

AREA PLANS SUB-COMMITTEE SOUTH

24 October 2018

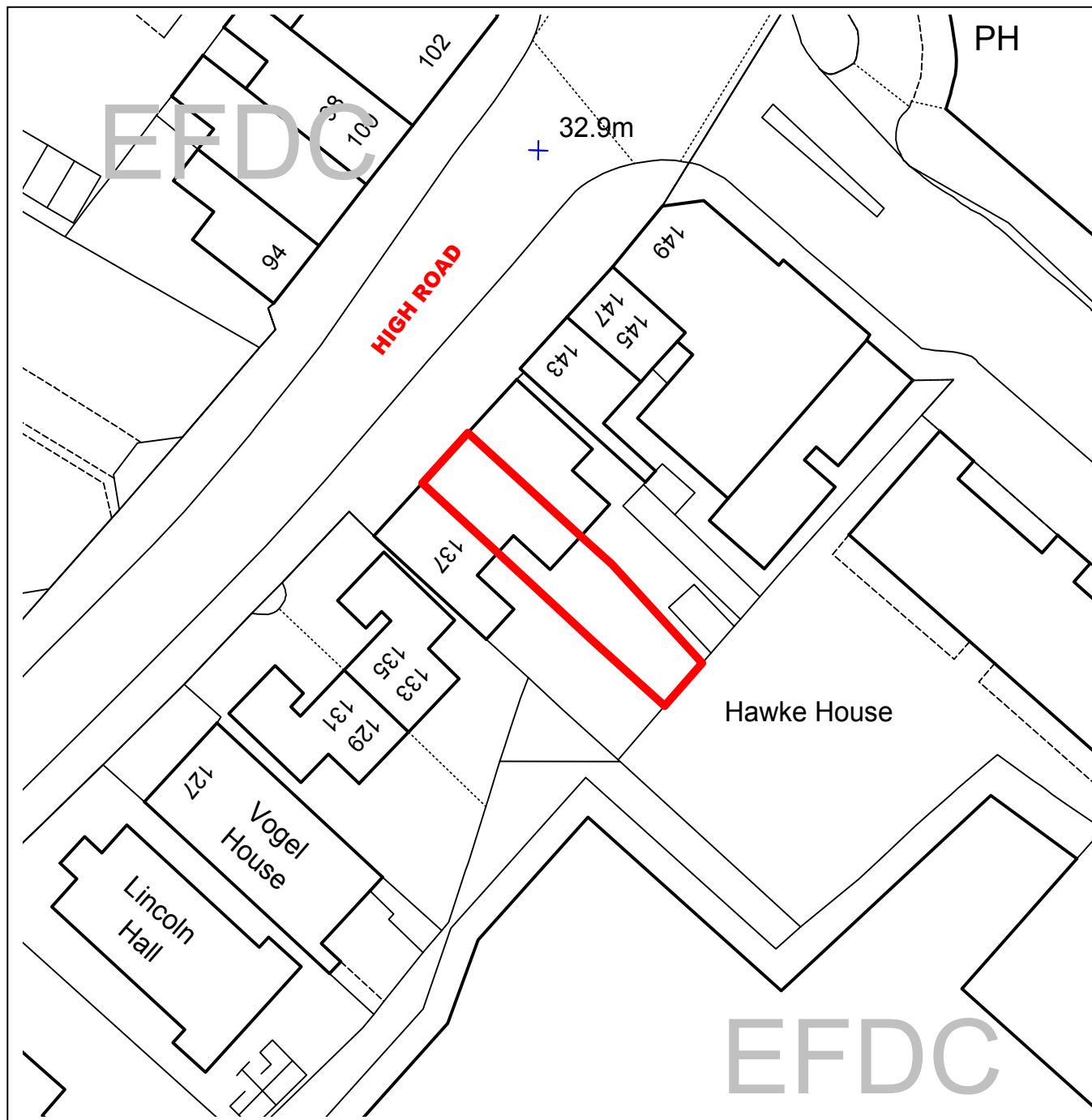
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Epping Forest District Council

Agenda Item Number 1



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Application Number:	EPF/1722/18
Site Name:	139 High Road Loughton Essex IG10 4LT
Scale of Plot:	1:500

Report Item No:1

APPLICATION No:	EPF/1722/18
SITE ADDRESS:	139 High Road Loughton Essex IG10 4LT
PARISH:	Loughton
WARD:	Loughton Forest
APPLICANT:	Mr & Mrs R Montague
DESCRIPTION OF PROPOSAL:	Proposed one bedroom garden flat located at rear of existing ground floor commercial unit.
RECOMMENDED DECISION:	Grant Permission (Subject to Legal Agreement)

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

http://planpub.eppingforestdc.gov.uk/NIM_websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=611138

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: 2018.019.PA 01, 2018.019.PA 02, 2018.019.PA 03, 2018.019.PA 04, 2018.019.PA05, 2018.019.PA 06, 2018.019.PA 07, 2018.019.PA 08, 2018.019.PA 09, 2018.019.PA 10, 2018.019.PA 11, 2018.019.PA 12, 2018.019.PA 13, 2018.019.PA 14, 2018.019.PA 15A
- 3 No openings shall be created in the ground floor rear elevation of the building known as 139 High Road, Loughton.
- 4 Wheel washing or other cleaning facilities for vehicles leaving the site during construction works shall be installed and utilised to clean vehicles immediately before leaving the site. Any mud or other material deposited on nearby roads as a result of the development shall be removed.
- 5 All construction/demolition works and ancillary operations, including vehicle movement on site which are audible at the boundary of noise sensitive premises, shall only take place between the hours of 07.30 to 18.30 Monday to Friday and 08.00 to 13.00 hours on Saturday, and at no time during Sundays and Public/Bank Holidays unless otherwise agreed in writing by the Local Planning Authority.

- 6 Prior to first occupation of the development, measures shall be incorporated within the development to ensure a water efficiency standard of 110 litres (or less) per person per day.

And subject to the completion of a S106 agreement to secure a contribution towards the management and monitoring of visitors to the Epping Forest SAC.

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, and the Local Council confirms it intends to attend and speak at the meeting where the application will be considered (Pursuant to The Constitution, Part 3: Scheme of Delegation to Officers from Full Council)).

Description of site and surroundings

The application site comprises of a mid-terraced retail unit, with flat above with its own access and a separate access through to the yard area at the rear. The building has a typical mid 20th century appearance. The retail unit falls within an area designated as 'secondary frontage' within Loughton town centre and will not be affected by the application. Loughton station is some 300 metres away from the application site.

Description of proposed development

This application seeks planning permission for the erection of a 1 bedroomed ground floor flat with private courtyard and a separate rear garden. The proposed flat would be entered using the existing door marked 139A from the High Road. The flat would be constructed in materials similar to the existing building and would reference the design of extensions and outbuildings of the attached properties.

Relevant planning history

N/A

Policies Applied

Adopted Local Plan

CP1 – Achieving Sustainable Development Objectives
CP2 – Protecting the Quality of the Rural and Built Environment
CP3 – New Development
CP4 – Energy Conservation
CP5 – Sustainable Building
CP6 – Achieving Sustainable Urban Development Patterns
CP7 – Urban Form and Quality
DBE1 – Design of New Buildings
DBE2 – Effect on Neighbouring Properties
DBE3 - Design in Urban Areas
DBE6 – Car Parking in New Development
DBE8 – Private Amenity Space
DBE9 – Loss of Amenity to Neighbouring Properties
ST1 – Location of Development
ST2 – Accessibility of Development
ST4 – Road Safety
ST6 – Vehicle Parking

H2A – Previously Developed Land
H3A – Housing Density
H4A – Dwelling Mix
LL11 – Landscaping Schemes
TC1 – Town Centre Hierarchy
TC3 – Town Centre Function

NPPF

A revised National Planning Policy Framework (NPPF) was published setting out national policy on 24 July 2018. Paragraph 213 states that due weight should be given to the relevant policies in existing plans according to the degree of consistency with the framework. The proposed development has been assessed against relevant policies in the adopted Local Plan, the NPPF and the Local Plan Submission Version.

Epping Forest District Local Plan (Submission Version) 2017 (LPSV):

On 14 December 2017 the Council resolved that the LPSV be endorsed as a material consideration to be used in the determination of planning applications and be given appropriate weight in accordance with paragraph 48 of the NPPF.

Paragraph 48 of the NPPF provides that decision-takers may give weight to relevant policies in emerging plans according to:

- The stage of preparation of the emerging plan (the more advanced the preparation, the greater the weight that may be given);
- The extent to which there are unresolved objections to relevant policies (the less significant the unresolved objections, the greater the weight that may be given); and
- The degree of consistency of the relevant policies in the emerging plan to the policies in the NPPF (the closer the policies in the emerging plan to the policies in the NPPF, the greater the weight that may be given).

In general terms it is considered that the Submission Version of the Plan is at an advanced stage of preparation and the policies are considered to be consistent with the NPPF. With regards to unresolved objections, some policies of the Submission Version have more unresolved objections than others. All of these factors have been taken into consideration in arriving at the weight afforded to each of the relevant policies in the context of the proposed development listed below:

SP1 - Presumption in Favour of Sustainable Development
SP6 – Green Belt and District Open Land
SP7 - The Natural Environment, Landscape Character and Green and Blue Infrastructure
DM1 – Habitat protection and improving Biodiversity
DM2 – Epping Forest SAC and the Lee Valley SPA
DM3 – Landscape character, ancient Landscapes and Geodiversity
DM9 – High Quality Design
DM10 – Housing design and quality
DM15 – Managing and reducing flood risk
DM19 – Sustainable water usage
DM21 - Local Environmental Impacts, Pollution and Land Contamination
DM22 – Air Quality
E2 – Centre Hierarchy/Retail Policy
H1 – Housing Mix and accommodation types

Consultation carried out and summary of representations received

11 Neighbours consulted – NO RESPONSES RECEIVED

LOUGHTON TOWN COUNCIL – OBJECTION – The Committee OBJECTED to this application which appeared contrary to the Local Plan Policy TC3(ii) which stated that residential accommodation would be permitted in appropriate locations but not at ground floor level.

Main Issues and Considerations

This application is for full planning consent. The main issues for consideration are the impact on the character and appearance of the area, neighbouring amenity and the amenity of the dwellings future occupiers and the impact of the application on the vitality and viability of Loughton town centre.

Main Issues:

Design and Impact on the Character and Appearance of the Locality

The proposed design will see no changes made to the street scene, with the existing street door and corridor through the building used as the access to the proposed flat. The design to the rear would be sympathetic to the existing building and those adjoining, whilst implementing an innovative floor plan to provide two private amenity areas for future occupants and a large internal floor area. The design of the building would be similar in form to the large extensions to both adjoining properties and is considered to complement both the existing building and the street scene in line with policy DBE9 of the adopted local plan and DM 9 of the LPSV (2017).

Impact on Neighbouring Residents and Amenity of Future Occupiers

The proposed dwelling would be sited between a pair of large extensions and outbuildings to the terraced buildings either side. The proposed development would have little impact on the amenities of residents of the first floor flat (no. 139. A) of the host and attached building as the development maintains a limited roof height. The existing first floor flat has no access to the rear yard and will not lose any amenity space as part of the proposal.

The proposed dwelling would provide an ample living space, of some 73 square metres, for its future occupiers, more than 20 square metres greater than the nationally prescribed space standards. The proposal would also offer two private outdoor amenity spaces, with a combined area of 26 square metres. These facts are indicative of a high quality of living accommodation.

Due to the constraints of the site there are some concerns about potential overlooking from the windows of the existing first floor flat at the application site into the bedroom of the proposed flat. The bedroom window is one floor lower than the rear window of the first floor flat and it is set 4.2m away in the horizontal plane. Whilst some overlooking into the bedroom would potentially occur, due to a combination of the downward angle of view from the first floor flat, the potential loss of privacy could easily be mitigated by the use of net curtains or blinds normally used by householders. There is a similar potential for overlooking into the first floor flat, but that potential is not as great and can be mitigated in a similar manner. It is therefore concluded the potential for overlooking is not sufficient to justify refusal of the application.

In order to protect the amenities of future occupants of the proposed flat it is necessary to place a condition on the building to ensure that no new openings are made in the ground floor rear wall of the retail unit. That would reinforce the fact that such openings are likely to require planning permission on the basis of making a material change to the external appearance of the building in

any event by capturing very small openings that arguably do not result in a material change, e.g ventilation grills or boiler vents.

Impact on the Town Centre

An area of the ground floor of the application is in an A1 retail use, designated as within the 'secondary frontage' of Loughton town centre in the LPSV (2017). The retail unit has an existing access, separate to that of 139 A and 139 B and no access or use of the yard to the rear. Policy TC3 of the adopted Local Plan and E2 of the LPSV (2017) seek to protect retail uses within Town Centre locations. The proposed development would not have any impact on the existing access or storage space used by the shop and would protect the use and long-term vitality and viability of the retail unit. Whilst ground floor residential accommodation within town centres is generally resisted, in this case the proposal would use a vacant parcel of land, in a non-retail use, and therefore would not have any detrimental impact on the vitality of Loughton's Town Centre.

Other Matters:

Impact on the Epping Forest SAC

Policies DM 2 and DM 22 of the LPSV, sets out issues that have been identified in relation to the effect of development on the integrity of the Epping Forest Special Area of Conservation (SAC) as a result of increased visitor pressure arising from new residential development within 6.2km of the SAC, and from the effects of air quality throughout the District. The Council is currently developing with partners an interim strategy for the management and monitoring of visitor pressures and air quality on the SAC. This will include measures to be funded through the securing of financial contributions from new development in accordance with Policies DM 2 and DM 22.

Notwithstanding the fact that this work is yet to be completed the applicant has confirmed willingness to enter into a legal agreement and recognises that the level of contribution is to be agreed once the strategy is in place. Since the proposal does not include any provision for off-street parking and opportunities to park for long periods do not generally exist within the vicinity of the site, the proposal is very unlikely to contribute to harm to air quality. Consequently there is no need to seek a contribution for that particular matter.

Highway and Access

High Road, Loughton, is a highly sustainable location. A number of local services, a supermarket and the Loughton central line underground station are situated within some 300 metres of the site (approximately a five minute walk). Therefore, the provision of no off-street parking spaces for the development is considered acceptable within this highly accessible location.

Biodiversity and water

Policies DM1, DM19 and DM22 of the LPSV and policies NC5 and CP2 of the Adopted Local Plan require new development to improve ecological value of sites and reduce water usage. Whilst details have not been submitted the above matters can be controlled by planning conditions requiring additional details of the measures to be provided and their implementation. In this case it is reasonable to do so in relation to water quality, but given the small area of garden it would be disproportionate to require details of measures to improve ecological value.

Conclusion

In light of the above appraisal, it is considered that subject to the imposition of the planning conditions suggested, the new development would provide a high quality of living accommodation within a highly sustainable location and would not harm the vitality or viability of Loughton Town

Centre. It is, therefore, considered that the proposed dwelling would constitute an acceptable form of development.

All other relevant policies and considerations, including equalities have been considered. Consequently, the proposed development is recommended for approval.

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

***Planning Application Case Officer: Corey Isolda
Direct Line Telephone Number: 01992 564 380***

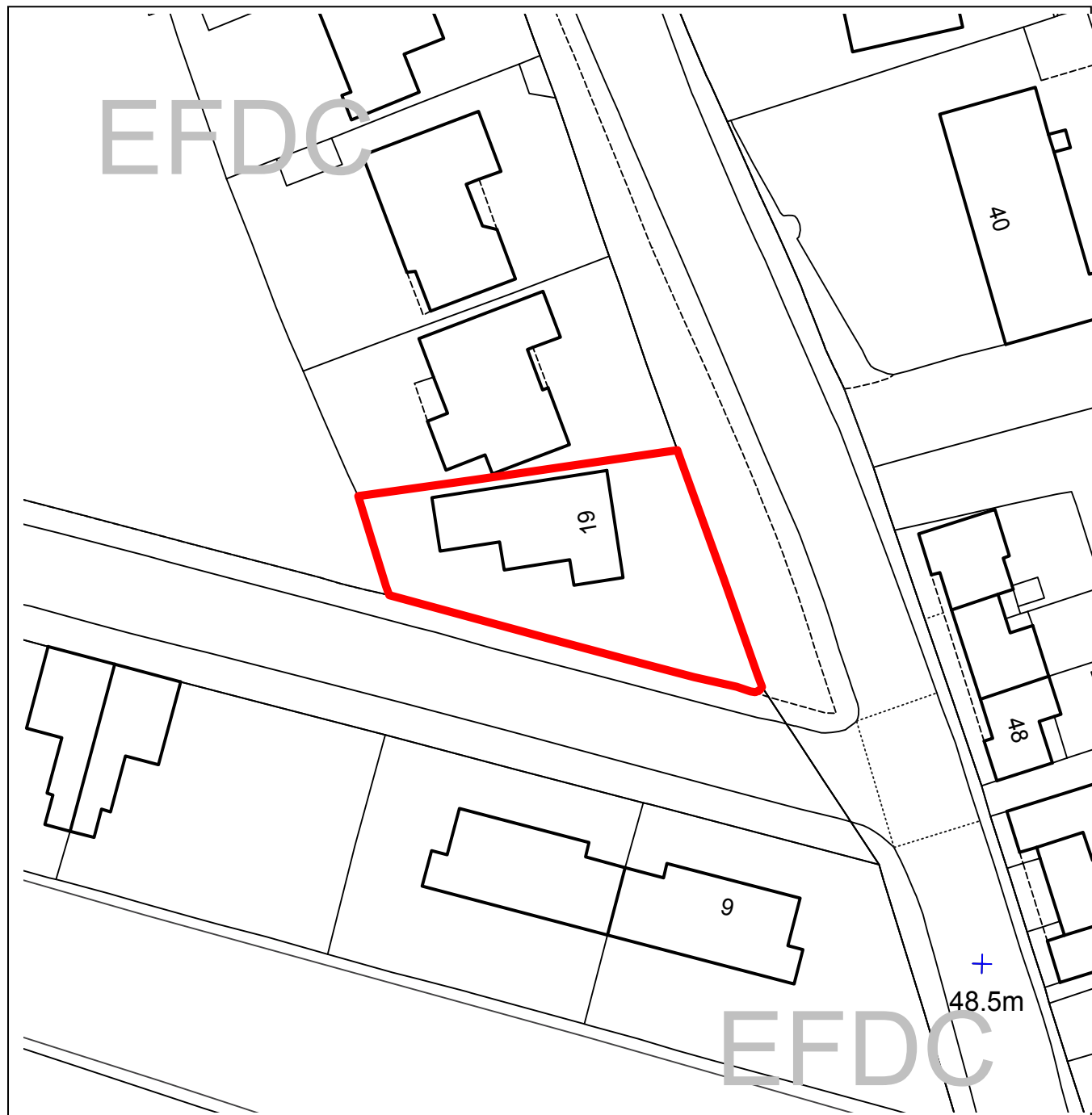
or if no direct contact can be made please email: contactplanning@eppingforestdc.gov.uk

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Epping Forest District Council

Agenda Item Number 2



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Application Number:	EPF/2030/18
Site Name:	19 Hainault Road Chigwell Essex IG7 6QU
Scale of Plot:	1:500

Report Item No:2

APPLICATION No:	EPF/2030/18
SITE ADDRESS:	19 Hainault Road Chigwell Essex IG7 6QU
PARISH:	Chigwell
WARD:	Chigwell Village
APPLICANT:	Mr M Sharma
DESCRIPTION OF PROPOSAL:	Proposed side extension and new roof over incorporating 4 new bedrooms with dormer windows.(Revision to previously refused EPF/0596/18 by way of a reduction in the size of side addition and provision of a more angled roof profile)
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=612476

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 have taken 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, prior to the commencement of the development. The development shall be implemented in accordance with such approved details.
- 3 Existing trees and bushes close to the Hainault Road side boundary, and close to the eastern section of the Station Road boundary, shall be retained on site in accordance with protection details to be submitted and approved before any works commence on site. Any tree or bush that has to be subsequently removed after the development is occupied shall be replaced.
- 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, and the Local Council confirms it intends to attend and speak at the meeting where the application will be considered (Pursuant to The Constitution, Part 3: Scheme of Delegation to Officers from Full Council).

Description of Site:

A chalet bungalow located at the junction of Hainault Road and Station Road Chigwell. Unlike neighbouring dwellings to the south this property's front elevation faces Station Road and not Hainault Road. The property is not listed nor does it lie in a Conservation area.

Description of Proposal:

Proposed side extension and new roof over incorporating 4 new bedrooms with dormer windows.

Relevant History:

EPF/0596/18 – Application refused for proposed front extension and new mansard roof incorporating 5 bedrooms – grounds for refusal related to an out of keeping mansard roof extension, and a front extension which was too close to the front boundary - and hence the proposal would have resulted in an overly dominant building which would have detracted from visual amenity in the street scene.

Policies Applied:

Adopted Local Plan:

DBE9 – Loss of amenity.
DBE10 - Design of new buildings.
ST6 – Vehicle parking.

NPPF:

A revised National Planning Policy Framework (NPPF) was published setting out national policy on 24 July 2018. Paragraph 213 states that due weight should be given to the relevant policies in existing plans according to the degree of consistency with the framework. The proposed development has been assessed against relevant policies in the adopted Local Plan, the NPPF and the Local Plan Submission Version.

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In general terms it is considered that the Submission Version of the Plan is at an advanced stage of preparation and the policies are considered to be consistent with the NPPF. With regards to unresolved objections, some policies of the Submission Version have more unresolved objections than others. All of these factors have been taken into consideration in arriving at the weight afforded to each of the relevant policies in the context of the proposed development listed below:

DM9 – High Quality Design

T1 – Sustainable transport choices.

Summary of Representations:

CHIGWELL PARISH COUNCIL – Objection – because the proposed raised roof would be excessively high in comparison to neighbouring properties. Further the suggested structure would be overly dominant, too bulky, and not in keeping with the street scene.

NEIGHBOURS – 8 properties notified and no replies were received.

Issues and Considerations:

The main issues raised by this application is whether the new application adequately addresses the reasons of refusal of the previous application EPF/0596/18 which was rejected in April this year. Firstly, the depth of the front extension to the bungalow has been reduced and this means that the bungalow does not now lie too close to the front Station Road boundary of the site. Secondly, and perhaps more importantly, the proposed mansard roof is significantly smaller and the sides of the roof are far more angled back compared to the much steeper roof slopes on the original scheme. The proposed roof will be a total of 1.3m higher than the ridge of the existing bungalow but the top 1.4m section of this mansard roof falls back sharply. This modest increase in height coupled with its angled profile will mean that this extended chalet bungalow will not be overly dominant compared to its neighbours. Indeed, other chalet bungalows close by have been extended at roof level, and in particular no.13 Hainault Road has an acceptable and almost identical roof form to that now proposed for no.19. In addition the original bungalow at no.9 Hainault Road has been redeveloped to form 4 two and a half two storey terraced houses. For these reasons the proposed bungalow will not appear over dominant or out keeping with the street scene. Additionally, existing trees and bushes close to the boundary with Hainault Road, and also close to the eastern section of the front boundary on Station Road, provide an effective screen of the property, and it is proposed that this vegetation be retained.

Two off street car spaces are available to this dwelling via an existing driveway access on to Hainault Road.

Conclusions:

For the above reasons the proposal will be an appropriate development in the street scene and it complies with Local Plan policies. It is therefore 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