

EPPING FOREST DISTRICT COUNCIL COMMITTEE MINUTES

Committee: Area Planning Sub-Committee **Date:** 25 July 2018
South

Place: Council Chamber, Civic Offices, **Time:** 7.30 - 9.30 pm
High Street, Epping

Members Present: D Sunger (Chairman), A Patel (Vice-Chairman), R Baldwin, A Beales, R Brookes, G Chambers, K Chana, S Heap, R Jennings, H Kauffman, L Mead, G Mohindra, S Murray, M Owen, C P Pond, C C Pond, C Roberts, B Sandler, J Share-Bernia and D Wixley

Other Councillors:

Apologies: J Jennings, J Knapman, A Lion, S Neville and D Roberts

Officers Present: J Godden (Principal Planning Officer (Heritage, Enforcement & Landscaping)), V Messenger (Democratic Services Officer) and J Leither (Democratic Services Officer)

18. WEBCASTING INTRODUCTION

The Chairman made a short address to remind all present that the meeting would be broadcast on the Internet, and that the Council had adopted a protocol for the webcasting of its meetings.

19. MINUTES

RESOLVED:

That the minutes of the Sub-Committee meeting held on 27 June 2018 be taken as read and signed by the Chairman as a correct record.

20. DECLARATIONS OF INTEREST

(a) Pursuant to the Council's Code of Member Conduct, Councillor M Owen declared a non-pecuniary interest in the following item by virtue of knowing three neighbours.

- EPF/1965/17 – 19 Shaftesbury, Loughton

(b) Pursuant to the Council's Code of Member Conduct, Councillor G Mohindra declared a non-pecuniary interest in the following item by virtue of an adjacent neighbour being his GP.

- EPF/0902/18 – Land adjacent 15 Chigwell Rise, Chigwell

21. ANY OTHER BUSINESS

- (a) 49 Manor Road, Chigwell

The Principal Planning Officer, J Godden, advised members that an enforcement notice would be served on the shed erected on the site. Concerning other outstanding issues from previous planning applications, it was noted that a further application should be submitted to the Local Planning Authority.

22. EPPING FOREST DISTRICT LOCAL PLAN SUBMISSION VERSION - PLANNING POLICY BRIEFING NOTE

The Sub-Committee noted the Epping Forest District Local Plan Submission Version Planning Policy Briefing note (March 2018), which was available at:

http://www.efdclocalplan.org/wp-content/uploads/2018/03/Planning-Policy-Briefing-Note_Mar-2018.pdf

23. DEVELOPMENT CONTROL

- (a) Site Visits

It was noted that there were no formal site visits requested by members prior to the consideration and determination of the following applications.

- (b) The Sub-Committee considered a schedule of applications for planning permission.

RESOLVED:

That the planning applications numbered 1 – 7 be determined as set out in the attached schedule to these minutes.

CHAIRMAN

Report Item No: 1

APPLICATION No:	EPF/1965/17
SITE ADDRESS:	19 Shaftesbury Loughton Essex IG10 1HN
PARISH:	Loughton
WARD:	Loughton St Marys
DESCRIPTION OF PROPOSAL:	Two storey side extension to footprint of existing garage to be removed (amendment to EPF/0456/17).
DECISION:	Refuse Permission

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

http://planpub.eppingforestdc.gov.uk/NIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=597414

REASON FOR REFUSAL

- 1 The proposed development results in an adverse impact on the character and appearance of the street scene by the poor design of the single storey side extension which is not subservient to the main house and extends the bulk of the property across the plot, contrary to policies CP3 and DBE10 of the Adopted Local Plan and Alterations and policies DM 9 of the Epping Forest District Local Plan (Submissions Version) 2017.

Justification:

Members considered that the proposed single storey side extension to be added onto the already approved two storey side extension would not only be of poor design due to its flat roof finish, but also unduly widen the house on its plot unlike any other of the houses in this attractive, well designed 1970's built road. The houses in this road were built at the same time and maintain the same uniform appearance and style, which has endured without significant change over the last 40 plus years. The approved two storey side extension maintained adequate separation between pairs of houses (in this case to no.17) without detriment to the street scene and had a matching roof design to the main roof of the existing house. However, the proposed ground floor addition would extend further and sit closer to the flank boundary with no.17, such that it would spread the built form of this property too close to the adjacent neighbouring house on this side and create a cramped appearance, which would have an adverse impact on the character of this well designed and uniform street scape. The flat roof design would be non-conforming to the extended ridge sloping roof of the existing house and the two storey side extension, which is the character prevailing in the road.

The proposed ground floor side extension is not warranted by the layout of the site and is also very similar in design and area to a previously refused application for a new dwelling (planning application ref: EPF/2423/16), which had already been considered to harm the street scene. The new dwelling proposed a similar single storey side element, which was considered harmful to the street scene.

The Council attaches weight to the Local Plan Submission Version policy DM 9, which is the Local Plan endorsed by the Council Full Council committee in December 2017 and to be submitted for examination in public. It fails to satisfy the Design Standards (D) section of this policy because the proposal fails to relate positively to its locality by being excessive in terms of its resultant building width compared to the rest of the street scene and be out of scale with the houses in this road. The current adopted Local Plan (Saved Policies 2008) policies CP3 and DBE10 are also relevant and the proposals will be contrary to these because it would fail to complement the street scene, due to its scale and appearance, as well as its inadequate separation from its neighbour at no.17, such that it will fail to respect the character of the road.

Way forward

Remove the single storey side extension

Report Item No: 2

APPLICATION No:	EPF/0218/18
SITE ADDRESS:	185 High Road Chigwell Essex IG7 6NU
PARISH:	Chigwell
WARD:	Chigwell Village
DESCRIPTION OF PROPOSAL:	Application for variation of condition 2 'plan numbers' on planning application EPF/1919/16 (Demolition of existing buildings to create new residential development providing 14 new flats and ground floor commercial/retail space).
DECISION:	Grant Permission (Subject to Legal Agreement)

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

http://planpub.eppingforestdc.gov.uk/NIM_websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=604978

CONDITIONS

- 1 The development hereby permitted must be begun not later than the 5th December 2019.
- 2 The development hereby permitted will be completed strictly in accordance with the approved drawings nos:
FMN_001
FMN_002
FMN_100 revision C
FMN_101 revision G
FMN_105 revision G
FMN_106 revision G
Noise and Vibration Assessment report by Temple dated 12 September 2014
Arboricultural Report by Andrew Day dated 29 September 2014 with Tree Protection Plan
Design and Access Statement
- 3 The refuse storage facility shown on the approved plan FMN_100 revision C shall be completed prior to the first occupation of the development and shall thereafter be retained free of obstruction and used for the storage of refuse and recycling only and for no other purpose, unless otherwise agreed in writing by the Local Planning Authority.
- 4 The ground floor commercial unit shall be used solely for purposes within use class A1 (shops) of the Town and Country Planning (Use Classes) Order 1987 (as amended) and for no other purpose unless otherwise agreed in writing by the Local Planning Authority.

- 5 Prior to first occupation of the development the vehicle parking and turning areas indicated on the approved plans shall be provided and retained in this form at all times and shall not be used for any other purpose unless otherwise agreed with the Local Planning Authority.
- 6 Prior to the first occupation of the development the access arrangements, vehicle parking and turning areas as indicated on the approved plans shall be provided, hard surfaced, sealed and marked out. The access, parking and turning areas shall be retained in perpetuity for their intended purpose.
- 7 Prior to first occupation of the proposed development, the Developer shall be responsible for the provision and implementation of a Residential Travel Information Pack for sustainable transport, approved by Essex County Council.
- 8 The privacy screen, as shown on the roof plan to drawing FMN_101 revision G and rear elevation to drawing FMN_105 revision G, shall be constructed of a opaque and solid material prior to first occupation of either third floor flat and maintained as such thereafter.
- 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.

Report Item No: 3

APPLICATION No:	EPF/0902/18
SITE ADDRESS:	Land adj 15 Chigwell Rise Chigwell Essex IG7 6AQ
PARISH:	Chigwell
WARD:	Chigwell Village
DESCRIPTION OF PROPOSAL:	New 6 bedroom dwelling.
DECISION:	Refuse Permission

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

http://planpub.eppingforestdc.gov.uk/NIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=607625

REASON FOR REFUSAL

- 1 The proposed development results in a cramped form of development due to its height and bulk which is overbearing within the street scene contrary to policies CP7, DBE1, and DBE2 of the Adopted Local Plan and Alterations and policy DM9 of the Epping Forest District Local Plan(Submissions Version) 2017.

Way forward

Implement the 2017 planning permission for a single detached house.

Report Item No: 4

APPLICATION No:	EPF/1023/18
SITE ADDRESS:	8 Ely Place Chigwell Essex IG8 8AG
PARISH:	Chigwell
WARD:	Chigwell Village
DESCRIPTION OF PROPOSAL:	Proposed loft conversion, rear dormer. Front roof lights. Raising of ridge. Front/side ground floor extension and two storey side extension.
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=608073

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.

Report Item No: 5

APPLICATION No:	EPF/1065/18
SITE ADDRESS:	21 The Drive Buckhurst Hill Essex IG9 5RB
PARISH:	Buckhurst Hill
WARD:	Buckhurst Hill West
DESCRIPTION OF PROPOSAL:	Erection of wall, fence and gates to front boundary of property.
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=608261

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: 17/027/A/005 A

Report Item No: 6

APPLICATION No:	EPF/1285/18
SITE ADDRESS:	6 Forest Side Buckhurst Hill Essex IG9 5SL
PARISH:	Buckhurst Hill
WARD:	Buckhurst Hill West
DESCRIPTION OF PROPOSAL:	Loft conversion comprising alteration to main roof, 1 no. dormer to rear and 2 no. dormers to each side.
DECISION:	Refuse Permission

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

http://planpub.eppingforestdc.gov.uk/NIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=609204

REASON FOR REFUSAL

The proposed development results in a cramped form of development due to the height and bulk of the proposed roof and side dormers which is overbearing and out of keeping with the street scene contrary to policies CP7 and DBE10 of the Adopted Local Plan and Alterations and policy DM 9 of the Epping Forest District Council Local Plan (Submission Version) 2017.

Justification:

The proposal would raise the height of the roof so that it would have a constant ridge line across the whole roof rather than the current stepped appearance. Given the presence of a lower height bungalow on one side, it would look comparatively over-bulky on its plot and brings it up to a similar level as the existing two storey house on the neighbouring up-hill plot such that it would lose the current stepped appearance of these three properties, to the detriment of the appearance of this part of the street scene.

The pairs of dormers on each side of this steep pitched main roof would add to the overall bulk such that the resultant house would look too top heavy on its new 2nd floor. They would look particularly too overbearing on the adjacent downhill bungalow and the combination of the bulkier main roof and these four dormers would be out of keeping in the street scene.

The Council attaches weight to the Local Plan Submission Version policy DM 9, which is the Local Plan endorsed by the Council Full Council committee in December 2017 and to be submitted for examination in public. It fails to satisfy the Design Standards (D) section of this policy because the proposal fails to relate positively to its locality and be out of scale with the houses in this road. The current adopted Local Plan (Saved Policies 2008) policies CP7 and DBE10 are also relevant and the proposals will be contrary to these because it would fail to complement the street scene, due to its scale and appearance, such that it will fail to respect the character of this part of the road.

Way Forward

Reduce the height and bulk of the proposed roof.

Report Item No: 7

APPLICATION No:	EPF/0846/18
SITE ADDRESS:	2 Connaught Avenue Loughton Essex IG10 4DP
PARISH:	Loughton
WARD:	Loughton Forest
DESCRIPTION OF PROPOSAL:	Application for variation of condition 11 'submission of window details' on planning permission EPF/3078/17 - Conversion of existing house (plus previously approved extension) to 5 flats, together with provision of 5 car spaces at the rear, alterations to boundary enclosures, and provision of amenity space.
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=607420

REASON FOR REFUSAL

- 1 The proposed variation of condition 11 was unacceptable as the use of uPVC windows in this property, which is a very prominent building in Loughton, within the street scene of the junction of Connaught Avenue and Ollards Grove is inappropriate and detrimental to the character and appearance of the street scene in this area, contrary to policies DBE1 and DBE9 of the Adopted Local Plan and Alterations and policy DM 9 of the Epping Forest District Local Plan(Submissions Version) 2017.

Way Forward

Reuse the exiting wooden windows, or if these are not in existence install wooden replica windows.

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