to a pre-commencement conditions requiring further details and method statements in relation to soft landscaping on the site and conditions restricting permitted development rights it is recommended 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:

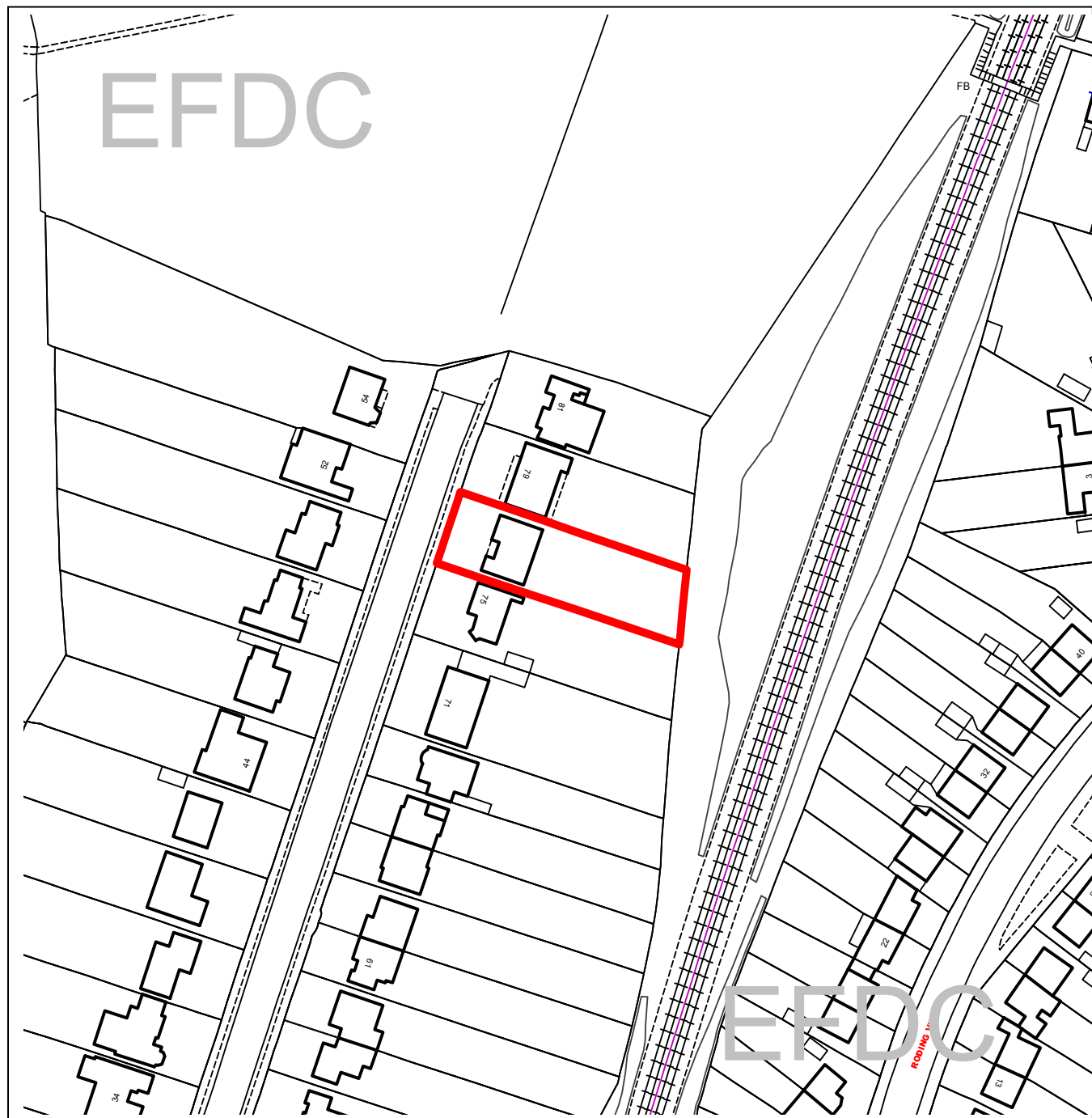
***Planning Application Case Officer: Sukhi Dhadwar
Direct Line Telephone Number: 01992 564597***

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



Epping Forest District Council

Agenda Item Number 10



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

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

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

Application Number:	EPF/0629/18
Site Name:	77 Stradbroke Grove, Buckhurst Hill, IG9 5PE
Scale of Plot:	1/1250

Report Item No: 10

APPLICATION No:	EPF/0629/18
SITE ADDRESS:	77 Stradbroke Grove Buckhurst Hill Essex IG9 5PE
PARISH:	Buckhurst Hill
WARD:	Buckhurst Hill West
APPLICANT:	Mr & Mrs Choudhry
DESCRIPTION OF PROPOSAL:	Single storey front extension at 1.2 metre depth and conversion of garage.
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=606561

CONDITIONS

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

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

Description of Site:

The property is a chalet bungalow, comprising a single domestic dwelling. The house has been previously extended to the rear and first floor. The site is within a built up area of Buckhurst Hill. It is not within a conservation area, nor is it within the Green Belt. PD rights are intact.

Description of Proposal:

The application proposes a single storey front extension that would project 1.2 metres from the front main wall with a 33 degree pitched roof to match the existing roof, and conversion of garage into habitable room.

The proposal has been significantly amended since receipt of the application, reducing its depth and achieving a roof pitch that more closely resembles that of the main roof of the house. (As originally submitted the extension was proposed to project 1.8 metres from the front main wall with a 15 degree lean to roof. A roof light was shown in the main roof.)

Relevant History:

EPF/0208/87 – First floor extensions and single storey rear extensions – Permission Granted

Policies Applied:

Adopted Local Plan:

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

NPPF:

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

Epping Forest District Local Plan (Submission Version) 2017:

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

DM10	Housing Design and Quality
------	----------------------------

Consultation Carried Out Summary of Representations Received

Number of neighbours Consulted: 4. 1 response received
Site notice posted: No, not required

79 STRADBROKE GROVE – neighbour previously objected to original proposal with regards to the roof light, but this can be done under permitted development class C of the GPDO 2015. They have made no comments on the amended plans.

BUCKHURST HILL PARISH COUNCIL – Objected to the original proposal due the roof light to the north elevation having an adverse impact on no. 79 Stradbroke grove and the single storey front extension being out of character and detrimental to the street scene.

At present no further comments have been received on the amended plans from the parish council, and I have regarded the original objection to be still in effect.

Main Issues and Considerations:

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

Character and appearance:

The garage conversion proposed will tie in with the existing building in elevational detail and has no impact on neighbouring properties. There is sufficient parking available for 7 cars on the driveway.

The proposed single storey front extension is modest in scale. At 1.2m deep and with the pitched roof to match the existing roof the front element is acceptable in all regards.

The proposal has a simple design that would complement the design of the existing house.

Living conditions of neighbours:

The proposal would have no impact on the living conditions of the neighbours. The single storey front extension would not create any additional overlooking. Due to the scale of this proposal there is no possibility of any harmful impact on light.

On the basis of that assessment it is concluded the proposal would not cause any harm and detract from neighbouring amenities and it would safeguard the living conditions of the neighbours.

Conclusion:

In light of the above appraisal, it is considered that this proposal is acceptable as there is a limited impact to the neighbouring amenities in terms of privacy, overbearing and loss of light. As such the proposal complies with the guidance contained within the National Planning Policy Framework and the relevant Local Plan policies. Accordingly, it is recommended that planning permission be granted.

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

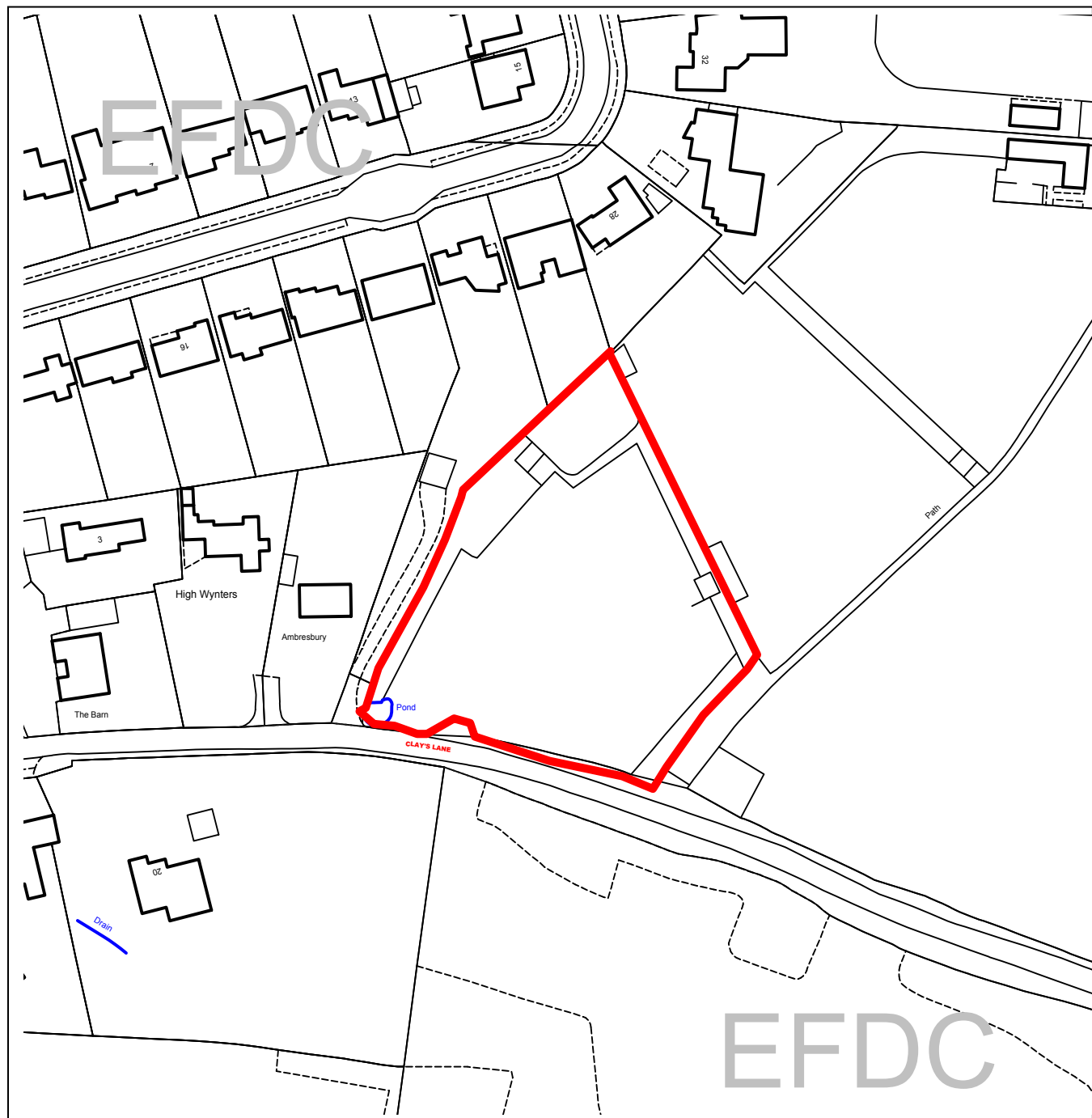
***Planning Application Case Officer: Muhammad Rahman
Direct Line Telephone Number: 01992 562184***

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



Epping Forest District Council

Agenda Item Number 11



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

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

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

Application Number:	EPF/0634/18
Site Name:	26 Stanmore Way, Loughton, IG10 2SA
Scale of Plot:	1/1250

Report Item No: 11

APPLICATION No:	EPF/0634/18
SITE ADDRESS:	26 Stanmore Way Loughton Essex IG10 2SA
PARISH:	Loughton
WARD:	Loughton St Johns
APPLICANT:	Mr Jon Fineberg
DESCRIPTION OF PROPOSAL:	Change of use of land to garden - extension of residential curtilage to include the paddock and stable.
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=606593

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: 2011/01A, 2011/02A
- 3 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 as amended (or any other Order revoking, further amending or re-enacting that Order) no development generally permitted by virtue of Classes E and F of Part 1 of Schedule 2 to the Order shall be undertaken, without the prior written permission of the Local Planning Authority.
- 4 No caravans or movable buildings shall be stationed on the land unless permitted in writing by the Local Planning Authority.

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

Description of Site:

The application site comprises open land rear of a two storey detached dwelling. It is not in Conservation area nor is it Listed. The site falls within the Metropolitan Green Belt. Properties in Stanmore Way are similar detached dwellings. A public footpath, PROW 304_1 crosses the site adjacent to the rear garden of 26 Stanmore Way. An undesignated but evidently more used path extends along the eastern boundary. Elsewhere the site is bounded by similar land rear of 28 Stanmore Way to the east, Clays Lane to the south and rear gardens to neighbouring houses elsewhere.

Although the lawful use of the land is as a paddock and the application forms state that is the current use, a site inspection found the condition of the land to be mowed grass. Aerial photographs indicate the land has been maintained in that condition since at least 2001.

Description of Proposal:

Change of use of land to garden – extension of residential curtilage to include the paddock and stable.

Relevant History:

CHI/0173/67 EREC OF STABLE. Approved

EPF/1317/77 Erection of a stable. Approved

EPF/0125/78 Retention of existing stable for use as hay store. Approved

Policies Applied:

Adopted Local Plan:

CP2	Protecting the Quality of the Rural and Built Environment
DBE9	Loss of Amenity
GB2A	Development within the Green Belt
GB4	Extensions of Residential Curtilages

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 Sustainable Development
DM4 Green Belt

Summary of Representations Received

4 Neighbours consulted.
Site notice not required

Replies received:

24 STANMORE WAY – OBJECTED to the proposal on the basis that I wish to make the following comments about the above planning application. If this change of use is agreed our neighbours could then apply for residential development for several houses on this land. It then opens the door for all other areas of Green Belt at the rear of the houses to the east side of Stanmore Way to have precedence to get their land approved for residential development. Further if planning is granted for housing this will mean more traffic will be using the listed Clays Lane causing even more damage to the lane than is happening now.

If planning was granted then perhaps Clays Lane should be made a one-way system.

LOUGHTON RESIDENTS ASSOCIATION PLANS GROUP- This is Green Belt land, and so under the Government's rules on GB land, and without special circumstances, conversion to a garden would appear to be inappropriate.

LOUGHTON TOWN COUNCIL – OBJECTED to this application as this site was Green Belt land and so the proposal was contrary to policy GB4 of the Local Plan and Alterations.

Main Issues and Considerations:

The main issues with this application relate to the green belt considerations. No harm to the living conditions would arise from the proposal and no design issues are raised.

The lawful use of the application site is as a paddock in connection with the dwellinghouse at 26 Stanmore Way. That follows planning permission EPF/0125/78 for the erection of a stable. Aerial imagery from the year 2001 shows the site has been kept in the same condition as existing, mowed grass, since at least that time therefore it is possible the land has been used as garden for more than 10 years. If clear evidence of such use exists, the applicant would be entitled to a Certificate of Lawfulness for such use. However, the applicant does not seek a Certificate, hence the planning merits of the proposal fall to be considered.

The development proposal would not amount to a proportionate extension to the residential curtilage of the application site and consequently does not comply with Local Plan policy GB4. The proposal does not necessarily amount to inappropriate development, however. Subject to the removal of Permitted Development rights for the erection of outbuildings and hardstandings and the stationing of mobile buildings, the proposal would not result in a material change in the openness of the land. In the circumstances and given the location of the site bound by land that has the appearance of gardens to houses and a highway, Clays Lane, together with its longstanding appearance as garden it is concluded that this particular proposal would not amount to inappropriate development. A further material consideration that weighs in favour of that conclusion is a recent consent for a similar proposal at neighbouring land of similar size rear of 30 Stanmore Way, ref EPF/2039/17. No objections to that proposal were received.

Whilst concern is raised that the approval of this development could pave the way for residential dwellings to be erected on this land in the future, that does not necessarily follow since the land would remain in the Green Belt and such a proposal would clearly be for inappropriate development that results in a significant reduction in openness.

The use proposed would not prevent the use of PROW 304_1 as a footpath and, in relation to that matter, identical considerations to application EPF/2039/17 exist. No diversion of the public right of way would need to be implemented. This is confirmed by comments from the County Highway Authority.

Overall, subject to the conditions suggested, the proposal would safeguard the open character of the Metropolitan Green Belt and would ensure its permanence.

Conclusion:

The application in effect seeks to regularise the established position, which is not unacceptable in respect of the Green Belt and living conditions of neighbours. Thus, subject to conditions on the permitted development issues above, the proposal is acceptable.

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

***Planning Application Case Officer: Sukhdeep Jhooti
Direct Line Telephone Number: 01992 564 298***

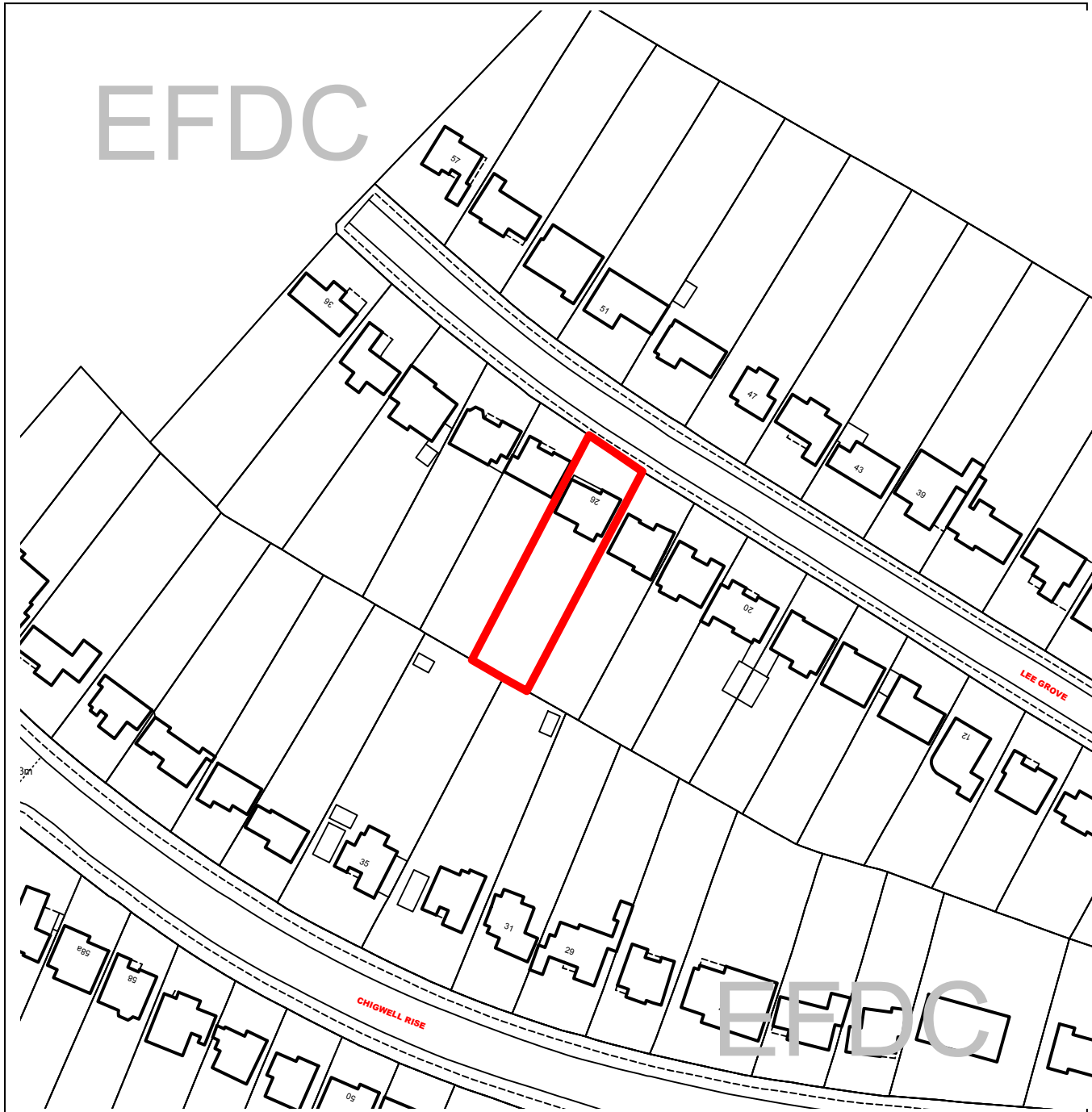
or if no direct contact can be made please email: contactplanning@eppingforestdc.gov.uk

THIS PAGE IS INTENTIONALLY BLANK



Epping Forest District Council

Agenda Item Number 12



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

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

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

Application Number:	EPF/0725/18
Site Name:	26 Lee Grove, Chigwell, IG7 6AF
Scale of Plot:	1/1250

Report Item No: 12

APPLICATION No:	EPF/0725/18
SITE ADDRESS:	26 Lee Grove Chigwell Essex IG7 6AF
PARISH:	Chigwell
WARD:	Chigwell Village
APPLICANT:	Ms Dwight Richards
DESCRIPTION OF PROPOSAL:	Proposed extension to the front porch and to the rear of the roof and ground floor
RECOMMENDED DECISION:	Refuse Permission (Householder)

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

http://planpub.eppingforestdc.gov.uk/NIM_websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=606921

REASON FOR REFUSAL

- 1 The proposed single storey rear extension would by reason of its overall depth, appear overbearing and would result in a significant loss of outlook when viewed from the rear garden area and ground floor rear habitable room windows of number 28 Lee Grove. Accordingly, the proposal is contrary to policies CP2 (iv) and DBE9 of the Local Plan and Alterations and the provisions of the National Planning Policy Framework regarding impact of residential extensions and alterations on neighbour amenity.

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

Description of Site:

The application site comprises of a two storey detached dwelling. It is not within a Conservation area nor is it a Listed Building. It is within a built up area of Chigwell. The street is predominantly characterised by large two storey detached dwellings which have been significantly extended and altered over the years.

Description of Proposal:

Part two storey, part single storey rear extension, loft conversion with rear dormers and front porch.

Relevant History:

EPF/3215/17 Part two storey, part single storey rear extension, loft conversion with rear dormers and front porch. Approved

Policies Applied:

Adopted Local Plan:

CP2	Protecting the quality of the rural and built environment
DBE9	Loss of Amenity
DBE10	Design of Residential Extensions
LL10	Adequacy of provision for landscape retention

NPPF:

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

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	Sustainable Development
DM9	High Quality Design
DM 3	Landscape Character, Ancient Landscapes and Geodiversity

Summary of Representations Received

6 Neighbours consulted:

28 LEE GROVE – OBJECTED. Their objection is outlined below:

* Mr Richards has already been granted planning permission for an extension under reference EPF/3215/17 and building work on the loft conversion has already commenced even though the new proposed floorplan has changed. He originally applied for a 6520mm long rear extension which was rejected by the district council and had to be amended by being partially reduced in length to 4500mm on the boundary with us. He is now re-applying under a new application for the same 6520mm length rear extension with a slightly reduced width of 500mm on our side as he is unhappy about the permission he already has.

* reducing the width by 500mm would make minimal difference to the size, siting, design and bulk of the proposed ground floor rear extension which would be an overly dominant and disproportionate addition to the property detracting from the character and appearance of the original house. It will look ugly and create an unacceptably imposing feeling at the rear of our

property and will overshadow our patio and garden and ruin the outlook and view from the rear of our house.

* the length of the proposed rear extension of 6520mm is overbearing and visually out of scale in appearance compared to neighbouring extensions of 4000mm in length. Our property is sited further forward to number 26 by 800mm and therefore the proposed 6520mm extension as viewed from number 28 will be 7320mm beyond our rear elevation which would result in excessive harm to our living conditions.

* the proposed rear extension far exceeds the 45 degree angle rule for daylight and outlook from our nearest ground floor living room window, due to its length. We have calculated that our nearest living room window at the rear is 4900mm from the proposed side elevation of the rear extension and a height of 1800mm to the centre of the window. There would be significant loss of light and the loss of our existing view and outlook would adversely affect the residential amenity we have enjoyed for over 20 years from this window

* we are concerned that excavations for foundations will be only 2900mm from our side elevation at the rear and might cause damage to our property.

* the length of the original house, before it was extended at the rear in 1967, is 9000mm. The proposed extensions at the front and rear will increase the length of the house by 7000mm, more than two thirds of the original house, and more than double the floor area. We feel this constitutes overdevelopment.

* There has been no consideration of the visual impact this extension will have on the landscape which will reduce the garden by 25%.

CHIGWELL PARISH COUNCIL – OBJECTED as it would result in an overdevelopment of the site

Main Issues and Considerations:

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

Background

A similar application was lodged under EPF/3215/17. The plans for this previous application were amended to show a reduction in depth of the single storey rear extension near number 28 Lee Grove. This was in order to reduce the impact on this neighbour's outlook and to ensure the extension would not appear excessively overbearing when viewed from this neighbour's rear ground floor habitable room glazing and garden area.

This current application has an increased depth on the side of number 28. This would be a depth of 6.520m which is the same depth as the unamended drawings that were submitted as part of application EPF/3215/17. A 4.5m single storey rear extension near 28 Lee Grove was approved under decision reference EPF/3215/17.

The previous proposal showed the single storey rear addition near no.28 being built up to the flank elevation with this neighbour. The current proposal shows 1.615m spacing. The height of the rear addition near no 28 Lee Grove will remain the same as previously approved – 3.250m with a flat roof.

The proposed part two storey rear extension and loft conversion with rear dormers and front porch is of the same size, scale and design to what was previously approved under decision reference EPF/3215/17.

Design

The two-storey addition, roof alterations and porch area as previously approved and there has been no material change in circumstances. Their design is assessed as follows.

The proposed part two storey rear extension would have a design and appearance that would complement the existing house. The roof form and pitch angle of the extension would complement the design and appearance of the existing roof form.

The proposed loft conversion would be set down from the ridge and set back from the eaves. It would complement the design of the existing house.

The proposed front porch extension is not dissimilar to existing front porch additions in the locality and would appear acceptable in terms of design and character when viewed from the street scene.

The component of this proposal that is materially different to that approved under permission EPF/3215/17 is the single storey rear extension.

The proposed single storey rear extension would not be readily visible from the street scene and given the size of the existing house and the generous depth of the rear garden, it would not appear out of character or visually obtrusive when viewed from the street scene. When viewed in relation to the house and the garden area, it would appear proportionate in size.

Living Conditions of neighbours

The two-storey addition, roof alterations and porch area as previously approved and there has been no material change in circumstances. Their consequence for living conditions is assessed as follows.

The proposed part two storey rear extension would not result in excessive harm to neighbour amenity due to its depth, width and height.

The proposed loft conversion with rear dormer windows would not result in creased overlooking compared with the existing glazing at the rear of the application dwelling.

The proposed front porch by reasons of its siting, nature and size would not result in excessive harm to neighbour living conditions.

The component of this proposal that is materially different to that approved under permission EPF/3215/17 is the single storey rear extension.

The proposed part single storey rear extension would not result in excessive harm to the living conditions of number 24 Lee Grove due to the depth, height and width of the proposal being similar to the rear additions at this dwellinghouse.

The part single storey rear extension would however have a significant impact on the living conditions of no.28 Lee Grove to the west. This adjoining dwellinghouse is detached and is set back from the application dwelling. The proposed rear addition would extend 7.2m beyond the existing, modest single storey rear addition at no. 28 Lee Grove. Whilst this would not result in significant loss of light from this adjoining neighbour, due to the proximity, depth and height of the proposed extension it would appear excessively overbearing from this neighbour's rear ground floor habitable room glazing and garden area resulting in significant intrusion into outlook.

Trees

There is a silver birch tree near the common boundary with no.28 Lee Grove. This tree is not protected and is not of significant maturity or amenity value to warrant protection in the form of a tree preservation order (TPO). The loss of this tree would therefore not be a reason to warrant refusal of this planning submission.

Conclusion:

The proposed part two storey rear extension, loft conversion with rear dormer windows and front porch would complement the design of the existing house and would safeguard the living conditions of neighbours. The proposed part single storey rear extension however, would appear overbearing and result in significant loss of outlook when viewed from no.28 Lee Grove's rear garden area and ground floor rear habitable room glazing. This is due to the excessive depth and flat roof design of the proposed single storey rear addition. The proposal is therefore recommended for refusal and would fail to comply with relevant policy and guidance set out in the National Planning Policy Framework (2012).

Way Forward

A permission has been granted for extensions to the existing house under EPF/3215/17. A single storey rear extension of 4.5m depth on the side of 28 Lee Grove has been approved as part of this planning consent. This would safeguard the living conditions of this neighbour and it is therefore the view of Officer's that implementing this permission is the way forward for the applicant.

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

Planning Application Case Officer: Sukhdeep Jhooti
Direct Line Telephone Number: 01992 564 298

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