

AREA PLANS SUB-COMMITTEE SOUTH

20 February 2019

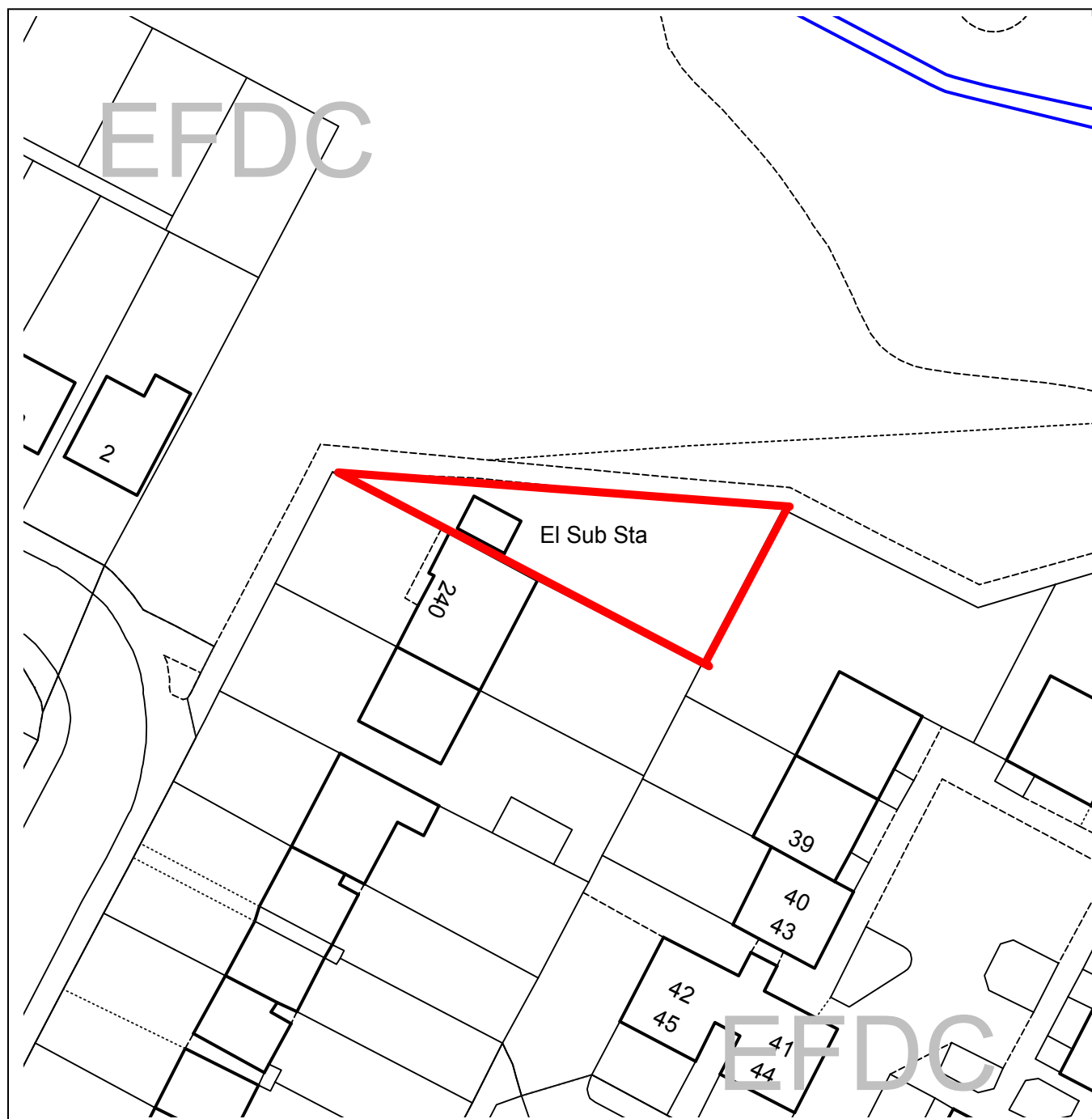
INDEX OF PLANNING APPLICATIONS/ENFORCEMENT CASES

ITEM	REFERENCE	SITE LOCATION	OFFICER RECOMMENDATION	PAGE
1.	EPF/1424/18	Land adjacent 240 The Broadway Loughton Essex IG10 3TF	Grant Permission (Subject to Legal Agreement)	16
2.	EPF/1634/18	110 Pyrles Lane Loughton Essex IG10 2NW	Grant Permission (With Conditions)	24
3.	EPF/2244/18	1 Grosvenor Path Loughton Essex IG10 2LF	Grant Permission (With Conditions)	30
4.	EPF/2934/18	Derwen Vicarage Lane Chigwell Essex IG7 6LS	Grant Permission (With Conditions)	36
5.	EPF/2971/18	74 Valley Hill Loughton Essex IG10 3AT	Grant Permission (Subject to Legal Agreement)	44



Epping Forest District Council

Agenda Item Number 1



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Application Number:	EPF/1424/18
Site Name:	Land adjacent 240 The Broadway. Loughton, Essex, IG10 3TF
Scale of Plot:	1:500

Report Item No:1

APPLICATION No:	EPF/1424/18
SITE ADDRESS:	Land adjacent 240 The Broadway Loughton Essex IG10 3TF
PARISH:	Loughton
WARD:	Loughton Broadway
APPLICANT:	Mr Daniel Aldorino
DESCRIPTION OF PROPOSAL:	Proposed detached dwelling.
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=609815

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: ABEF/18/02 A, ABEF/18/04 A, ABEF/18/06A, ABEF/18/07
- 3 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 development generally permitted by virtue of Part 1, Class A, B or E shall be undertaken without the prior written permission of the Local Planning Authority.
- 4 No development shall commence until an assessment of the risks posed by any contamination, carried out in accordance with British Standard BS 10175: Investigation of potentially contaminated sites - Code of Practice and the Environment Agency's Model Procedures for the Management of Land Contamination (CLR 11) (or equivalent British Standard and Model Procedures if replaced), shall have been submitted to and approved in writing by the local planning authority. If any contamination is found, a report specifying the measures to be taken, including the timescale, to remediate the site to render it suitable for the approved development shall be submitted to and approved in writing by the local planning authority. The site shall be remediated in accordance with the approved measures and timescale and a verification report shall be submitted to and approved in writing by the local planning authority. If, during the course of development, any contamination is found which has not been previously identified, work shall be suspended and additional measures for its remediation shall be submitted to and approved in writing by the local planning authority. The remediation of the site shall incorporate the approved additional measures and a verification report for all the remediation works shall be submitted to the local planning authority within 21 days

of the report being completed and approved in writing by the local planning authority.

- 5 Prior to first occupation of the development, a scheme to enhance the ecological value of the site shall be submitted to and agreed in writing by the Local Planning Authority. The ecological value shall be quantified using the Biodiversity Impact Assessment Calculator (BIAC) where appropriate. The scheme shall be implemented in full prior to the occupation of the development hereby approved.
- 6 Prior to first occupation of the development hereby approved, 1 Electric Vehicle Charging Point for each dwelling that has a garage or allocated parking space and 1 Electric Vehicle Charging Point for every 10 properties that share unallocated parking shall be installed and retained thereafter for use by the occupants of the site.
- 7 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.
- 8 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.
- 9 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.
- 10 The parking area shown to the front of the property on the approved block plan shall be provided prior to the first occupation of the development and shall be retained free of obstruction for the parking of residents and visitors vehicles.

And subject to the completion of an agreement under Section 106 of the Town and Country Planning Act 1990 to secure a financial contribution towards mitigation of the impact of the development on visitor pressure and air quality in the Epping Forest Special Area of Conservation.

This application is before this Committee since it has been 'called in' by Councillor Pond (Pursuant to The Constitution, Part Three: Planning Services – Delegation of Council functions, Schedule 1, Appendix A.(h))

This application is also 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 is a triangular area of land located north of the junction of The Broadway with Rookwood Avenue. It comprises the site of a former substation adjacent to a semi-detached house and the side/rear garden of the house. To the north of the site is a playing field and, to the east (the rear) is the rear/side garden of 38 Austen Close, an end of terrace house. The development is located outside of the Metropolitan Green Belt, with the closest boundary of the Green Belt being some 50 metres away.

Description of proposed development

This application seeks planning permission for the erection of a 3 bedroom detached dwelling. The proposed dwelling would be set approximately 2m from the flank of the existing house at 240 the Broadway with its front elevation and set back approximately 500mm rear of its front elevation. The house would have a staggered plan reflecting the triangular shape of the site. Two off-street parking spaces would be available on a driveway. Detached dwellings have been approved twice previously on the site.

Relevant planning history

There is considerable planning history on this site with respect to planning applications, two applications for detached dwellings have been approved on the site, the most recent being in 2017.

EPF/0259/85 - Two storey side extension – Approved 29/03/85.

EPF/1491/90 - Erection of single storey side and rear extension - Approved 04/01/91.

EPF/0018/10 - Erection of two storey detached dwelling house - Withdrawn.

EPF/0909/10 - Erection of two storey detached dwelling house – Approved 14/07/10

EPF/1844/17 - New two storey dwelling on the land adjacent to 240 The Broadway - as approved in 2010 ref: EPF/0909/10.

Policies Applied

Epping Forest District Adopted Local Plan (1998) and Alterations (2006)

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

DBE4 – Design in the Green Belt

DBE6 – Car Parking in New Development

DBE8 – Private Amenity Space

DBE9 – Loss of Amenity to Neighbouring Properties

ST1 – Location of Development

ST2 – Accessibility of Development

ST4 – Road Safety
ST6 – Vehicle Parking
H2A – Previously Developed Land
H3A – Housing Density
H4A – Dwelling Mix
LL11 – Landscaping Schemes
H6A – Thresholds for affordable housing
H7A – Levels of affordable housing
GB2A – Development in the Green Belt
GB7A – Conspicuous development
NC5 – Promotion of Nature Conservation Schemes

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
DM4 – Green Belt
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
H1 – Housing Mix and accommodation types
T1 – Sustainable Transport Choices

Consultation Carried Out and Summary of Representations Received

4 Neighbours consulted – NO RESPONSES RECIEVED

LOUGHTON TOWN COUNCIL – OBJECTION – The Committee OBJECTED to this application which was considered an overdevelopment of the site and garden grabbing. The site was immediately adjacent to Green Belt land and had no proper access. This was therefore contrary to policies DBE4, DBE8 & DBE9 of the Local Plan and Alterations and the provisions of the National Planning Policy Framework. The Committee was aware of the recent European Court of Justice ruling on Habitats Regulations Assessments. As it appears that all additional residential and commercial developments in Loughton would have a detrimental effect on air quality and result in extra pressure on Epping Forest SAC, the Planning Authority was asked to consider the implications of this application in this regard.

Main Issues and Considerations:

This application is for full planning consent. The principle of residential development on the site has been established through two recent consents for a dwelling of similar scale therefore the main issues for consideration are consequence for the character and appearance of the locality, neighbouring amenity, the Epping Forest SAC and highway safety/access.

Character and Appearance

The surrounding street scene is characterised by traditional rectangular plan terraced and semi-detached dwellings with both hipped and gable end pitched roofs. Properties tend to be finished with either render or facing brick and have concrete roof tiles.

Policy DM9 of the LPSV requires that development should relate positively to its context and contribute to the distinctive character and amenity of the local area. The proposed dwelling, whilst it would be different to surrounding properties, with a more complex footprint dictated by the shape of the plot would be set back from the road to the extent such that views of it would be limited. Moreover the proposed design is very similar to that of the scheme approved twice on the site, apart from a raise in the ridge level of the roof over part of the house and a slightly deeper rear projection. Its design and use of materials, would be similar to that of its immediate neighbours, and would be considered appropriate within the street scene, referencing material used on the within the row of neighbouring and along this residential part of The Broadway and not detrimental to its character. Therefore, the design of the proposal is considered to make an overall positive contribution to the character and appearance of the surrounding area.

The development is located outside of the Metropolitan Green Belt, with the closest boundary of the Green Belt being some 50 metres away and separated by a playing field adjacent to the site and would be seen in the context of a large group of dwellings. Therefore, it is considered that the proposal would not have any detrimental impact on the Green Belt and would not be contrary to policy DBE7 of the adopted local plan or DM4 of the LPSV.

Impact on Neighbouring Residents

Policy DM9 of the LPSV requires new development to take account of the privacy and amenity of the developments users and neighbours. The dwelling which would be most affected by the proposed development would be 240 The Broadway, which was the host dwelling to the proposed

new building in the previous applications. The proposed dwelling would extend approximately 2.8 metres to the rear of no. 240, separated by a distance of approximately 2 metres, with a further rear projecting element at two storeys outside of the line of sight from rear windows of the property. This relationship would be acceptable and would not have any significant impact on light to no. 240. Moreover due to the size of both plots the proposed dwelling would not appear overbearing when seen from neighbouring properties. The privacy of 240 and amenities would be protected by obscure glazing in a high-level landing window in the south facing flank elevation.

All habitable rooms within the proposed dwelling would have an acceptable level of natural light and outlook, with the layout meeting the national space standards.

The garden would be 11.7 metres deep with a width ranging from 9.2 metres to 14.1 metres (approximately 136m²), providing ample space for future occupiers of the proposed development. Therefore it is considered that the development meets all requirements of policy DM9 of the LPSV. That degree of separation from the rear garden of 38 Austen Close serves to safeguard its privacy.

Whilst the development as proposed is considered acceptable, the relationship of the proposed dwelling within its plot and also with regard to 240 The Broadway is such that rear extensions to the new dwelling could potentially cause harm to the occupiers of no. 240. For this reason, a planning condition removing this element of permitted development rights for the new dwelling is necessary.

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.

Highway Safety and Access

The proposed dwelling would be accessed via a new entryway to the front of the property. The proposed access would provide a driveway that widens from 2.5 metres to 4 metres wide at it widest point and would be some 11 metres in depth providing tandem off street parking for two vehicles. The Highway Team from Essex County Council has no objections to the proposed access to the site, which has been approved in both previous applications and is in line with policies ST4 & ST6 of the Local Plan and policy T1 of the LPSV 2017.

Other Matters

Policy DM21 of the LPSV requires that potential contamination risks are properly considered and adequately mitigated before development proceeds. As the site has previously been occupied by an electricity sub-station, a contaminated land survey and any necessary mitigation arising from the survey will be required in advance of the commencement of the development.

Policy DM15 of the LPSV requires that new development manages and reduces surface water runoff and manages water and waste water discharges. Additional information relating to drainage of the proposed development will need to be submitted prior to the commencement of the development to ensure that the details of this drainage will be acceptable.

In addition, policies DM1, DM19, DM22 and T1 of the LPSV and policies NC5 and CP2 of the Adopted Local Plan require new development to improve ecological value of sites, provide electric vehicle charging points and reduce water usage. Whilst details have not been submitted at present, all of the above matters can be controlled by planning conditions requiring additional details of the measures to be provided and their implementation.

Conclusion

In light of the above appraisal, it is considered that subject to the imposition of the planning conditions suggested and a Section 106 agreement securing a contribution towards mitigation against harm to the Epping Forest SAC, the new development would not cause harm to either neighbouring amenity or to the character and appearance of the area. It is clear that the proposal will cause no greater harm than the extant permission on the site. 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 taken into account. 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:

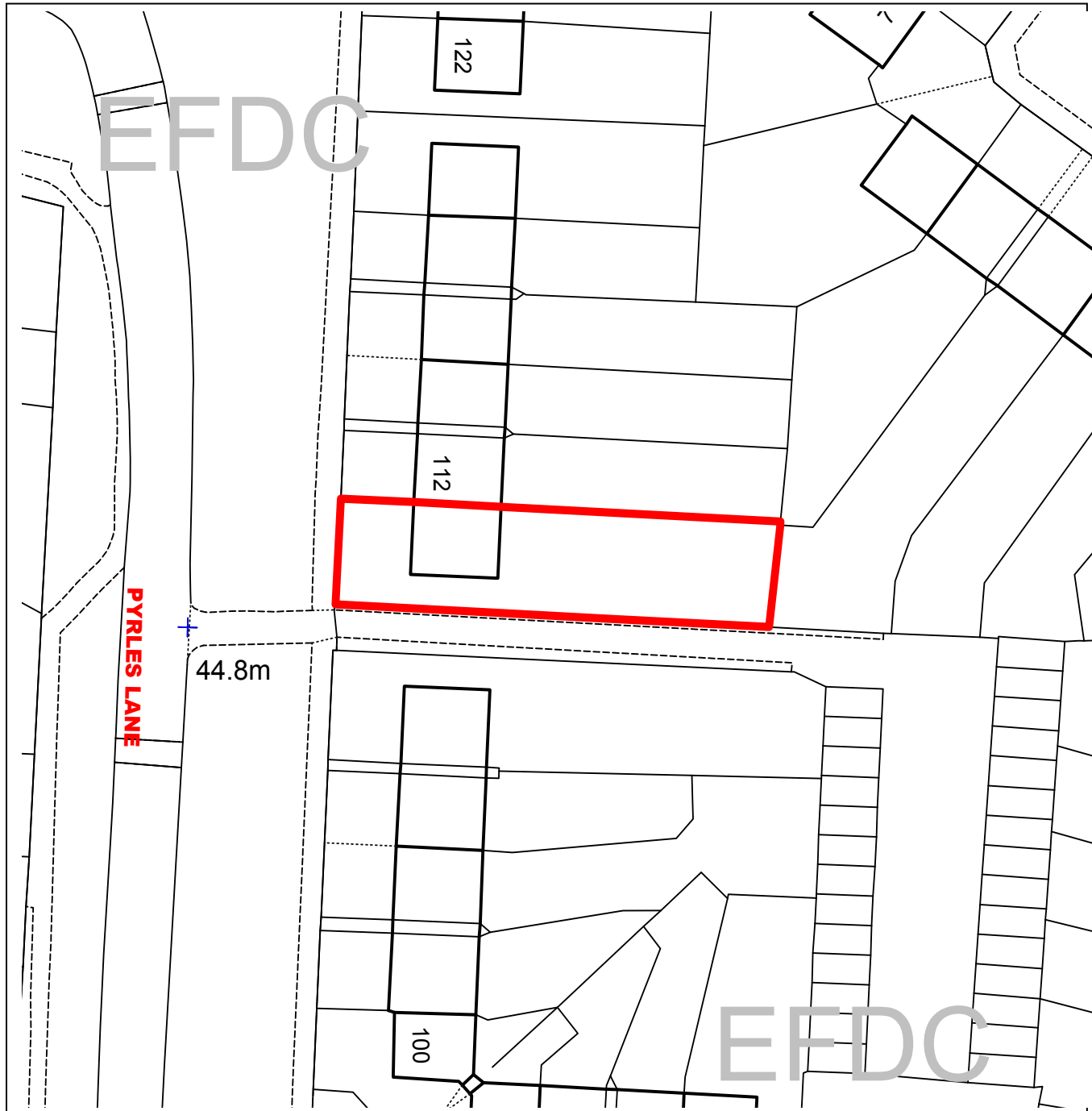
Planning Application Case Officer: Corey Isolda
Direct Line Telephone Number: 01992 564 380

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



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Agenda Item Number 2



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Application Number:	EPF/1634/18
Site Name:	110 Pyrles Lane, Loughton, Essex, IG10 2NW
Scale of Plot:	1:500

Report Item No:2

APPLICATION No:	EPF/1634/18
SITE ADDRESS:	110 Pyrles Lane Loughton Essex IG10 2NW
PARISH:	Loughton
WARD:	Loughton Fairmead
APPLICANT:	Mr Soopra Ramasawmy
DESCRIPTION OF PROPOSAL:	Front and side boundary wall with piers, hardstanding, and new access to front driveway.
RECOMMENDED DECISION:	Grant Permission (With Conditions)

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

http://planpub.eppingforestdc.gov.uk/NIM_websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=610798

CONDITIONS

- 1 Within three months of the date of this decision, 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.
- 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 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.

- 4 The tree protection, methodology for construction adjacent to trees and Arb site supervision shall be undertaken in accordance with the submitted Tree Survey/ Arboricultural Method Statement from Writtle Forest Consultancy dated 1st November 2018 (ref – 180905) unless the Local Planning Authority gives its prior written approval to any alterations. In order to demonstrate that the supervision has been undertaken as described within the submitted report, a copy of the Arboricultural site supervision report shall be submitted to the LPA within 28 days of the driveway being installed.

This application is before this Committee since the recommendation is for approval contrary to an objection from a local council which is material to the planning merits of the proposal (Pursuant to The Constitution, Part Three: Planning Services – Delegation of Council functions, Schedule 1, Appendix 1.(3c))

Description of Site:

The application site comprises a two storey, end of terrace, dwelling house. It is not within a Conservation area nor is it a Listed building. It is within the built up area of Loughton. Front boundary treatment more than 1m high has been erected without formal planning consent. There is currently an active enforcement investigation under reference ENF/0248/18. The planning enforcement team invited the applicant to make a planning application to regularise the breach in planning which they done via this planning application

Description of Proposal:

Front and side boundary wall with piers and hedging, hardstanding and new access to front driveway.

Relevant History:

None relevant to this development.

Policies Applied:

Adopted Local Plan:

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

NPPF:

The Revised National Planning Policy Framework (NPPF) has been published as of 24th July 2018. Paragraph 213 states that existing policies should not be considered out-of-date simply because they were adopted or made prior to the publication of this Framework. Due weight should be given to them, according to their degree of consistency with this Framework (the closer the policies in the plan to the policies in the Framework, the greater the weight that may be given).

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:

SP 1	Achieving sustainable development
DM 9	High quality design
DM10	Housing Design and Quality

Summary of Representations Received

5 Neighbours consulted:

112 PYRLES LANE – OBJECT to the proposal on the following grounds:

1. Height is excessive
2. Not in keeping within street scene
3. Railings could be added, this would cause harm to character and make it difficult to manoeuvre vehicle in and out of drive, poor visibility could occur.
4. One of the brick piers has been built part of our side window
5. One of the corners causing obstruction to our vision when driving off their drive.
6. 110 have built inside their boundary and there is an awkward gap between 110 and 112 as a result. This is causing flooding issues and unsightly in appearance. Safety issue for visitors to their dwelling.
7. Drive access proposed is diagonal, this is unusual.
8. The construction of the front wall has damaged the pavement along with part of our crossover we had laid and paid for 3 years ago
9. The pavement needs strengthening for vehicles to cross over. Danger to pedestrians from damaged pavement. Possible substance effecting amenities, pipes.
10. Impact on tree
11. Drawings are poor.

LOUGHTON TOWN COUNCIL – OBJECT

- Pillars and proposed railings between 110 and 112 would be intrusive on the amenity of the neighbour at 112. These should be lowered in height to below window height. No dimensions provided or what would happen to the downpipe.
- The way the wall was currently built prevented the occupants of no 110 being able to get their vehicles onto the drive without going over the green sward. The Committee suggested that the wall along the driveway, leading to the garages behind the property, be removed to

- the first pier, which would allow access to the land without damaging the green sward.
- Members requested a clear statement on the plans that the applicant intended to adhere to the arboricultural report recommendations in respect of reducing the compaction of soils and allowing suitable permeability and for the proposed protection of trees.

Main Issues and Considerations:

The main issues with this application relate to design and impact on living conditions of neighbours

Design

The proposed brick piers would measure 1.6m high. The proposed boundary wall would be 1m in height with hedging above measuring 600mm. Hedging does not require planning approval, the 1m wall does not require approval but as the brick piers would be 1.6m in height; this exceeds the 1m allowed under permitted development and thus requires formal planning approval.

The wall would be brick built. Examples of boundary treatment along Pyrles Lane tends to comprise of hedging as well as low height brick walls not significantly lower than what is being proposed as part of this application. The boundary treatment with its brick built finish would complement the brick built finish of the application dwelling and surrounding dwellings. It would be significantly set back from the highway.

When viewed from along different angles of the street scene, the proposed boundary treatment would have a height in proportionate to the height of the application dwelling. The hedging would soften the appearance of the proposal and maintain the suburban character of the locality. It would not appear visually incongruous or oppressive due to its design, size and scale.

There is currently spacing between the boundary treatment and the common boundary with no.112 Pyrles Lane.

Living Conditions of neighbours

The proposed boundary treatment would result in a 1.6m brick pillar being sited in close proximity to the ground floor flank glazing of the front porch at no.112 Pyrles Lane. This glazing is considered secondary due a porch being a non habitable room/space within a dwellinghouse. As such the impact of the proposed pillar on this flank glazing cannot be given substantial weight when determining this application.

Hardstanding

Hardstanding within the frontage of the application dwelling does not require planning approve and can be conducted under permitted development under Class F, Schedule 2, Part 1 of the GPDO 2015. Drawings do indicate that it would be permeable paving and Class F requires hardstanding to be permeable.

Street Tree

The street tree outside the application site is protected by a TPO. The Councils Tree Officer has no objection to the development proposal and proposed driveway subject to conditions relating to tree protection which would be imposed in the Decision Notice to be issued by the Local Planning Authority if this application is approved by Members.

The tree itself is maintained by the Councils Ground Maintenance team. They were consulted and no objections have been received from them.

Land outside the curtilage of the application site is owned and maintained by the Housing Services Unit of the District Council. They were consulted and have no objection to the proposal as it would reduce the need for cars to be parked on the grass verge/space outside the application site. This is a problem that has been on-going in the locality particularly outside frontages of dwellings along Pyrles Lane and nearby Borders Lane. This is something that the Housing Section is constantly enforcing against due to the damage that is occurring to the grass verges along these streets. It has usually occurred due to the lack of off street parking in the locality (many owner/occupiers have not implemented off street vehicle access in the locality).

Proposed vehicle access

The proposed vehicle access does not require planning approval due to the classification of the road. It has received no objection from the County Highway Authority. The applicant would need to liaise with the Highway Authority as part of the implementation of the crossover. Any proposed vehicle access would need to be implemented by one of the Essex Highway approved contractors. The housing section that own and maintain the public footway outside the application site welcome the proposal as it eliminates vehicles parking on the grass verge.

Other matters

The applicant has indicated on their plan they wish to fill in the gap between the flank wall and the common boundary with no. 112 Pyrles Lane. This is a civil matter and not regulated by the planning regime. Filling in the gap would avoid an awkward gap which would be difficult to maintain. It is not something that requires planning consent.

As development has commenced a standard 3 year condition would not be imposed.

Conclusion:

The proposed boundary treatment is considered acceptable by reason of its overall size, scale and design. It would retain the residential suburban character of the locality due to its external finish, height and hedging proposed. The proposal is recommended for approval subject to conditions outlined in the Council's Decision Notice.

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

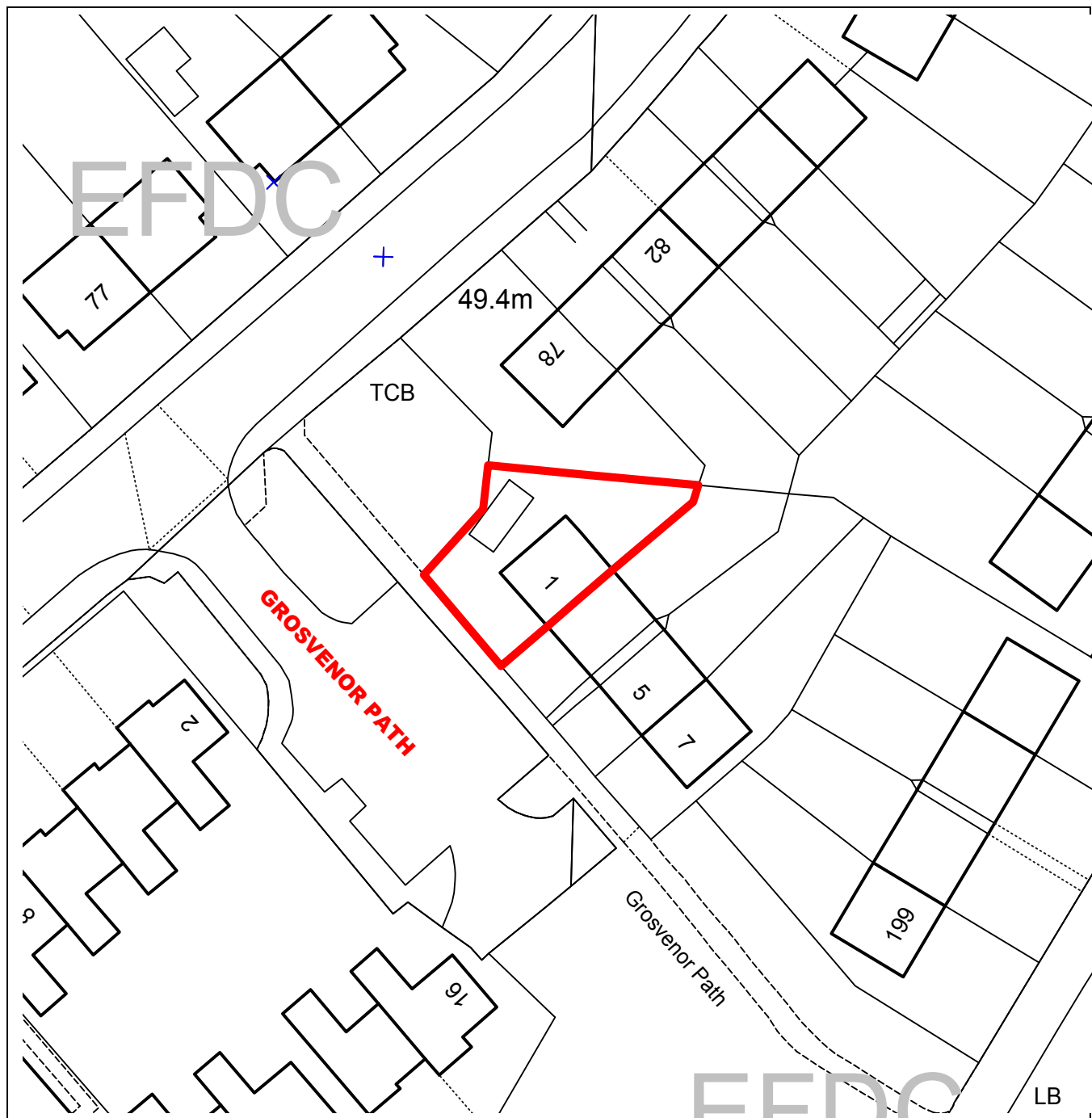
***Planning Application Case Officer: Sukhdeep Jhooti
Direct Line Telephone Number: 01992 564 298***

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Application Number:	EPF/2244/18
Site Name:	1 Grosvenor Path, Loughton. Essex IG10 2LF
Scale of Plot:	1:500

Report Item No:3

APPLICATION No:	EPF/2244/18
SITE ADDRESS:	1 Grosvenor Path Loughton Essex IG10 2LF
PARISH:	Loughton
WARD:	Loughton Fairmead
APPLICANT:	Mr Adam Stiff
DESCRIPTION OF PROPOSAL:	Two storey 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=613534

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 The window openings in the first floor rear elevation shall be entirely fitted with obscured glass with a minimum Level 3 obscurity and have fixed frames to a height of 1.7 metres above the floor of the room in which the window is installed and shall be permanently retained in that condition.
- 4 All construction/demolition works and ancillary operations, including vehicle movement on site which are audible at the boundary of noise sensitive premises, shall only take place between the hours of 07.30 to 18.30 Monday to Friday and 08.00 to 13.00 hours on Saturday, and at no time during Sundays and Public/Bank Holidays unless otherwise agreed in writing by the Local Planning Authority.

This application is before this Committee since it is for a type of development that cannot be determined by Officers if more than five objections are received (or in cases where less than 5 were consulted, a majority of those consulted object) on grounds material to the planning merits of the proposal (Pursuant to The Constitution, Part 3: Scheme of Delegation to Officers from Full Council).

Description of Site:

The property is a two-storey house at the end of a terrace of four. The site is within a built-up area of Loughton. It is neither within a conservation area nor is it listed. PD rights are intact.

Description of Proposal:

The proposal is for a two-storey side extension, with a gable end roof form and one roof light. The proposed two storey side extension will have a width of 3.5 metres, with the walls and roof flush with those of the main house.

Relevant Planning History:

EPF/1646/18 – Prior Approval for a proposed single storey rear extension – Prior Approval Not Required

EPF/1850/18 – CLD for rear dormer - Lawful

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

Consultations Carried Out and Summary of Representations Received:

Number of neighbours Consulted: 3. Two responses received
Site notice posted: No, not required

78 GROSVENOR DRIVE – OBJECTION – Summarised as;

- Loss of Light
- Loss of Privacy
- Overlooking

80 GROSVENOR DRIVE – OBJECTION – Summarised as;

- Loss of Light
- Loss of Privacy

LOUGHTON TOWN COUNCIL – No Objection. Following revisions to the original submission the Town Council withdrew its initial objection.

Assessment:

The main issues for consideration in this case are:

- a) The impact on the character and appearance of the locality; and
- b) The impact on the living conditions of neighbouring occupiers.

Character and appearance:

The proposed extensions are considered to be subservient to the main house. The proposal would achieve a symmetrical design to the house that compliments the existing building. Furthermore, while the works will be visible from the street; given that there is no consistent architectural character on this street, it is considered to respect the street scene.

Living conditions of neighbours:

The most affected neighbour is 78 Grosvenor Drive. This is due to the host house being set at an approximate 90-degree angle to No. 78 leaving its' rear elevation and the garden space overlooked by the host house. As such there lies the potential for further overlooking and loss of privacy from the proposed extension. However, the first-floor rear window of the proposal serves a bathroom, and as such it can be conditioned to be obscured glass and have fixed frames above 1.7 metres above the floor level. This would mitigate any excessive impact to the living conditions of No. 78 in terms of overlooking and loss of privacy to the garden space or rear habitable room windows.

Furthermore, the distance from the rear elevation to the boundary line of 80 Grosvenor drive is approx. 11.5 metres, so there would be no potential excessive overlooking of that property. Nonetheless, as mentioned above, the condition for obscure glazing would mitigate any potential loss of privacy or overlooking to the garden space of No. 80.

Based on the above assessment, it is concluded that the proposal would not cause excessive harm to the neighbours in terms of overshadowing, overlooking, loss of light or visual impact, and it would safeguard the living conditions of the neighbours.

Conclusions:

The proposal is not in conflict with council's policies and any potential harm to the neighbour's amenities is mitigated by way of condition.

For the reasons set out above, it is recommended that planning permission be granted subject to conditions.

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

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

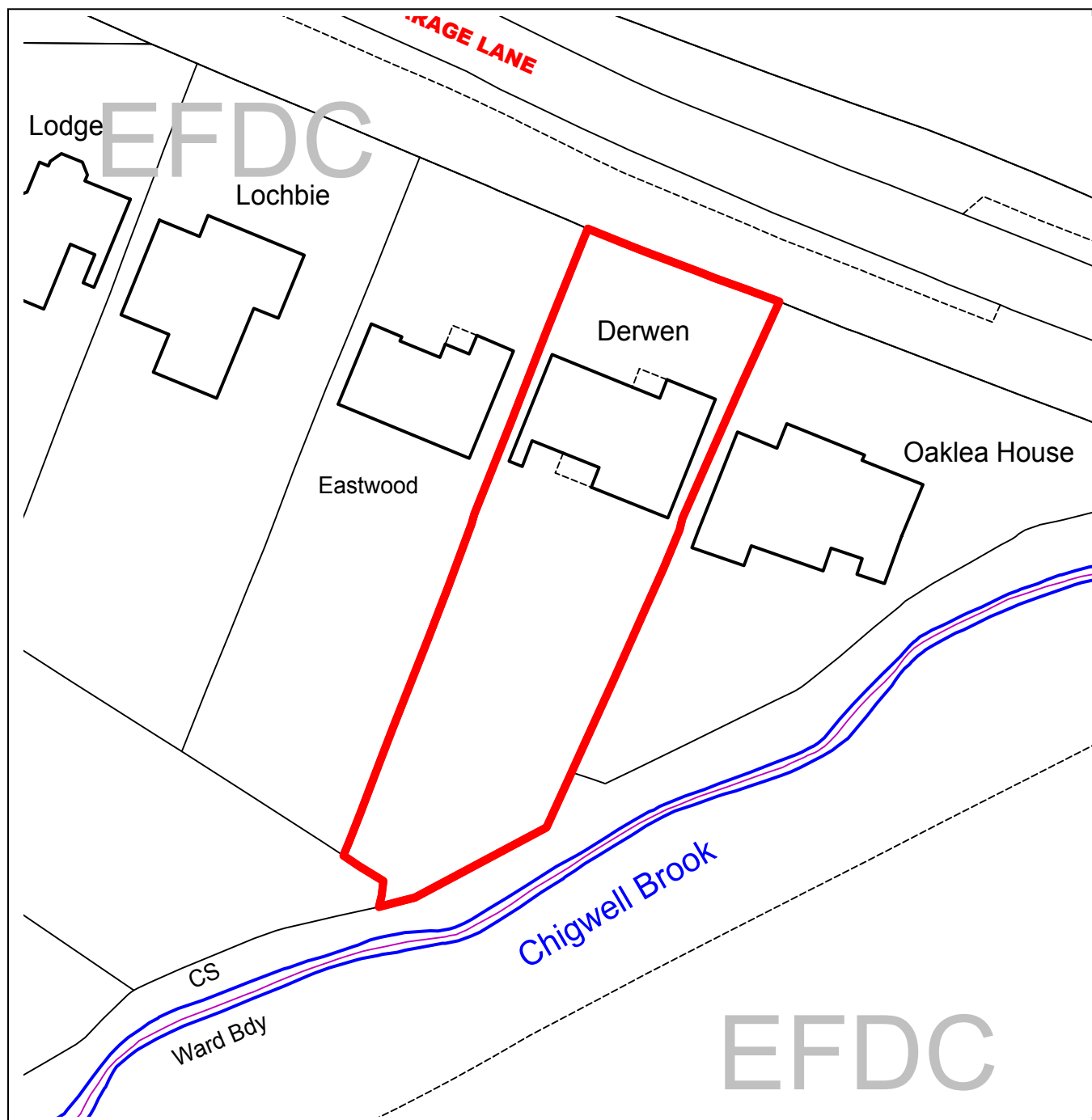
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Epping Forest District Council

Agenda Item Number 4



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Application Number:	EPF/2934/18
Site Name:	Derwen, Vicarage Lane, Chigwell Essex, IG7 6LS
Scale of Plot:	1:500

Report Item No: 4

APPLICATION No:	EPF/2934/18
SITE ADDRESS:	Derwen Vicarage Lane Chigwell Essex IG7 6LS
PARISH:	Chigwell
WARD:	Chigwell Village
APPLICANT:	Mr J Bhangu
DESCRIPTION OF PROPOSAL:	Ground floor rear extension, first floor rear extension, roof extension including rear dormer, increase in height and provision of gable ends (revised application to EPF/1218/18).
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=616678

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 The window openings in the flank elevations shall be entirely fitted with obscured glass with a minimum Level 3 obscurity and have fixed frames to a height of 1.7 metres above the floor of the room in which the window is installed and shall be permanently retained in that condition.
- 4 Prior to preliminary ground works taking place, 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.
- 5 Prior to first use of the balcony shown on approved drawing P003, sight screens in the form of dormer cheeks with hanging tiles, as shown on approved drawings P006 and P007, shall be in place. The dormer cheeks shall be retained as shown on approved drawing P006.

- 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.

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 property is a detached house on the southern side of Vicarage Lane, near the junction with Daleside Gardens. Chigwell Brook is set to the rear of the property. The property forms part of the built-up area of Chigwell though land on the opposite side of the road is Green Belt.

The house as existing has an integral garage and four bedrooms. The form of the existing roof is essentially a side hip roof with a front hip to a two-storey front bay. The house has a single storey rear bay across full width of the rear elevation.

The application property has an extensive area of block paving between the house and the frontage of the site providing ample parking. The property has two vehicular accesses onto Vicarage Lane giving an in and out driveway arrangement.

Part of Chigwell Brook runs to the rear of the property. Ground levels fall to the rear and rise to the front of the plot. Along this part of Vicarage Lane ground levels rise to the west and fall to the east.

Not listed or in a conservation area.

Description of Proposal:

Ground floor rear extension, first floor rear extension, roof extension including rear dormer, increase in height and provision of gable ends (revised application to EPF/1218/18).

On the ground floor a rear extension would be 5.8m deep where it would be adjacent to the boundary with Oak Lea House. This element represents a reduction in depth of 3.2m. On the ground floor the rear extension where it would be adjacent to the boundary with Eastwood would be 3.6m deep, the same as with the previous design.

The proposals include a first-floor rear extension and a new roof above. The replacement roof to the current design is significantly different to that previously proposed.

The new roof would replace the existing side hip roof with a crown roof. The flat element of the crown roof is now only 2m wide by 5m deep. The previously proposed crown roof was to have had a flat element 8.5m wide by 9.5m deep; to have taken up approximately half the area of the roof as a whole. The height to the ridge of the existing main part of the roof, with side hips and ridge running from side to side, is 7.6m. The maximum height of the roof as proposed would be 8.7m.

On the front elevation as proposed the replacement roof would appear as having side gables. An existing front bay would have a roof with a front gable above. The previous design retained the hip

to the front bay but had a sizeable front dormer, 1.9m wide by 1.5m tall, and a dormer to each side.

The first-floor rear extension would be 5.3m deep to the side adjacent to Oak Lea House. The first-floor rear extension would be set 3.9m from the side boundary with Oak Lea House. The rear extension would be 11.5 wide for the first 3.8m back then be inset by 2.5m from the western boundary to extend a further 3.5m. The first-floor rear extension would accommodate two bedrooms, each with a Juliette balcony.

The proposals would create a sizeable open plan kitchen/ living room and a home gym on the ground floor; two additional bedrooms, with en-suite facilities, on the first floor; and, a sixth bedroom with facilities en-suite at the roof level storey. The bedroom within the roof space would have a balcony on the rear elevation. The balcony would measure 3m wide by 1.5m deep and have a glazed balustrade. The balcony would be accessed from full-height glazed doors.

Relevant History:

EPF/1218/18 - Loft extension including 3 dormers and increase in ridge height, ground and first floor rear extension. – Refused 26/07/2018

Policies Applied:

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

CP2 – Protecting the quality of the rural and built environment

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:

SP 1 - Presumption in Favour of Sustainable Development

DM 9 - High Quality Design

DM 10 E. - Housing Design and Quality

Consultation Carried Out and Summary of Representations Received

Number of neighbours consulted: 4

Site notice posted: No, not required

Responses received:

LOCHBIE, VICARAGE LANE – Support, will improve the appearance and character of the house.

EASTWOOD, VICARAGE LANE – Object, previous reasons for refusal not adequately addressed, over-dominance, loss of light, an important habitable room of a kitchen/diner would be in shadow, does not respect stepping back arrangement to pattern of front building line.

OAK LEA HOUSE, VICARAGE LANE - Object, amended design fails to address the detrimental impact to Oak Lea House which was an issue in the previous refusal, reduction to overall mass/bulk is insignificant, overbearing impact and loss of outlook, perception of enclosure, loss of light, incorrect positions shown on plans give a misleading representation.

CHIGWELL PARISH COUNCIL: OBJECTS – the proposed loft extension would be an overdevelopment of the structure, resulting in an excessively bulky appearance. This would be totally out of character and contrary to the existing aesthetic of Vicarage Lane.

Main Issues and Considerations:

This application is an amended design to one previously refused, ref. EPF/1218/18. The reasons for refusal to the previous design were:

1. *By reason of its roof form, bulk, and height in relation to the original hip roof, the proposed rear extension would appear incongruous within its context harming the visual coherence and harmony of the rear elevation. As a consequence, the proposal would fail to complement the appearance of the existing house. Moreover, the proposal would appear over dominant in relation to the side site boundaries when seen from the rear garden of Eastwood or Oaklea House, Vicarage Lane, detracting from their setting. Due to the prominence and inelegant proportions of the front dormer, the proposed front elevation of the application property would be detrimental to the visual amenity and character of the streetscene. Accordingly, the proposal is contrary to policies DBE9 (i) and DBE10 (i) and (ii) of the Adopted Local Plan and Alterations; policies SP 3 (xi), DM 9 A. (i) and (ii), D. (ii) and (vi), and DM 10 E.; and, the aims and objective of the National Planning Policy Framework in seeking high quality design.*

2. *The rear extensions, due to the depth, height, proximity to a side boundary, change in ground levels, height, bulk and form, would be materially detrimental to the residential amenity of the occupiers of Oaklea House by reason of overbearing impact and loss of outlook. As such the development would be contrary to policy DBE9 of the adopted Local Plan and Alterations; policy DM 9 H. (ii) of the Epping Forest District Local Plan Submission Version (2017); and, the provisions of the National Planning Policy Framework requiring high quality design.*

The main issues are considered to be the same as those raised by the previous planning application: whether the proposals would complement the appearance of the house, including in

terms of appearance within the streetscene, and the consequence for the living conditions of neighbours.

Appearance of design

The roofs to houses on both adjoining plots each feature a front gable. The proposal would complement the design of the existing house and would not detract from the appearance of the streetscene.

With regard to the appearance of the proposal at the rear of the house, the design previously involved an element which would have been three-storey with a flat roof (drawing P20A to EPF/1218/18 refers). The flat roof to this element would have measured 8.7m wide by 9.4m long, 9.4m deep. This element has been replaced by what is effectively a flat roofed dormer which would accommodate a balcony. The roof of the dormer would measure 3.0m wide by 3.0m deep.

The design has been changed dramatically with regard to the rear elevation (vide P21A of EPF/1218/18 and P005 of current application). Given that the proportions of existing and proposed built form, particularly with regard to that at second floor, have now significantly changed it is considered that the previous reason for refusal relating to visual coherence and harmony of the rear elevation has been overcome by the current design. The currently proposed form, bulk and height to the proposed roof would now be acceptable in visual terms within its site and setting.

Impact to neighbours

Only two neighbouring properties could be materially affected by the proposal; Eastwood, generally orientated to the west, and Oaklea House, generally orientated to the east.

The plans are considered to be consistent with and in agreement with the situation viewed at the site. The plans show that the built form would be clear of a line drawn at 45 degrees from the centres of the nearest rear and front windows of properties on adjoining plots.

This was the case above ground floor level with the previous design; now the same can be said in relation to the ground floor also.

Eastwood has a kitchen/diner with a ground floor side window and a door with a glazed top half. This glazing would lose some light as a result of the proposals. However, the kitchen/diner has a window to the front elevation. Although the front elevation faces north by northeast, it is considered that loss of light to the kitchen/diner would not be so great as to reasonably constitute a reason for refusal.

The setting of the rear extensions is considered such that there would be no material overbearing impact from the sitting out area immediately behind the rear elevation of Eastwood.

Oaklea House is orientated to the east by southeast of the proposed rearward extension of the application property and is set on materially lower ground, by some 0.5m. The application property has a single storey rear bay some 2.1m in depth at present. The proposals would involve extending ground storey built form by a further 3.7m. The rear extension nearest the side boundary with Oaklea House would have a roof with a maximum height of 3.8m, 2.5m to the eaves. A first-floor flank wall would be inset some 3m from the eaves to the side of the ground floor rear extension. A roof hip, albeit with a very large rear dormer with a cheek 5.5m from the line of the flank wall of the house, would be set above the first-floor rear extension. This can be contrasted with the previous design in which a three-storey flank wall, some 3.5 from the side boundary of the application property would have risen adjacent to the area immediately behind the rear elevation of Oaklea House.

The current design represents a substantial reduction to the mass of built form proposed to the rear of the house.

Previously the combination of the single storey rear extension of an additional 6.3m depth set 1.2m from the side boundary with the additional built form at first and second floors was judged to be an arrangement which would have had an overbearing effect on the residential amenity of the occupiers of Oaklea House. The arrangement now proposed is 3.7m ground floor rear extension, a comparable depth at first floor though inset some 4m from a side boundary and a flank wall at second floor replaced with the corner of a hip.

The current proposals include a balcony at second floor and Juliette balconies at first floor. However, the balcony would be inset within a dormer; a side elevation drawing, P006, shows that the balcony would have a flat roof and have "built in" side sight screens which would have an external finish of hanging tiles. With such an arrangement any overlooking would not be materially greater than from existing first floor windows. Although the ground falls to the rear, trees and other vegetation on the rear boundary are considered to give a sufficient screen such that no neighbour on Daleside Gardens would be materially overlooked.

The Engineering, Drainage and Water team has no objection though a condition to require surface water drainage details is requested.

Conclusion:

Having considered the details of the design in this current application with the details of the design in the application previously refused, it is considered that the appearance to the rear of the property would be acceptable and that impact to neighbours would not be so great as to reasonably form a reason for refusal. In terms of appearance within the streetscene the appearance of the house as proposed would sit well amongst its neighbours. Accordingly, it is recommended that planning permission be granted.

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

Planning Application Case Officer: Jonathan Doe
Direct Line Telephone Number: 01992 564103

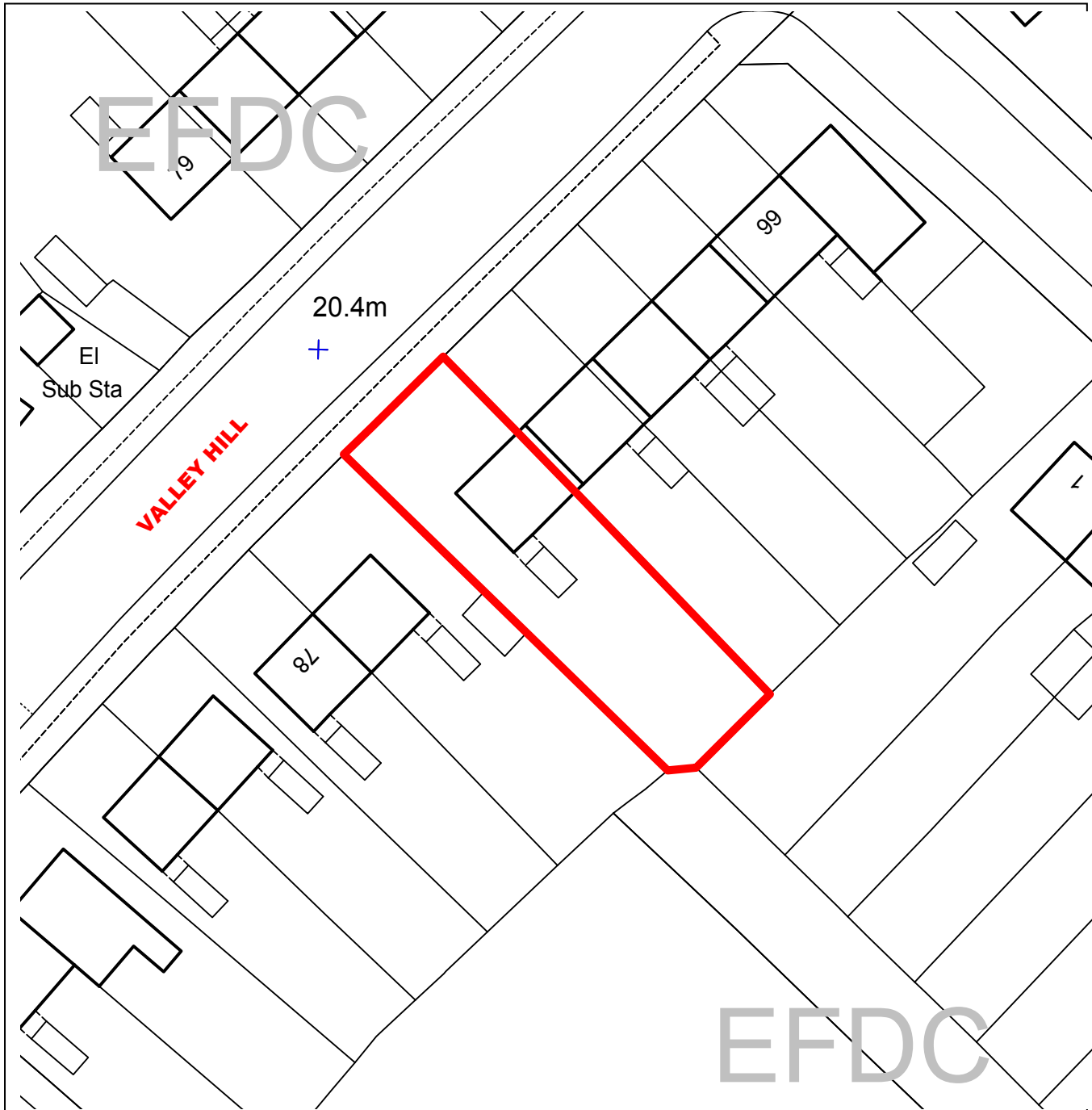
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Epping Forest District Council

Agenda Item Number 5



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Application Number:	EPF/2971/18
Site Name:	74 Valley Hill, Loughton, Essex, IG10 3AT
Scale of Plot:	1:500

Report Item No:5

APPLICATION No:	EPF/2971/18
SITE ADDRESS:	74 Valley Hill Loughton Essex IG10 3AT
PARISH:	Loughton
WARD:	Loughton Roding
APPLICANT:	Mr Kyle Hollyomes
DESCRIPTION OF PROPOSAL:	Extension and subdivision of existing property to form 2 no. dwellings.
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=616833

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: Site Location Plan, Site/Block Plan, Proposed Block Plan, VH/01, VH/02, VH/03, VH/04, VH/05, VH/06 REV A, VH/07, VH/08
- 3 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.
- 4 Prior to preliminary ground works taking place, 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.
- 5 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.
- 6 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.

- 7 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 extensions generally permitted by virtue of Class A, of Part 1, of Schedule 2 to the Order shall be undertaken without the prior written permission of the Local Planning Authority.
- 8 The tree protection, methodology for construction adjacent to trees and Arb site supervision shall be undertaken in accordance with the submitted Tree Survey/ Arboricultural Method Statement unless the Local Planning Authority gives its prior written approval to any alterations. Tree protection shall be implemented as shown on Andrew Day Arboricultural Consultancy Ltd 'tree protection plan' drawing dated 14th January 2019.
- 9 Gates shall not be erected on the vehicular access to the site without the prior written approval of the Local Planning Authority.
- 10 Prior to first occupation of the development hereby approved, 1 Electric Vehicle Charging Point shall be installed and retained thereafter for use by the occupants of the site.
- 11 All construction/demolition works and ancillary operations, including vehicle movement on site which are audible at the boundary of noise sensitive premises, shall only take place between the hours of 07.30 to 18.30 Monday to Friday and 08.00 to 13.00 hours on Saturday, and at no time during Sundays and Public/Bank Holidays unless otherwise agreed in writing by the Local Planning Authority.
- 12 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.

And subject to the completion of an agreement under Section 106 of the Town and Country Planning Act 1990 to secure a financial contribution towards mitigation of the impact of the development on visitor pressure and air quality in the Epping Forest Special Area of Conservation.

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

Description of Site:

The application site comprises a two storey end of terrace dwellinghouse situated to the north of Valley Hill within the built up area of Loughton. The site area is generous compared with other plots along this stretch of Valley Road. It is not within a Conservation area nor is it a Listed Building. It is located 15 minutes walk from Loughton Underground Station and is in close proximity to local bus services which serve Valley Hill itself. The Roding Valley SSSI is situated nearby as well as local amenities such as GP surgery, South Loughton Cricket Club and Roding Valley High School. This stretch of Valley Hill has modest sized two storey terraced and semi-detached dwelling houses which benefit from off street parking. Valley Hill functions as a local centre with a number of small retail units serving the local populace.

The site has a generous sized rear garden and site frontage. A two storey end of terrace dwellinghouse of a similar size, scale and design was approved and has been implemented at land adjoining no.66 Valley Hill (EPF/0385/10) extending the terrace towards the junction of Valley Hill with The Meadway.

Description of Proposal:

Extension and subdivision of existing property to form 2 no dwellings with 3 x bedrooms.

Relevant History:

None

Policies Applied:

Adopted Local Plan:

CP2	Protecting the quality of the rural and built environment
CP7	Urban Form and Quality
HC12	Development affecting the setting of Listed Buildings
NC1	SPAs, SACs and SSSIs
H2A	Previously developed land
H4A	Dwelling Mix
H9A	Lifetime Homes
U3B	Sustainable Drainage Systems
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
LL10	Adequacy of provision for landscape retention
LL11	Landscaping schemes
ST1	Location of development
ST2	Accessibility

NPPF:

The Revised National Planning Policy Framework (NPPF) has been published as of 24th July 2018. Paragraph 213 states that existing policies should not be considered out-of-date simply because they were adopted or made prior to the publication of this Framework. Due weight should be given to them, according to their degree of consistency with this Framework (the closer the policies in the plan to the policies in the Framework, the greater the weight that may be given).

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:

SP1 - Achieving sustainable development
DM9 – High quality design
H 1 - Housing mix and accommodation types
T 1 - Sustainable transport choices
T 2 - Safeguarding of routes and facilities
DM 2 – Epping Forest SAC and the Lee Valley SPA
DM 3 - Landscape Character, Ancient Landscapes and Geodiversity
DM 7 - Heritage Assets
DM 9 – High Quality Design
DM 10 – Housing design and quality
DM 11 – Waste recycling facilities on new development
DM 12 – Subterranean, basement development and lightwells
DM 16 – Sustainable Drainage Systems
DM 18 – On site management of waste water and water supply
DM 19 – Sustainable water use
DM 21 Local environmental impacts, pollution and land contamination
DM 22 Air Quality

Summary of Representations Received

Number of neighbours consulted: 6
Responses received: NONE RECEIVED

LOUGHTON TOWN COUNCIL: NO OBJECTION

Main Issues and Considerations:

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

Design

The adopted Local Plan and Alterations (1998 and 2006) states that future trends point to an increase in single occupancy and smaller households and increased provision should be made for this demand. In this context the proposal would help meet current and future demands for smaller dwellings whilst complying with a specific point of council policy as contained in Policy H4A. Policy H2A also promotes the reuse of previously developed land in the provision of housing. This proposal complies with this objective.

The design of the dwelling is complementary to the existing terrace in that it follows the existing form, building line and building heights. The building line would extend into the side garden. However a gap of 2.0m would be retained to the boundary and a robust soft landscaping scheme to be conditioned as part the decision notice will ensure the suburban character and feel of the locality is maintained. The proposal would have a similar building line to adjoining occupier no. 76 Valley Hill which is a two storey semi-detached dwelling and similar building line to no. 72 Valley Hill, the adjoining mid-terrace dwelling.

The front of the dwelling proposal would have a strong gable feature reflecting the feature at the host dwellinghouse and at no. 66 and 66A Valley Hill. To the rear the proposal will have a dormer window akin to what can be achieved under permitted development and not unusual within this locality (evidence of similar dormer windows can be seen on Valley Hill, The Meadway, Avondale Drive and Southern Drive).

In general the proposal would comply with a number of Council policies by utilising the double width of the plot with no serious impact on the appearance of the area. It would enable an efficient use of this site within a sustainable location and would provide a modest family home similar to others in the immediate locality.

Living Conditions of future occupiers

The proposal would provide an excess of 100 square metres of private amenity for the proposed and the host dwellinghouse. This would be greater than 25 square metres per habitable room and as such complies with policy.

The location of the site is in a suburban area with good access to public amenities.

The room sizes of the proposed dwellinghouse meet HM Government's National Ascribed Floor Space Standards 2017. As such, the proposal would provide a good standard of living accommodation for future occupiers.

The proposal would not cause excessive harm to the amenities enjoyed by the inhabitants of no. 1 The Meadway to the rear due to the significant distance of the proposal from their rear garden area. It would not be readily visible from their rear habitable room windows due to the orientation of this neighbouring dwelling and the application proposal. The proposal by reason of its overall siting and size would not cause significant loss of light, outlook or privacy to the occupiers of this neighbouring dwelling.

The proposal by reason of its complementary height, width and depth would not cause significant harm to the amenities enjoyed by the inhabitants of the host dwellinghouse.

For similar reasons together with the degree of separation, the proposal would not cause significant loss of light outlook or privacy when viewed from the garden areas and habitable room glazing of no. 76 Valley Hill to the north west of the site. The impact of the proposal in visual terms would be akin to a standard two storey side extension when viewed from this adjoining dwelling. It would therefore not appear unusual in its overall height, depth or width when viewed from this adjoining occupiers garden area and rear glazing.

Parking/Road Safety Issues

Two parking spaces per dwelling have been allocated for the proposed dwelling and two will remain for the existing dwellinghouse. This is in compliance with Essex Parking Standards 2009 and a new vehicular access is proposed which will enable both dwellings to benefit from sufficient off street parking. Essex County Council Highways Department have been consulted and raise no issue with the proposal, subject to appropriate conditions. It would result in the front garden areas of both houses being dominated by car parking, however, that is not uncommon in the locality.

Trees and Landscaping

The Tree and Landscaping Team have no objection to the proposal subject to street tree protection conditions in relation to the street tree and a condition relating to submission of a hard and soft landscaping scheme.

Land Drainage

No objections received subject to conditions relating to the provision of surface water disposal.

Waste and Recycling

The proposal would have sufficient refuse storage in line with Essex Waste and Recycling Guidance and policy DM 11 of the emerging Local Plan (2017).

Epping Forest Special Area of Conservation

As set out in Policy DM 2 and DM 22 of the emerging Local Plan, issues have been identified with respect to the effect of development on the integrity of the Epping Forest Special Area of Conservation (SAC) as a result of increased visitor pressure arising from new residential development, and from relatively poor local air quality alongside the roads that traverse the SAC. The Council is currently developing with partners an interim strategy for air quality management within the District. This will include measures to be funded through the securing of financial contributions from new development in accordance with Policy DM 2. Notwithstanding the fact that this work is yet to be completed the agent has confirmed willingness to enter into a S106 Agreement.

Other Matters

It is considered appropriate to remove permitted development rights for rear extensions since the proposed house would provide the space of a permitted development addition and further additions beyond it's rear elevation could significantly impact on the living conditions of the immediate neighbours. It is not necessary to remove any other permitted development rights.

Conclusion:

The proposed development would result in an efficient use of land within a sustainable location. It would result in a good standard of living accommodation that meets national space standards. The building would be designed to complement surrounding dwellings along this row of terraces and

would be of a size, scale and siting that would safeguard the living conditions of neighbours. It is accordingly recommended for approval. The site lies within the SAC area and any permission will need to be subject to an agreement over an appropriate contribution to address the effect on the integrity of Epping Forest, and air quality.

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

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

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