

AREA PLANS SUB-COMMITTEE SOUTH

21 November 2018

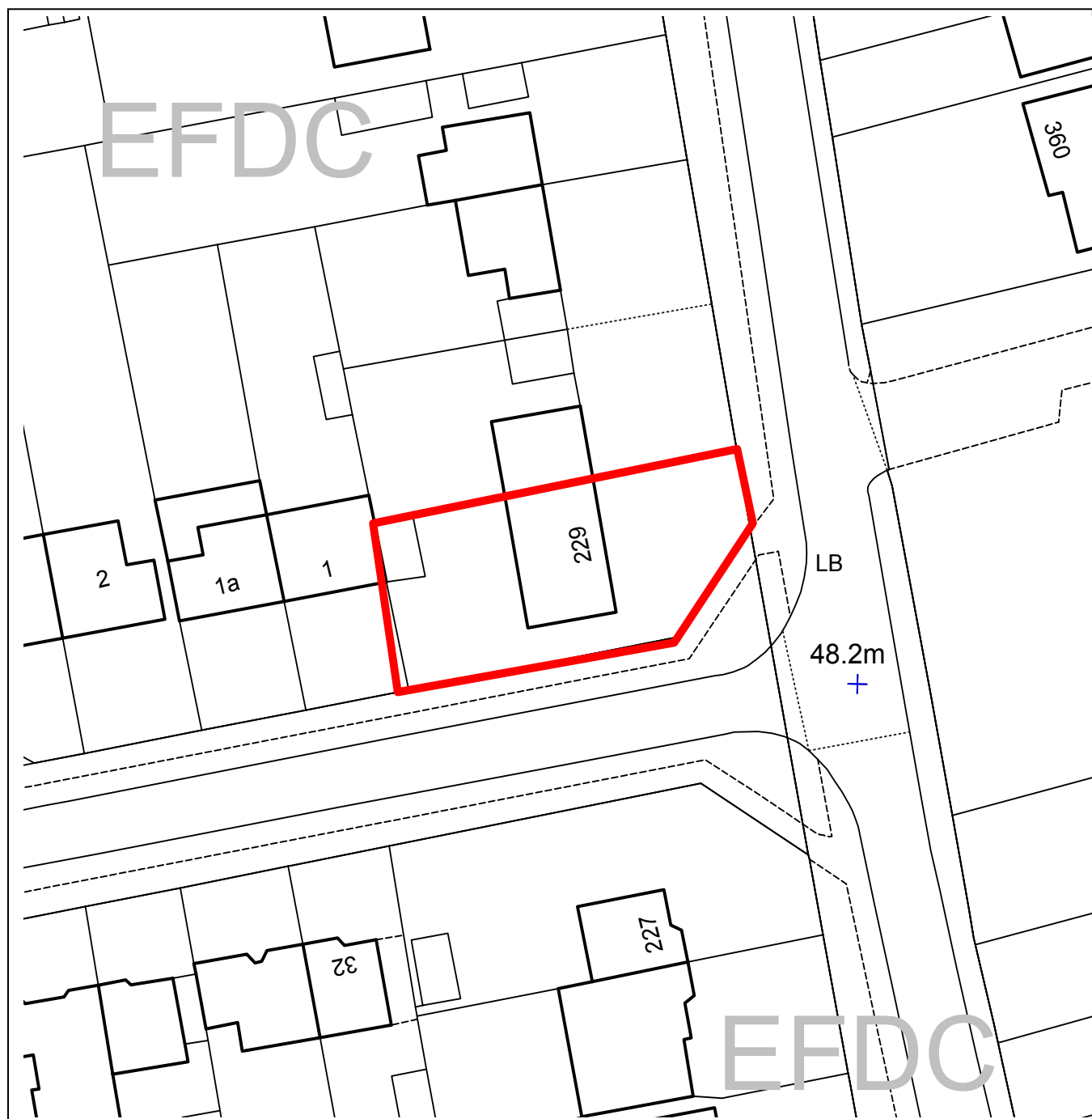
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Epping Forest District Council

Agenda Item Number 1



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Application Number:	EPF/2019/18
Site Name:	229 Fencepiece Road, Chigwell, Essex, IG7 5EB
Scale of Plot:	1:500

Report Item No: 1

APPLICATION No:	EPF/2019/18
SITE ADDRESS:	229 Fencepiece Road Chigwell Essex IG7 5EB
PARISH:	Chigwell
WARD:	Grange Hill
APPLICANT:	Mr Saalim Mahmood
DESCRIPTION OF PROPOSAL:	Single storey rear and side 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=612420

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 and at least one non-councillor resident, on planning grounds material to the application (Pursuant to The Constitution, Part 3: Scheme of Delegation to Officers from Full Council)).

Description of Site:

The application site is that of a semi-detached house on a corner plot at the junction of Murtwell Drive with Fencepiece Road.

The property is not listed or in a conservation area.

Description of Proposal:

Single storey rear and side extension.

The plans, as amended since submission, have two elements; a single storey rear extension with a sloping roof and a single storey side extension with a sloping roof.

The rear extension would be 3.0m deep by 10.6m wide, the full width of the house as existing. The rear extension would be set 1m from the boundary with the attached neighbour. The rear extension would have a sloping roof with a maximum height of 3m, where it would adjoin the existing house, sloping down to a height of 2.2m at the eaves.

The side extension would be 3m wide, infilling between the flank wall and the side boundary with Murtwell Drive, by 7.5m deep, the full depth of the existing house. The side extension would have a sloping roof with a maximum height of 3m, where it would adjoin the existing house, sloping down to a height of 2.2m at the eaves.

Relevant History:

EPF/0936/89 - First floor side extension. – Granted 11/08/1989

Policies Applied:

Epping Forest Local Plan (1998) and Alterations (2006):

DBE9 – Loss of amenity

DBE10 – Residential Extensions

The National Planning Policy Framework

The National Planning Policy Framework (NPPF) has been adopted as national policy since July 2018. Paragraph 213 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:

On 14 December 2017, full Council resolved that the Epping Forest Local Plan Submission Version 2017 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. As regards unresolved objections, some policies within the Submission Version have more unresolved objections than others. All of these factors have been taken into consideration in arriving at the weight accorded to each of the relevant policies in the context of the proposed development listed below:

DM 9 - High Quality Design
DM 10 - Housing Design and Quality

Consultation Carried Out and Summary of Representations Received

Number of neighbours consulted: 5
Site notice posted: No, not required

Responses received:

231 FENCEPIECE ROAD – Object, loss of light, amended plans have not removed our original objection.

A3 CENTRE POINT BUSINESS PARK, OAK ROAD, DUBLIN – Object, loss of light, contravenes an established right to light.

CHIGWELL PARISH COUNCIL: The Council OBJECTS to this application, because of the poor design of the proposed extension. It is blatantly oblong, and the roof is flat, such design is not characteristic of the existing street scene.

(Amended plans) The Council OBJECTS to this application, because of the poor design of the proposed extension. With its boxy design and flat roof, such a design is not characteristic of the existing street scene.

Main Issues and Considerations:

The two main issues are considered to be the impact on neighbours and appearance of the proposal. The property would retain a private amenity area of some 106 sq. m. The property has a detached garage and a vehicular access onto Murtwell Drive.

Comments from occupiers of 331 Fencepiece Road and a party with an interest in that property are noted. The rear garden of no. 331 is due north of the position of the proposed rear extension. A rear window to no. 331 is close to the side boundary with the application property. However, there is an open patterned block wall on the side boundary and planting on the side of the application property which already effectively obstruct direct sunlight. Given that the proposed rear extension is of limited depth, at 3m, and would be set off the side boundary by a metre, it is considered that the impact of the rear extension on the occupiers of 331 Fencepiece Road would not be to a degree which could reasonably justify refusal. The rear extension, in itself, could be implemented as Permitted Development.

There would be no effect regarding light or outlook to any other neighbour.

From Murtwell Drive the side extension would be largely screened by the boundary treatment, of some 2m height, along Murtwell Drive. The symmetry of the pair of semi-detached houses has already been lost by a two-storey side extension, a front porch and replacement windows to the application property. The part of Fencepiece Road where the application property is set has a varied appearance with no uniform style or pattern of development other than an established front building line. Whilst the comment of the Parish Council to the amended plans is noted, the amended design would incorporate a sloping roof to each of the proposed extensions. It is considered that the proposals would be acceptable with regard to appearance and general impact to the street scene.

Conclusion:

Whilst the rear extension could lead to a sense of further enclosure and some loss of outlook to the occupiers of no. 331, since it is set 1m away from the common boundary, the degree of impact would be less than that of a single-storey extension that could be constructed as Permitted Development. In the circumstances, refusal on the ground of impact to neighbours could not be

supported. The modification of the proposals to include a pitched roof achieves a design that complements the appearance of the existing house and respects the character and appearance of the locality. Accordingly, the recommendation is one of 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: Jonathan Doe
Direct Line Telephone Number: 01992 564103***

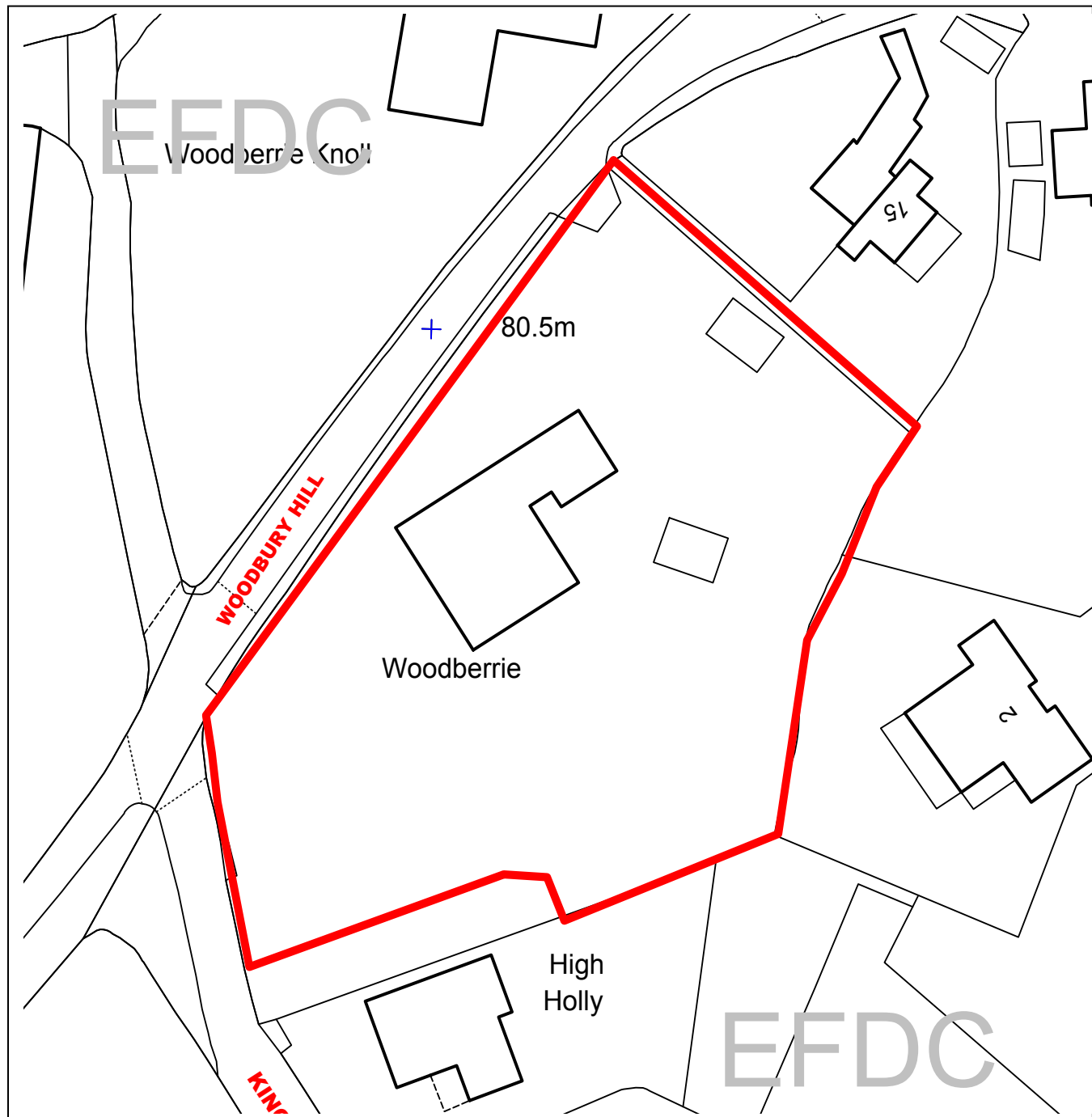
or if no direct contact can be made please email: contactplanning@eppingforestdc.gov.uk

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Epping Forest District Council

Agenda Item Number 2



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Application Number:	EPF/1950/18
Site Name:	Woodberrie, Kings Hill, Loughton, Essex, IG10 1JE
Scale of Plot:	1:500

Report Item No: 2

APPLICATION No:	EPF/1950/18
SITE ADDRESS:	Woodberrie Kings Hill Loughton Essex IG10 1JE
PARISH:	Loughton
WARD:	Loughton St Johns
APPLICANT:	Mr & Mrs Goldstein
DESCRIPTION OF PROPOSAL:	Proposed swimming pool and associated landscaping
RECOMMENDED DECISION:	Grant Permission

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

http://planpub.eppingforestdc.gov.uk/NIM_websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=612153

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 any above ground works, full details of both hard and soft landscape works (including tree planting) and implementation programme (linked to the development schedule) shall be 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.
- 3 If any tree, shrub or hedge shown to be retained in the submitted Arboricultural reports is removed, uprooted or destroyed, dies, or becomes severely damaged or diseased during development activities or within 3 years of the completion of the development, another tree, shrub or hedge of the same size and species shall be planted within 3 months at the same place, unless the Local Planning Authority gives its written consent to any variation. If within a period of five years from the date of planting any replacement tree, shrub or hedge is removed, uprooted or destroyed, or dies or becomes seriously damaged or defective another tree, shrub or hedge of

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

- 4 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.
- 5 All material excavated from the below ground works hereby approved shall be removed from the site unless otherwise agreed in writing by the Local Planning Authority.
- 6 All construction/demolition works and ancillary operations, including vehicle movement on site which are audible at the boundary of noise sensitive premises, shall only take place between the hours of 07.30 to 18.30 Monday to Friday and 08.00 to 13.00 hours on Saturday, and at no time during Sundays and Public/Bank Holidays unless otherwise agreed in writing by the Local Planning Authority.
- 7 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.

This application is before this Committee since it has been 'called in' by Councillor Caroline Pond (Pursuant to The Constitution Part 3: Part Three: Scheme of Delegation to Officers from Full Council).

Description of Site:

The application site is within the York Hill Conservation Area and Woodberrie is a locally listed building dating from the turn of the 20th century. It was built for the widow of Robin Allen; the Allen family occupied and largely rebuilt the nearby Dryads Hall in the late 19th century. The architect was Herbert Tooley, a local architect based in Buckhurst Hill, and the house is built in his characteristic Arts and Crafts style. It is prominent on Woodbury Hill given its distinctive catslide roof (although a later addition) and typical Arts and Crafts detailing, and it contributes both to the historic interest and appearance of the area, which contains a number of other buildings of a similar style.

The York Hill Conservation Area's special interest is derived from various examples of Arts and Crafts architecture and varied architectural interest and the spacing and landscaping around the buildings.

The main property Woodberrie is a three storey pitched roof house with first floor accommodation provided above the eaves within a steeply pitched roof, and the second floor in the upper roof area. The house is set within a generous plot, benefits from a link attached garage to the north and trees around the boundaries of the site are subject to a Preservation Order.

The house has an extant planning permission for a large extension in a modern vernacular to the north of the existing building.

Description of Proposal:

This application seeks planning permission for the creation of an open-air swimming pool within the south western corner of the site.

The swimming pool will be landscaped and will measure some 10 metres in length by 5 metres in width with a rectangular shape with a decking area to two sides.

Relevant History:

Various applications the most relevant of which:

EPF/1840/14 - Demolition of an existing garage and the erection of a two storey extension to an existing dwelling house – Refused

EPF/0498/15 - Proposed dwelling adjacent to Woodberrie – Refused – Allowed at appeal

EPF/3407/16 - Demolition of existing garage and erection of two storey extension with two storey link, single storey rear conservatory extension, and linked garage together with minor external changes - Granted

Policies Applied:

Adopted Local Plan and Alterations:

CP1	Achieving Sustainable Development Objectives
CP2	Protecting the Quality of the Rural and Built Environment
DBE9	Loss of Amenity
HC6	Character, Appearance and Setting of Conservation Areas
HC7	Development within Conservation Areas
HC13A	Local List of Buildings
LL10	Adequacy of provision for landscape retention
LL11	Landscaping Schemes

The National Planning Policy Framework

The National Planning Policy Framework (NPPF) has been adopted as national policy since July 2018. Paragraph 213 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 Local Plan Submission Version 2017 was submitted for independent examination in September 2018. Accordingly, it can 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 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. As regards unresolved objections, some policies within the Submission Version have more unresolved objections than others. All of these factors have been taken into consideration in arriving at the weight accorded to each of the relevant policies in the context of the proposed development listed below:

DM3	Landscape Character, Ancient Landscapes and Geodiversity
DM5	Green and Blue Infrastructure
DM7	Heritage Assets
DM9	High Quality Design
DM10	Housing Design and Quality
SP6	The Natural Environment, Landscape Character and Green Infrastructure

Summary of Representations:

Consulted 11 neighbouring properties
Site notice erected - Yes.

One response received as follows:

15 WOODBURY HILL

I don't object in principle. However, have the following comments to be taken into account:

- 1) Woodberrie is set in the very heart of the conservation area. Woodbury Hill is a beautiful old lane set with high holly hedges. It is a unique part of Loughton & therefore any development should be very sensitive of this.
- 2) There are numerous trees that are going to be disturbed.
- 3) Please ensure that the Plant Room is fully insulated in terms of noise pollution. There is a building next to my garden (other side) which contains a boiler for a swimming pool & the continuous "electric hum" drives me nuts esp during summer nights when my windows are open.
- 4) PILING - my cottage is very old as is No.13. We are both very concerned that when work fully commences in Woodberrie that any piling work is going to affect the foundations of our cottages that are very close by.
- 5) Where is the MAIN ENTRANCE now sited? The main entrance was always the one in Kings Hill. The side entrance into Woodbury Hill was historically deemed dangerous. (I refer you to previous / numerous applications for this site). There doesn't seem to be an allowance for this. The new plans seem to make an assumption that the one into Woodbury Hill is now the main one. I really question this validity.
- 6) There is a section of HEDGEROW that was removed 5 weeks ago along Woodbury Hill. I have a photo to show what it was like taken morning before it was removed. Was this agreed? Please ensure that the hedgerow is reinstated!

- 7) Woodbury Hill is very narrow & steep. Literally one car width. Please ensure all LORRIES are of a suitable size & weight.

Generally, it has been quite upsetting to see how the rural nature of WH has generally been disregarded & this development will no doubt completely alter this unique Street Scene.

I don't object to development in general but the very essence & hard to quantify qualities of what make Woodbury Hill so special are slowly but surely being eroded.

HILLS AMENITY SOCIETY – Objection - Summarised as:

- Swimming pool would represent an over development of the site, particularly when viewed with the previously approved extensions to the property and would detract from the character of the street scene.
- Construction method may damage the foundations of nearby 18th century buildings, particularly no's 13 and 15
- Trees must be protected and removed hedgerow must be replaced.

LOUGHTON TOWN COUNCIL: The Committee was unable to comment on this application, until "the appropriate tree related information had been provided" as requested in the Tree & Landscaping Officer's report.

Issues and Considerations:

The main issues to be considered with this application relate to design in the Conservation Area, impact on amenity and impact on trees.

Design and the Conservation Area:

The proposed swimming pool has been well designed to respect the character of the both Woodberrie and the surrounding conservation area. The proposed pool and landscaping have been sensitively designed to integrate into the plot and sit behind the high hedge along the road which is so characteristic of this part of the conservation area and use a delicate material palette which softens the appearance of the swimming pool and would create an attractive landscape feature. The pool will be further screened with additional planting and any necessary plant equipment has been placed below the surface to not affect the setting of Woodberrie. The proposed pool would occupy a level plateau within the existing garden and would leave the house with a large area of garden to its rear.

Swimming pools are not an unusual feature within the conservation area, an aerial survey reveals at least 5 swimming pools within York Hill, Kings Hill, Steeds Way and Woodberry Hill, with the two closet pools being in the rear gardens of Woodberry Hollow and 11 Woodberry Hill.

The proposal is not considered to be harmful to the conservation area and is considered to preserve its character and appearance as it is sensitively designed and well screened from the road and retains the existing trees and hedge which lend to the character of the York Hill conservation area.

Amenity

The proposed pool would be set well away from neighbouring properties, in the south-western corner of the site. Due to the land levels of the site and the high volume of protected screening surrounding the proposed pool it would not be visible from long views of the property and would

not appear overbearing on neighbouring properties or facilitate any overlooking of neighbours private amenity space.

Whilst there are some concerns about potential noise which could be generated by the plant equipment associated with the development, the proposed location of the plant machinery is a sufficient distance from neighbouring properties and would be placed below ground as to not cause any significant harm to the amenity of neighbouring properties

Protected Trees/Landscaping

The Tree and Landscape Officer has no objection to the proposal. The site is within a Conservation Area, as such all trees are afforded legal protection. Additionally, several trees on and adjacent to the site are also protected by Tree Preservation Orders. The Tree and Landscape Officer has requested conditions requiring submission of a hard and soft landscaping scheme, tree protection and retention of trees and shrubs as well as a special condition ensuring no crown lifting can be carried out to the protected tree adjacent to the proposed pool.

Other Matters:

Vehicle movements/construction process

It is acknowledged that the road ways within the Conservation Area are narrow and there are no footpaths. As part of the approval for the extension house a condition was attached requesting a Construction Method Statement. A revised Construction Method Statement has been submitted with this application to ensure all works would be carried out in a way which would limit any impact caused by the construction of the development. Nonetheless, it is necessary to include conditions dealing with hours of construction and wheel washing on any consent given. The revised Construction Method Statement referenced in an informative.

Neighbours have raised concerns about the impact of the proposed development on foundations. The development is a significant distance away from neighbouring buildings, at least 20m, therefore it is very unlikely the proposal would impact on nearby buildings.

Conclusion:

In light of the above appraisal, it is considered that the proposed swimming pool would be acceptable with limited harm to neighbouring amenity or the character and appearance of the Conservation Area and on this basis approval with conditions is recommended.

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

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

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

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Epping Forest District Council

Agenda Item Number 3



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Application Number:	EPF/2040/18
Site Name:	69 Church Hill, Loughton, Essex, IG10 1QP
Scale of Plot:	1:500

Report Item No: 3

APPLICATION No:	EPF/2040/18
SITE ADDRESS:	69 Church Hill Loughton Essex IG10 1QP
PARISH:	Loughton
WARD:	Loughton St Marys
APPLICANT:	Reformer Ltd
DESCRIPTION OF PROPOSAL:	Demolition of the existing bungalow and replacement with a block of 10 apartments.
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=612520

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:

317-EX-20 Existing Elevations
317-PL-20 - Site and Location Plans, 317-PL-21A Proposed Ground Floor, 317-PL-22 Proposed First and Second Floors, 317-PL-23-Proposed Roof Plan, 317-PL-24 Proposed Street Elevation, 317-PL-25-Proposed Elevations, 317-PL-26 Local Redevelopment Plan, 317-PL-27 Proximity to public space, 317-PL-28 Rear Street Elevation, 317-PL-29 Proposed Sections, 317-PL-30A Proposed Landscape Plan, Arb Report OS 1514-17-Doc 1 Rvs A, Tree Report OS 1514-17.1RVs A, 317-PL-31 Cycle Storage, Preliminary Ecological Appraisal and Preliminary Roost Assessment by Kingfisher Ecology dated 13/8/18 reference CH-100818v2
- 3 No ground works shall take place until details of levels have been submitted to and approved by the Local Planning Authority showing cross-sections and elevations of the levels of the site prior to development and the proposed levels of all ground floor slabs of buildings, roadways and access ways and landscaped areas. The development shall be carried out in accordance with those approved details.
- 4 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.

- 5 Prior to first occupation of the development hereby approved, details of surface water disposal shall be submitted to and approved in writing by the Local Planning Authority. The development shall be implemented in accordance with such agreed details.
- 6 A flood risk assessment and management and maintenance plan shall be submitted to and approved by the Local Planning Authority prior to commencement of development. The assessment shall include calculations of increased run-off and associated volume of storm detention using WinDes or other similar best practice tools. The approved measures shall be carried out prior to the substantial completion of the development and shall be adequately maintained in accordance with the management and maintenance plan.
- 7 No preliminary ground works shall take place until a flood risk assessment and management and maintenance plan shall be submitted to and approved by the Local Planning Authority prior to commencement of development. The assessment shall include calculations of increased run-off and associated volume of storm detention using WinDes or other similar best practice tools. The approved measures shall be carried out prior to the substantial completion of the development and shall be adequately maintained in accordance with the management and maintenance plan.
- 8 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.
- 9 The proposed use of this site has been identified as being particularly vulnerable if land contamination is present, despite no specific former potentially contaminating uses having been identified for this site. Should any discoloured or odorous soils be encountered during development works or should any hazardous materials or significant quantities of non-soil forming materials be found, then all development works should be stopped, the local planning authority contacted and a scheme to investigate the risks and/or the adoption of any required remedial measures be submitted to, agreed and approved in writing by the local planning authority prior to the recommencement of development works. In such instances, following the completion of development works and prior to the first occupation of the site, sufficient information must be submitted to demonstrate that any required remedial measures were satisfactorily implemented or confirmation provided that no unexpected contamination was encountered.
- 10 Prior to any above ground works, a scheme of soft landscaping and a statement of the methods, including a timetable, for its Implementation (linked to the development schedule), have been submitted to the Local Planning Authority and approved in writing. The landscape scheme shall be carried out in accordance with the approved details and the agreed timetable. If any plant dies, becomes diseased or fails to thrive within a period of 5 years from the date of planting, or is removed, uprooted or destroyed, it must be replaced by another plant of the same kind and size and at the same place, unless the Local Planning Authority agrees to a variation beforehand in writing.
- 11 Details of the proposed surface materials for the amenity area shall be submitted to and approved in writing by the Local Planning Authority prior to their installation. The agreed surfacing shall be made of porous materials and retained thereafter or provision shall be made and retained thereafter to direct run-off water from the hard surface to a permeable or porous area or surface within the curtilage of the property. The agreed surface treatment shall be completed prior to the first occupation of the

development or within 1 year of the substantial completion of the development hereby approved, whichever occurs first.

- 12 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.
- 13 Prior to the first occupation of the development the access arrangements, vehicle parking and turning areas as indicated on the approved plans shall be provided, hard surfaced, sealed and marked out. The access, parking, car lift and turning areas shall be retained in perpetuity for their intended purpose.
- 14 Prior to the first occupation of the development the redundant vehicle crossover to the site shall be fully reinstated with full height kerbing and footway construction.
- 15 Prior to first occupation of the proposed development, the Developer shall be responsible for the provision and implementation, per dwelling, of a Residential Travel Information Pack for sustainable transport, approved by Essex County Council, to include six one day travel vouchers for use with the relevant local public transport operator.
- 16 An electric vehicle charging point shall be provided for each of the approved dwellings prior to first occupation
- 17 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.
- 18 The proposed units 2, 3, 5, 6, 9 and 10 as shown on plan nos 317-PL-21A (Proposed Ground Floor), 317-PL-22 (Proposed First and Second Floors) hereby approved shall be constructed to comply with all lifetime homes specification / standards in accordance with , The Lifetime Homes Design Guide 2011 by Habinteg and BRE Press The development shall be implemented in accordance with the Lifetime Homes Standards prior to the first occupation of these units and retained permanently, to the satisfaction of the Local Planning Authority.
- 19 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.
 7. Tree protection measures.

- 20 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.

Reason- In the interests of the amenities of noise sensitive properties, in accordance with the guidance contained within the National Planning Policy Framework and policies RP5A and DBE9 of the adopted Local Plan and Alterations.

And subject to the completion of a S106 Legal agreement to secure appropriate financial contributions for the management and monitoring of visitors and mitigating impact on air quality within the Epping Forest Special Area of Conservation.

This application is before this Committee since the recommendation is for approval contrary to an objection from a Local Council and at least one non-councillor resident, on planning grounds material to the application (Pursuant to The Constitution, Part 3: Scheme of Delegation to Officers from Full Council)).

Description of Site:

The application site comprises a rectangular piece of land covering an area of 1021 sqm. It contains a detached one and half storey bungalow and curtilage. Land rises sharply on the site in a north easterly direction.

The proposal site is towards the crest of the hill of Church Hill. Adjoining the site on its eastern boundary is the property 73 Church Hill which is a larger detached house, to the east (higher end of the sloped site), adjoining the western boundary are the properties at 63-67a Church Hill, which are a group of mid twentieth century stepped terraced houses. To the north is a block residential flats and to the south are the rear gardens of two storey residential properties at 56 and 60 Uplands Road.

The wider area consists of a variety semi-detached, detached, terraced housing, and small apartment blocks.

The site is located within the urban area of Loughton. The site has no heritage designation.

Description of Proposal:

Permission is sought for the demolition of existing chalet bungalow and replacement with a new building consisting of 10 flats. This total includes 6, one bed units, and 4, two bed units.

The building measures a maximum of 22.85m wide by 16.1m deep and 9.45m high to the ridge of the highest gable roof. The first floor will hang over the ground floor to allow for the provision of a vehicular access ramp into the rear parking area. The existing dropped kerb will be retained.

External finishes include brick, timber cladding and render for the walls, metal frame fenestration, tiles for the roof and glass balustrades.

Schedule of accommodation:

Flat no.	Floor	Number of bedrooms	Area sqm.	Balcony Area sqm	Lifetime Home Compliant
1	Ground	1	50	5 sqm	no
2	Ground	2	69	none	Yes
3	Ground	1	62	5 sqm	Yes
4	First	1	54	5 sqm and 3 sqm	No
5	First	1	50	5 sqm and 3 sqm	Yes
6	First	2	63	5 sqm	Yes
7	First	1	62	4 sqm	Yes
8	Second	1	54	5 sqm	No
9	Second	2	88	5 sqm and 3 sqm	Yes
10	Second	2	87	5 sqm	Yes

10 Car parking spaces and a cycle store for 6 cycles are provided.

The communal amenity space areas at the front and rear of the building provide a total of around 130 sqm of amenity space.

The building has been designed as soldier course brick detailing with iron railing, glass balustrade and herringbone brick detailing, headers pushed out creating elevation interest,

Relevant History:

Application under reference EPF/0041/18 for demolition of the bungalow and replacement with 10 flats was withdrawn by the agent.

Policies Applied:

Adopted Local Plan:

CP1:	Achieving sustainable development objectives
CP2:	Protecting the quality of the rural and built environment
CP3:	New Development
CP6:	Achieving sustainable urban development patterns
CP7:	Urban Form and Quality
DBE1:	New Buildings
DBE2:	Effect on neighbouring properties
DBE3:	Design in Urban Areas
DBE8:	Private amenity space
DBE9:	Neighbouring residential amenity
LL10:	Adequacy of provision for landscape retention
LL11:	Landscaping schemes
ST1:	Location of development
ST2:	Accessibility of Development
ST4:	Road safety
ST6:	Parking provision
H2A:	Previously developed land
H3A:	Housing density

H4A:	Dwelling mix
RP4:	Contaminated land
U3B:	Sustainable Drainage Systems
NC1:	SPAs, SACs and SSSIs
NC3:	Replacement of Lost Habitat
NC4:	Protection of established Habitat
NC5:	promotion of Nature Conservation Schemes

NPPF:

The National Planning Policy Framework (NPPF) has been adopted as national policy since March 2012. Paragraph 213 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 Local Plan Submission Version 2017 was submitted for independent examination in September 2018. Accordingly, it can 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 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. As regards unresolved objections, some policies within the Submission Version have more unresolved objections than others. All of these factors have been taken into consideration in arriving at the weight accorded to each of the relevant policies in the context of the proposed development listed below:

SP1	Presumption in favour of sustainable development
SP2	Spatial Development Strategy 2011-2033
SP3	Place Shaping
H1	Housing mix and accommodation types
T1	Sustainable transport choices
DM2	Epping Forest SAC and the Lee Valley SPA
DM9	High quality design
DM10	Housing design and quality
DM 11	Waste recycling facilities on new developments
DM16	Sustainable drainage systems
DM18	On site management of waste water and water supply
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: 34

Site notice posted: Yes

Responses received: as follows:-

54 THE UPLANDS, 56 THE UPLANDS 53 CHURCH HILL, 60 THE UPLANDS, 62 THE UPLANDS, 67a CHURCH HILL, 73 CHURCH HILL, 77 CHURCH HILL and THE HILLS AMENITY SOCIETY LOUGHTON – OBJECT on the following grounds:-

1. Overdevelopment in terms of size, bulk, height and position of building and the intensity of the use.
2. Proposal does not reflect character of the area.
3. Proposal will overlook properties within the Conservation Area.
4. The proposed development includes balconies which will overlook neighbouring properties and will also be detrimental to the natural light.
5. Proposal will over dominate neighbouring properties.
6. Size of development and the steep incline of land on the site will negatively impact the structural stability of our house.
7. Concern about the damage impact on our property during the building process.
8. Increased levels of noise, disruption and air pollution as a result of car park in rear garden.
9. Inadequate provision has been made for resident and visitor parking.
10. Proposal will cause subsidence and drainage problems.
11. Harmful to highway safety and parking congestion.
12. Proposal will harm resale value of my house.
13. Will harm trees on the borders of the site.
14. Loss of view
15. Proposal will set bad precedent
16. Design and Access statement is incorrect. There are not 12 regular bus services within a ten-minute walk of the site. Loughton Station is 15 minutes away; there are in fact only 7. These are 20, 167, 397, 549, 66, 418 and 87. It would be suicidal to ride a bike along Church Hill.
17. Two detached houses are more suitable for this location.

LOUGHTON RESIDENTS ASSOCIATION (PLANS GROUP): OBJECT:

1. it is out-of-character with its surroundings – there are no blocks of flats on this side of Church Hill, or in The Uplands. the road it backs onto
2. the design totally fails to respect the scale, style and design of its uphill neighbour, no 73, which dates from 1907 and is largely unaltered
3. the design is also out-of-scale with the neighbouring properties on its downhill side, over which it will loom large
4. the number of parking spaces is wholly inadequate – 6 compared with a County Standard of 22 (27%). While we appreciate that the number may be reduced where there is good public transport (but see 5. below), given that there is significantly less than one parking space per flat (and no visitor spaces at all) and there are 4 2-bedroom flats (several of which could require 2 cars), and there is no alternative roadside parking nearby, we think the parking provision is wholly inadequate
5. we disagree with various statements about public transport in the Design and Access statement.

- Loughton Underground station is we think only a fifteen-minute walk for those who are young and fit.
 - Buses. The Design & Access Statement says that “There are 2 bus stops located 20m and 130m from the site with 5no regular bus services in both directions along Church Hill. There are a total of 12 Bus services within a 10 minute walk of the site.” We have been unable to reproduce the number of bus services quoted, which appears significantly overstated and must relate to out-of-date information – there has been a significant reduction in bus services along Church Hill during 2018.
6. The Design & Access Statement refers to “The development is located with a 500m walk of Epping Forest which provides easy access to substantial public amenity space.” It is true in the sense that anywhere within 5 miles is within “walking distance”, but in this case the walk would be up the side of the valley (St John’s Road or Pump Hill) which would tax any-one not young and fit, or mothers with buggies. Our point is that the site does not in fact provide “easy access” to public amenity access land.

We urge you to turn down this application.

If the District Council is minded to approve the application,
However, if the District Council is minded to approve the application, we ask for conditions as follows:

- to provide suitable landscaping
- to restrict demolition and building work hours to the Council’s usual standard hours
- to require wheel-washing equipment on-site (this is particularly important in view of the quantity of soil to be removed to construct the basement – Church Hill is a major road and a bus route (but see 5 above!))
- to impose suitable conditions to protect the neighbouring properties during and after the construction of the basement.

LOUGHTON TOWN COUNCIL: Comments after submission of revised plans: The Committee noted 3 letters of objection.

The Committee OBJECTED to this application, reiterating the following grounds previously stated:

ORIGINAL COMMENTS: OBJECT: The Committee NOTED the contents of two letters of objection from non-councillor residents.

Two members of the public with an interest in this application addressed the meeting.

Members NOTED the proposed amendments to this application regarding the reduction in the number of apartments to 10 and the removal of the proposed underground parking.

The Committee reiterated its previous comments made for EPF/0041/18, except for the paragraphs concerning the potential for drainage problems and the request for the tree report, which were:

Having noted the proposed amendments the Committee reiterated its previous comments made on this application, which were:

The Committee OBJECTED to this application on the following grounds:

The proposal for 11 apartments was considered an overdevelopment of the plot be reason of its massing and height. This would cause harm to the character and appearance of the locality and set a dangerous precedent for future developments, contrary to Local Plan and Alterations policies CP2(iv), CP7 and DBE1(i) which are consistent with the National Planning Policy Framework.

The proposal for 11 apartments was considered an overdevelopment of the plot because of its massing and height. This would cause harm to the character and appearance of the locality and set a dangerous precedent for future developments, contrary to Local Plan and Alterations policies CP2(iv), CP7 and DBE1(i) which are consistent with the National Planning Policy Framework.

By reason of its siting and layout the proposal would be detrimental to neighbouring properties, in both Church Hill and the Uplands, from overlooking, loss of light and visual impact contrary to Local Plan and Alterations policies DBE9 (i) and (iii) which are consistent with the National Planning Policy Framework.

Members also expressed concern for possible drainage problems in this area in digging out the proposed basement car park.

A tree report from the Tree and Landscaping Department was required was requested for this proposal.

The Committee considered the plot could suitably accommodate two separate dwellings with adequate parking provision, but the site was inappropriate for the development of this size.

If the Planning Authority is minded granting this application, the Committee also requested that the following conditions be imposed to restrict demolition and building work hours to the Council's usual standard hours and to require wheel washing equipment on site.

Members further drew the Planning Authority's attention to the Senior Housing Officer's recommendation that "the application be refused on the basis that the proposal does not include a sufficient amount of affordable housing".

Additionally, the Committee felt that the recent European Court of Justice ruling on Habitats Regulations Assessments was relevant to this application that sought to increase and enlarge what was a single-family house into multiple dwellings. As it appears that all additional residential and commercial developments in Loughton would have a detrimental effect on air quality and a result in extra pressure on Epping Forest, the Planning Authority was asked to consider the implications of this application in this regard.

Main Issues and Considerations:

Principle of Development:

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

The National Planning Policy Framework (NPPF) presumption in favour of sustainable development requires local planning authorities to positively seek opportunities to meet the development needs of their area. There is a need for additional housing in the district and sites such as these go some way in resisting the pressure for sites within the Metropolitan Green Belt to be brought forward for residential development.

Loss of a bungalow:

Policy H1 criterion (F) of the emerging Local Plan seeks to prevent the loss of bungalows to meet the needs of less mobile people within the District. Whilst this policy accords with the requirements of paragraph 61 of the NPPF which requires that developments provide housing which meets the needs of different groups within the community, this policy on its own has only some weight in accordance with paragraph 48 of the NPPF due one objection being received from a resident regarding this policy.

This emerging policy also needs to be weighed against the requirements of chapters 5 and 11 of the NPPF. Chapter 5 requires that the supply of housing is significantly boosted. Chapter 11 requires that decisions should “promote an effective use of land in meeting the need for homes”.

Policy CP6 (ii) of the Local Plan requires that housing development and redevelopment is concentrated within urban areas by maximising the use of spare capacity in terms of land, buildings and infrastructure.

The proposal will replace the existing house with an additional 9 units. 6 of these units will be accessible and adaptable. The block also includes a lift. It is therefore considered that proposal will make a more efficient use of the land in comparison to the existing chalet bungalow. It will also provide units which meet the needs of people with mobility difficulties. The material benefits of 10 unit scheme are therefore greater than the protection of a bungalow which has rooms in the roof and is situated on a site which has a sharp incline.

Sustainable Location:

The application site is in an urban area which is in close proximity to public transport and amenities. This means that future occupiers will have a more limited need to use the car. The location of the site is therefore considered sustainable in accordance with the NPPF, policies CP1 and CP3 of the Adopted Local Plan and policies SP1, and T1 of the LPSV.

Housing Density:

Paragraph 123 of the NPPF requires “Where there is an existing or anticipated shortage of land for meeting identified housing needs, it is especially important that planning policies and decisions avoid homes being built at low densities, and ensure that developments make optimal use of the potential of each site...local planning authorities should refuse applications which they consider fail to make efficient use of land, taking into account the policies in this Framework. In this context, when considering applications for housing, authorities should take a flexible approach in applying policies or guidance relating to daylight and sunlight, where they would otherwise inhibit making efficient use of a site (as long as the resulting scheme would provide acceptable living standards).”

On that basis, while it is noted that the proposal has a density of 97 units per hectare (higher than the density of development on neighbouring sites) refusal on the grounds of density alone could not be justified.

Design and appearance:

Paragraph 39 of the Planning and Compulsory Purchase Act 2004 requires that the Local Authority must seek to achieve ‘good design’. Policies contained within the National Planning Policy Framework define what ‘good design’ is.

Paragraph 127 of the NPPF requires that developments should function well and add to the overall quality of the area; be visually attractive as a result of good architecture, layout and appropriate and effective landscaping; be sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities); Moreover they should establish or maintain a strong sense of place; to create attractive, welcoming and distinctive places to live, work and visit; whilst optimising the potential of the site to accommodate and sustain a appropriate amount and mix of development.

Policy DBE1 of the adopted Local Plan requires that new buildings will:-

- (i) Respect their setting in terms of scale, proportion, siting, massing, height, orientation, roof-line and detailing;
- (ii) Are of a size and position such that they adopt a significance in the streetscene which is appropriate to their use or function; and
- (iii) Only employ external materials which are sympathetic in colour and texture to the vernacular range of materials.

Policy DM9 of the Council's Submission Version Local Plan requires that development proposals must relate positively to their locality, having regards to (i) building heights (ii) the form, scale, and massing prevailing around the site, (iv) the rhythm of any neighbouring or local regular plot widths, and, where appropriate, following existing building lines. This policy has significant weight in accordance with the guidelines contained within paragraph 48 of the NPPF.

The proposed block of flats will be viewed from the street as a 3-storey building with two gable roofed projections connected by a slightly set back table top roof. The second-floor central windows are designed so that the cill is at floor level and the glazing rises 1m above the eaves level. The remainder of the fenestration detailing is predominately floor to ceiling.

The building has been articulated by solid course brick detailing with iron railing, glass balustrade and herringbone brick detailing, headers pushed out creating elevation interest.

The neighbouring property at 73 Church Hill is a large detached house built in the early part of the 20th century, and 67a Church Hill, is an end of terrace house built in the 1960's /1970's. The proposal will respect both. The proposed building will be 0.85m lower than the highest part of the property at 73 Church Hill and the eaves level closest to 67a Church Hill is 0.85m higher than the eaves level of this neighbouring flat roofed property. This will be achieved by levelling out the land. There is a separation distance of 2.25m between the side flank wall of number 67a Church Hill and 1.3m between the side flank of 73 Church Hill and the application building.

The proposal does project 0.7m beyond the building line of neighbouring properties, this is considered acceptable due to space between the properties and the inconsistent building line of the wider street.

On the basis of the above assessment the proposal is considered to accord with the requirements of chapter 12 of the NPPF, DBE1 of the adopted Plan and DM9 of the Submission Version Local Plan.

In relation to landscaping, the previous trees on the site were removed prior to the application being submitted. None of these trees had any statutory protection. The Trees team raise no objection to the scheme subject to suggested conditions in accordance with policy LL11 of the Local Plan.

The Hills Amenity Society has raised concerns that the proposal will affect the character and amenity of the York Hill Conservation Area. However, since this conservation area at its nearest point is 153m away, it is considered that the proposal is sufficiently distant to ensure that its special significance will not be affected by the proposal.

Dwelling mix:

The proposal consists of 6, one-bedroom units and 4, two-bedroom units. This mix is considered suitable for smaller households; the proposal would therefore meet an existing housing need within the borough in line with the requirements of policy H4A of the Local Plan.

Quality of resulting residential accommodation:

The proposed self-contained units have an adequate internal size, outlook, layout and ventilation in accordance with principles laid out in the National Technical Housing Standards (2015) and the Essex Design Guide.

The communal amenity space areas at the front and rear of the building provide a total of around 130 sqm of amenity space and 9 out of the 10 flats have individual balconies. Flat 2 does not have its own balcony, but does have access to the garden. This provision falls short of the 250 sqm requirement stated in policy DBE8 of the adopted plan. Given the location of the site close to Loughton town centre where dwellings can be expected to have smaller amenity areas, the proximity of Epping Forest and other amenities and together with the fact that the proposed one and two-bedroom flats are less suitable for families, this provision is considered to accord with the requirements of policy DM10 of the Submission Version Plan. This policy has significant weight in accordance with paragraph 48 of the NPPF.

Details regarding the storage of waste are also acceptable.

Impact on neighbouring residential dwellings:

Number 67a Church Hill is on lower ground in comparison with the application site. However, the side boundary of the application site with this neighbour is lined with a tall conifer hedge. This property is also orientated south of the application site. The proposed building is set 1m in from this boundary. The house at number 67a is set 1.2m from this building. The proposed building projects 2m beyond the rear elevation with the existing screening. It is therefore considered that this property will not be significantly affected by loss of light.

The rear elevation of the proposed building extends 1.45m beyond the rear elevation of number 73 Church Hill at its closest point. Plans indicate that 45-degree guidelines in relation to light will not be breached. The main building at 73 Church Hill is separated from the proposal by a gap of 1.3m, and is on higher ground.

This neighbour has windows within its southern side flank wall which face the application site. These include a hallway window and a secondary bedroom window. Given that these windows are on the side flank wall and are not the main windows serving habitable rooms. The reduction of light through these windows will not in itself, justify refusal of the scheme.

A two-storey single family house on the application site would overlook the gardens of these adjoining properties. Furthermore, the site is located within an urban location where gardens are already generally mutually overlooked by neighbouring dwellings. The loss of privacy in the garden is on balance considered insufficient to justify refusal of the scheme.

The properties on the north-western side of The Uplands are on lower ground than the application site. However, they are separated from the proposal by over 30m from the rear elevation of the proposed building. It is therefore considered that these neighbours will not be excessively affected in terms of loss of privacy.

The proposal is therefore considered to comply with the requirements of policy DBE9 of the Local Plan.

Highways and parking:

The Highways Authority is satisfied that the proposed access has suitable visibility and geometry for the speed of the road. The parking provision is acceptable given the location. It is on this basis

that the proposal subject to conditions requiring that the access and parking is laid out in accordance with the plans prior to first occupation complies with the requirements of policies ST4 and ST6 of the Local Plan along with policy T1 of the Submission Version Plan.

Land Drainage:

The site lies within an Epping Forest District Council flood risk assessment zone. The Land Drainage team therefore require conditions to be attached to any permission which require further details on flood risk and how surface water drainage will be dealt with. The use of 'grasscrete' as a permeable surface is welcomed.

It is on this basis that the proposal complies with policies U2B and U3B of the Local Plan.

Contaminated Land:

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

Epping Forest Special Area of Conservation:

The proposal will create 10 new residential units which are within a distance of 3km from the Epping Forest SAC, therefore policies DM2 (C) and DM22 of the Submission Version Plan require that any permission would be subject to a financial contribution to pay towards access management and monitoring of visitors to the Forest in order to mitigate against the harmful impacts of development on the air quality, biodiversity and recreational pressure within the Forest. The total amount required to mitigate recreational pressure is £3168.00. However the exact amount of contribution towards mitigating the effects of air quality had not been agreed.

Conclusion:

The Council cannot demonstrate an adequate housing land supply at this present time. Paragraph 11 of the NPPF therefore requires the application be approved unless any adverse impact of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in the Framework taken as a whole.

Paragraph 123 of the NPPF requires that "Where there is an existing or anticipated shortage of land for meeting identified housing need, it is especially important that planning policies and decisions avoid homes being built at low densities, and ensure that developments make optimal use of the potential of each site."

It is acknowledged that the density of the proposal is higher than that of neighbouring dwellings which has resulted in the provision of parking and amenity space being lower than normal Adopted Policy standards. This lack of compliance needs to be weighed up against the application providing 6 Lifetime standard flats and two additional good-sized flats located within a sustainable part of the District.

It has an acceptable design and will not have an excessive adverse impact on neighbouring residential amenity.

The site is located close to amenities and good public transport links, therefore whilst the proposal does not meet the minimum standards required for parking provision; it is not considered to have an overall detrimental impact on parking congestion in the area. Furthermore, the use of alternative modes of transport will contribute to the aim of reducing carbon emissions.

The proposal therefore complies with relevant planning policy and it is recommended that planning permission be granted subject to conditions and a S106 agreement to secure mitigation of the impact of the development on the Epping Forest SAC.

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

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Epping Forest District Council

Agenda Item Number 4



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Application Number:	EPF/2114/18
Site Name:	89 Princes Road, Buckhurst Hill, Essex, IG9 5DZ
Scale of Plot:	1:500

Report Item No: 4

APPLICATION No:	EPF/2114/18
SITE ADDRESS:	89 Princes Road Buckhurst Hill Essex IG9 5DZ
PARISH:	Buckhurst Hill
WARD:	Buckhurst Hill West
APPLICANT:	Mr Sutton
DESCRIPTION OF PROPOSAL:	Proposed two storey 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=612893

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 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.
- 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.

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 small 2 bedroom and narrow fronted end of terrace Victorian house with a one and two storey addition or outrigger at the rear. The property is not listed nor does it lie in a Conservation area.

Description of Proposal:

Proposed part one and part two storey rear extension.

Relevant History:

None.

Policies Applied:*Adopted Local Plan:*

DBE9 – Loss of amenity.
DBE10 – Residential extensions.

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:

DM 9 – High Quality Design

Summary of Representations:

BUCKHURST HILL PARISH COUNCIL – Objection – overdevelopment of the site, design of rear elevation out of keeping with local properties, concerns over precedent setting.

NEIGHBOURS – 5 properties notified and no replies were received.

Issues and Considerations:

The application seeks approval for the demolition of the part one and part two storey outrigger and its replacement with a part one and part two storey rear extension. The proposed extension will

extend across the width of the plot – which is just 3.9m. In comparison with the existing outrigger depth the proposed extension will project 3.7m out at ground level and 5m out at first floor level. This first floor projection will extend to the same depth as a fairly recent rear extension built at the rear of the adjoining mid terrace house at no.87 - but it will project a further 2.2m at ground floor level. The proposed extension will have a sideways sloping roof which is similar to the slope on the existing outrigger.

The impact of the proposed extension on the amenity and outlook of no. 87 is limited since the first floor will extend out to the same line as the extended first floor of no.89, and the ground floor first floor will extend further out by a modest 2.2m.

In respect of the adjoining detached neighbour at no.91 the proposed extension will have more impact on the amenity and outlook of this neighbour. However, this impact will not be at a significant level because of the following factors. Firstly, no.91 has a side garage next to the boundary with no.89 such that the house at no.91 will be a minimum of 3m away from the proposed extension - and hence the sense of enclosure is reduced. Secondly, no.91 stands on ground that is some 0.7m higher than no. 89, and no.91 has a line of dense trees and shrubs inside its boundary that will provide screening of the proposed extension. Finally, it is to be noted that the neighbour at no.91 has not raised any objections to this application.

The Parish Council raise concern about the design of the proposed rear elevation being out of keeping. It is the case that the first floor rear will have a large glazed area which follows the shape of the roof, and which will contain a Juliet balcony. However, in contrast to front elevations there is no real reason to exercise tight control over the design of the rears of houses, and not surprisingly the rears of these Victorian houses have been extended and altered in a large variety of ways. It is also to be noted that the proposed rear extension has a sideways sloping roof whereas the two storey rear extension on the adjoining no.87 has a more unsightly flat roof. Finally, there are many mature trees in these rear gardens which screen views of the rear of the house, including from the fairly distant Queens Road properties to the rear.

In terms of the concern of the Parish about overdevelopment this extension is not unduly excessive - and can be seen as being not much more than 'par for the course' for these Victorian houses. In addition the rear garden is a sizeable 30m in length and there is no justification to refuse this application on grounds of overdevelopment.

Conclusions:

The existing house is a small 2 bed Victorian house and the proposal seeks to provide improved accommodation for the applicant's family. The proposed extension is not unduly large; it does not have an undue impact on the amenity of neighbours, and is a form of extension that is not unusual in this road. For these reasons, and those outlined 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

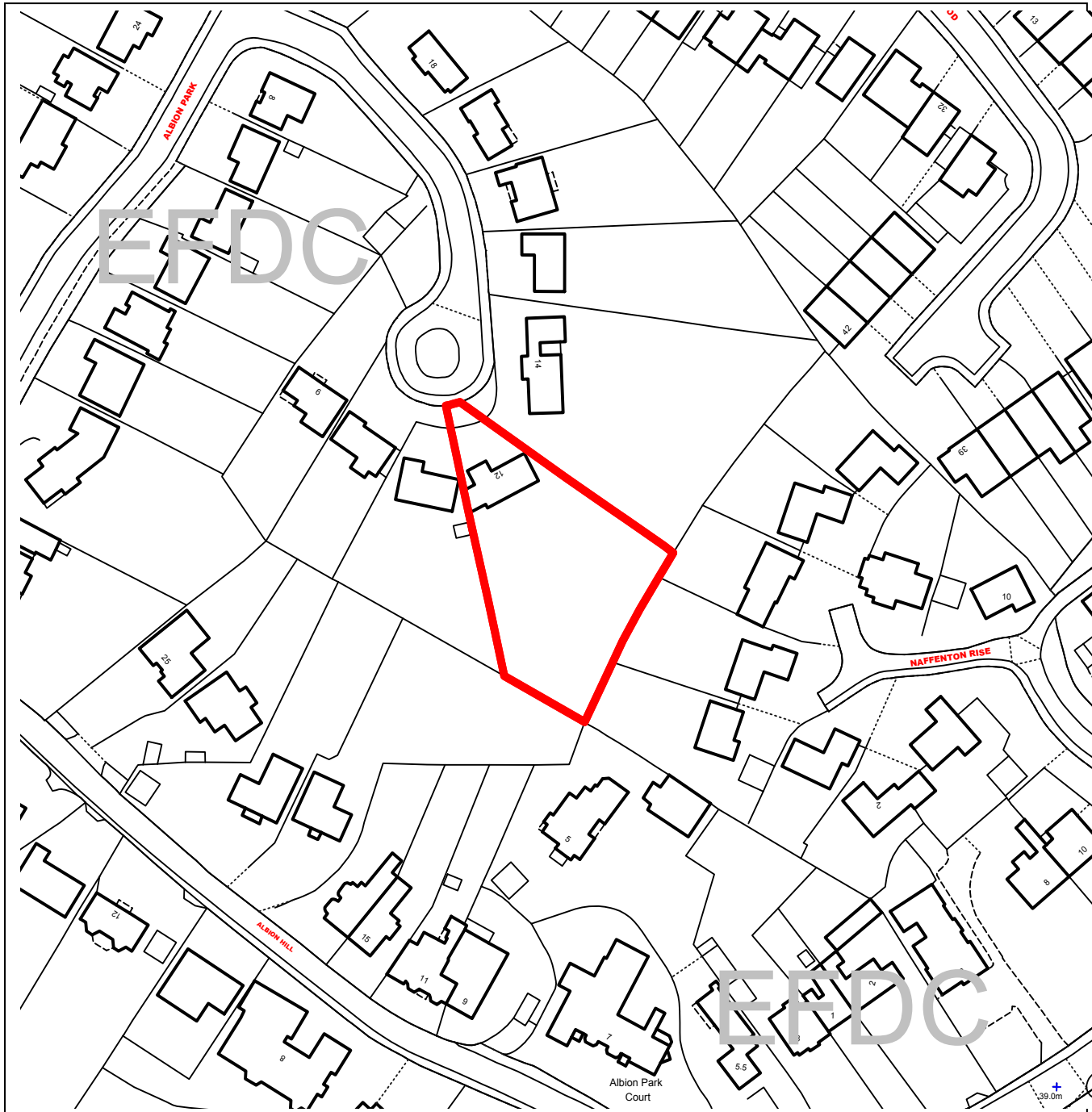
Direct Line Telephone Number: 01992 564514

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



Epping Forest District Council

Agenda Item Number 5



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Application Number:	EPF/2624/18
Site Name:	12 Albion Park, Loughton, Essex, IG10 4RB
Scale of Plot:	1:1250

Report Item No: 5

APPLICATION No:	EPF/2624/18
SITE ADDRESS:	12 Albion Park Loughton Essex IG10 4RB
PARISH:	Loughton
WARD:	Loughton Forest
APPLICANT:	Mr & Mrs Creevy
DESCRIPTION OF PROPOSAL:	Two storey rear extension and front canopy.
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=615300

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 glazing of windows together with any glazing to the door in the flank walls shall be entirely obscured glass of a minimum Level 3 obscurity. The windows shall also have fixed frames to a height of 1.7 metres above the floor of the room in which the windows are installed and shall be permanently retained in that condition.
- 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.
- 4 Notwithstanding the provisions of the Town and Country Planning General Permitted Development Order 1995 as amended (or any other order revoking, further amending or re-enacting that order) no roof enlargement generally permitted by virtue of Class B of Part 1 of Schedule 2 to the Order shall be undertaken without the prior written permission of the Local Planning Authority.
- 5 Prior to first occupation of the development hereby approved, details of surface water disposal shall be submitted to and approved in writing by the Local Planning Authority. The development shall be implemented in accordance with such agreed details.

This application is before this Committee since the recommendation is for approval contrary to an objection from a Local Council and at least one non-councillor resident, on planning grounds material to the application (Pursuant to The Constitution, Part 3: Scheme of Delegation to Officers from Full Council)).

Description of Site:

The property is a two-storey detached house. The house has not been previously extended to the rear. The site is within a built-up area of Loughton located in a cul-de-sac. It is not within a conservation area, nor is it within the Green Belt. PD rights are intact.

The application site and neighbouring properties are arranged in a rough semi-circle around the end of the cul-de-sac such that the house at the application site and neighbouring houses are set at significant angles to each other, narrowing to the front and widening to the rear. Land rises from east to west across the site such that no. 11 Albion Park is at higher level and no. 14 at lower level in relation to the application site. There are no preserved trees at the application site or neighbouring land, although there is a good line of trees and bushes on the rear garden boundary with 14 Albion Park. The street is characterised by detached houses of varying size and detailed design, most set close to the site boundaries.

Description of Proposal:

The proposal is for a two-storey rear extension and a front canopy.

The two-storey rear extension will project approximately 6.2 metres from the original rear wall at both ground floor and first floor level. The resulting roof form of the enlarged house would be a valley roof with a linking element in the middle connecting the roofs of the original house and the proposed extension.

The front canopy would project 1m from the front elevation and have a maximum height of 3.5m.

Relevant History:

EPF/1491/75 – Erection of Porch and Front Alteration – APPROVED

EPF/0849/04 - Two storey / single storey rear extensions and front porch (removal of utility room extension and brick garden shed) – APPROVED. Not implemented. (The proposal was a reduced form of the current proposal, the two-storey addition projecting 4.55m across the entire rear elevation.)

Policies Applied:

Adopted Local Plan:

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

Local Plan Submission Version 2017:

Paragraph 213 of the National Planning Policy Framework 2018 (NPPF) requires that due weight be given to the relevant policies in existing plans. However, paragraph 48 of the NPPF states that decision-takers may also give weight (unless material considerations indicate otherwise) 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 this Framework (the closer the policies in the emerging plan to the policies in the Framework, the greater the weight that may be given).

The Council considers that the Plan is currently at an advanced stage of preparation and has been formally submitted to the Secretary of State for examination and that all the policies are consistent with the NPPF (although this will be tested through the examination). By virtue of this advanced stage of preparation, as well as the Council resolution taken on the 14th December 2017, the LPSV is a material consideration in determining planning applications. Therefore, we need to consider the weight that should be given to each of the relevant policies in the context of the proposed development listed below:

SP1	Presumption in Favour of Sustainable Development
DM9	High Quality Design
DM10	Housing Design and Quality

Consultation Carried Out and Summary of Representations Received:

Number of neighbours Consulted: 7.
Site notice posted: No, not required

Two responses received:

11 ALBION PARK – COMMENT - Access to the rear of No12 which the contractors would need for such a large extension, is narrow is likely to require widening and with my property being several feet higher (both properties on the sloping ground) there is the potential for ground slippage which could result in structural damage to my property. The situation will worsen if a pillar to the side gate is removed, as has been suggested. Any Planning Permission should include the requirement for a suitable retaining wall along the section of the boundary affected.

14 ALBION PARK – OBJECTION – Summarised as;

- Overlooking and loss of privacy
- Overshadowing and reduction in light
- Overdevelopment and overbearing

LOUGHTON TOWN COUNCIL – OBJECTION – on the grounds that the proposal is excessive in size and scale and was detrimental to the amenity of neighbours at no 14 causing overlooking and loss of daylight.

Main Issues and Considerations:

The main issues to be considered with this application relates to the impact of the proposed rear extension on the character and appearance of the locality and the impact on the living conditions of neighbours, particularly 14 Albion Park. The proposed front canopy is of no consequence due to its small size (similar to permitted development) and siting away from any boundary.

Character and appearance:

The proposal is for a substantial enlargement, nearly doubling its size. Due to the relationship of houses at this end of the cul-de-sac described above and the narrowing garden widths to the front of houses arising from that arrangement, views of the proposed rear extension from the street would be significantly restricted. Consequently, the proposal would have a very limited impact on the street scene.

The addition would primarily be seen from the rear garden of the house and rear gardens neighbouring houses. The pitched roof design would complement the design of the existing house and not appear disproportionately large within the site. Minimum distances from the site boundaries would be 4m with the separation distance increasing further to the rear of the addition. The link between the roofs of the existing house and proposed addition would appear subordinate to the roof structure as a whole due to its limited size and distance set in from the gable ends, 4.2m and 5m.

Living conditions of neighbours:

Due to the relationship of 11 and 14 Albion Park to no. 12, the rear elevation of the houses face away from each other and garden widths increase significantly beyond the rear elevations. As a consequence it will not be possible to view the proposed extension from the rear elevations of 11 and 14 Albion Park. There would be restricted views from secondary flank windows in 14 Albion Park, but the impact on outlook would not be excessively harmful.

As stated above, primary views of the extension from neighbouring properties would be from the rear gardens. Due to its depth and scale, the addition has the potential to appear overbearing when seen from those gardens. That is a particular issue for 14 Albion Park, whose garden is at lower level than the proposed extension. In this case, however, the potential harm to both immediate neighbours is mitigated by the following facts:

1. The degree of separation from the site boundaries (4m).
2. The orientation of gardens away from the extension
3. The width of neighbouring gardens adjacent the extension (approximately 20m for 11 Albion park and 38m for 14 Albion Park)
4. The depth of neighbouring gardens beyond the extension (a minimum of 25m at both 11 and 14 Albion Park)
5. In respect of 11 Albion Park, its somewhat elevated position
6. In respect of 14 Albion park, the trees and large bushes on both sides of the site boundary.

Having regard to those mitigating factors it is concluded that while the proposal would clearly be visible from adjacent gardens, it would not appear excessively overbearing when seen from the gardens of both 11 and 14 Albion Park. For the same reasons, it is concluded the degree of overshadowing of the rear garden of 14 Albion Park, which would primarily occur between October and March, would not be so severe that it would amount to excessive harm to the living conditions of that dwellinghouse.

The proposal would not cause any reduction in daylight received by the primary windows of any room at 14 Albion Park. There is likely to be some limited impact on secondary ground floor flank windows in the side elevation of the house. The degree of impact would not amount to excessive harm to the living conditions of 14 Albion Park.

There is potential for ground floor flank windows and a glazed door facing the boundary with 14 Albion Park to cause a significant loss of privacy to its rear garden. Boundary fencing would normally be sufficient to address that, however, Officers are concerned the elevated position of the application site in relation to 14 may weaken the screening impact of fencing. A precautionary

approach is therefore considered necessary in these circumstances therefore any consent given should include a condition requiring those windows and door to be obscure glazed. Since the windows are secondary windows for the relevant room such a condition is reasonable as well as necessary.

Other matters:

The neighbour at 11 Albion Park raises concern about possible ground slippage arising from construction works adjacent to the site boundary. This is not a town planning matter. It is a private matter between the owners of the respective properties. On examination of the submitted plans, however, it is clear that since the addition would be a minimum of 4m from the site boundary. In the circumstances, there is evidently ample room to ensure excavations for foundations do not impact on the site boundary. Works nearer the boundary are the demolition of small redundant outbuildings which can be carried out without planning permission in any event. On the basis of this analysis it would be unreasonable to require the construction of the retaining wall requested by the occupier of 11 Albion Park.

Conclusion:

The proposal is larger than a similar proposal approved in 2004 which was not implemented. Due to its size, siting and detailed design the presently proposed rear extension would complement the appearance of the existing house and would not have a significant impact on the appearance of the street scene. The proposal would therefore safeguard the character and appearance of the locality. In relation to the potential impact on the living conditions of neighbouring properties, the degree of potential impact is limited and adequately mitigated by a combination of its size, siting, relationship to neighbouring land and necessary planning conditions. The proposal is therefore acceptable and it is recommended that planning permission be granted.

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

***Planning Application Case Officer: Muhammad Rahman
Direct Line Telephone Number: 01992 564415***

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