

Committee Agenda



Epping Forest District Council

AREA PLANNING SUB-COMMITTEE SOUTH **Wednesday, 1st July, 2015**

You are invited to attend the next meeting of **Area Planning Sub-Committee South**, which will be held at:

Roding Valley High School, Brook Road, Loughton, Essex IG10 3JA
on **Wednesday, 1st July, 2015**
at **7.30 pm** .

Glen Chipp
Chief Executive

**Democratic Services
Officer**

Jackie Leither (Directorate of Governance)
Tel: 01992 564243 Email:
democraticservices@eppingforestdc.gov.uk

Members:

Councillors J Hart (Chairman), N Wright (Vice-Chairman), K Angold-Stephens, G Chambers, K Chana, R Jennings, H Kauffman, J Knapman, A Lion, H Mann, L Mead, G Mohindra, A Patel, C P Pond, C C Pond, C Roberts, B Sandler, T Thomas, L Wagland, S Watson, S Weston and D Wixley

WEBCASTING/FILMING NOTICE

Please note: this meeting may be filmed for live or subsequent broadcast via the Council's internet site - at the start of the meeting the Chairman will confirm if all or part of the meeting is being filmed. The meeting may also be otherwise filmed by third parties with the Chairman's permission.

You should be aware that the Council is a Data Controller under the Data Protection Act. Data collected during this webcast will be retained in accordance with the Council's published policy.

Therefore by entering the Chamber and using the public seating area, you are consenting to being filmed and to the possible use of those images and sound recordings for web casting and/or training purposes. If members of the public do not wish to have their image captured they should speak to the webcasting officer or otherwise indicate to the Chairman before the start of the meeting.

If you have any queries regarding this, please contact the Public Relations Manager on 01992 564039.

1. WEBCASTING INTRODUCTION

1. This meeting is to be webcast;
2. Members are reminded of the need to activate their microphones before speaking; and
3. the Chairman will read the following announcement:

“I would like to remind everyone present that this meeting will be broadcast live to the internet (or filmed) and will be capable of repeated viewing (or another use by such third parties).

If you are seated in the public seating area it is likely that the recording cameras will capture your image and this will result in the possibility that your image will become part of the broadcast.

This may infringe your human and data protection rights and if you wish to avoid this you should speak the webcasting officer.”

2. ADVICE TO PUBLIC AND SPEAKERS AT COUNCIL PLANNING SUBCOMMITTEES (Pages 5 - 10)

General advice to people attending the meeting is attached together with a plan showing the location of the meeting.

3. MINUTES (Pages 11 - 22)

To confirm the minutes of the last meeting of the Sub-Committee held on 3 June 2015 as a correct record. (attached)

4. APOLOGIES FOR ABSENCE

5. DECLARATIONS OF INTEREST

(Director of Governance) To declare interests in any item on this agenda.

6. ANY OTHER BUSINESS

Section 100B(4)(b) of the Local Government Act 1972, together with paragraphs 6 and 25 of the Council Procedure Rules contained in the Constitution requires that the permission of the Chairman be obtained, after prior notice to the Chief Executive, before urgent business not specified in the agenda (including a supplementary agenda of which the statutory period of notice has been given) may be transacted.

In accordance with Operational Standing Order 6 (non-executive bodies), any item raised by a non-member shall require the support of a member of the Committee concerned and the Chairman of that Committee. Two weeks' notice of non-urgent items is required.

7. DEVELOPMENT CONTROL (Pages 23 - 66)

(Director of Governance) To consider planning applications as set out in the attached

schedule

Background Papers: (i) Applications for determination – applications listed on the schedule, letters of representation received regarding the applications which are summarised on the schedule. (ii) Enforcement of Planning Control – the reports of officers inspecting the properties listed on the schedule in respect of which consideration is to be given to the enforcement of planning control.

8. PROBITY IN PLANNING - APPEAL DECISIONS, 1 OCTOBER 2014 TO 31 MARCH 2015 (Pages 67 - 84)

(Director of Governance) To consider the attached report.

9. EXCLUSION OF PUBLIC AND PRESS

Exclusion: To consider whether, under Section 100(A)(4) of the Local Government Act 1972, the public and press should be excluded from the meeting for the items of business set out below on grounds that they will involve the likely disclosure of exempt information as defined in the following paragraph(s) of Part 1 of Schedule 12A of the Act (as amended) or are confidential under Section 100(A)(2):

Agenda Item No	Subject	Exempt Information Paragraph Number
Nil	Nil	Nil

The Local Government (Access to Information) (Variation) Order 2006, which came into effect on 1 March 2006, requires the Council to consider whether maintaining the exemption listed above outweighs the potential public interest in disclosing the information. Any member who considers that this test should be applied to any currently exempted matter on this agenda should contact the proper officer at least 24 hours prior to the meeting.

Confidential Items Commencement: Paragraph 9 of the Council Procedure Rules contained in the Constitution require:

- (1) All business of the Council requiring to be transacted in the presence of the press and public to be completed by 10.00 p.m. at the latest.
- (2) At the time appointed under (1) above, the Chairman shall permit the completion of debate on any item still under consideration, and at his or her discretion, any other remaining business whereupon the Council shall proceed to exclude the public and press.
- (3) Any public business remaining to be dealt with shall be deferred until after the completion of the private part of the meeting, including items submitted for report rather than decision.

Background Papers: Paragraph 8 of the Access to Information Procedure Rules of the Constitution define background papers as being documents relating to the subject matter of the report which in the Proper Officer's opinion:

- (a) disclose any facts or matters on which the report or an important part of the report is based; and

- (b) have been relied on to a material extent in preparing the report and does not include published works or those which disclose exempt or confidential information (as defined in Rule 10) and in respect of executive reports, the advice of any political advisor.

Inspection of background papers may be arranged by contacting the officer responsible for the item.

Advice to Public and Speakers at Council Planning Subcommittees

Are the meetings open to the public?

Yes all our meetings are open for you to attend. Only in special circumstances are the public excluded.

When and where is the meeting?

Details of the location, date and time of the meeting are shown at the top of the front page of the agenda along with the details of the contact officer and members of the Subcommittee.

Can I speak?

If you wish to speak **you must register with Democratic Services by 4.00 p.m. on the day before the meeting**. Ring the number shown on the top of the front page of the agenda. Speaking to a Planning Officer will not register you to speak, you must register with Democratic Service. Speakers are not permitted on Planning Enforcement or legal issues.

Who can speak?

Three classes of speakers are allowed: One objector (maybe on behalf of a group), the local Parish or Town Council and the Applicant or his/her agent.

Sometimes members of the Council who have a prejudicial interest and would normally withdraw from the meeting might opt to exercise their right to address the meeting on an item and then withdraw.

Such members are required to speak from the public seating area and address the Sub-Committee before leaving.

What can I say?

You will be allowed to have your say about the application but you must bear in mind that you are limited to three minutes. At the discretion of the Chairman, speakers may clarify matters relating to their presentation and answer questions from Sub-Committee members.

If you are not present by the time your item is considered, the Subcommittee will determine the application in your absence.

Can I give the Councillors more information about my application or my objection?

Yes you can but it must not be presented at the meeting. If you wish to send further information to Councillors, their contact details can be obtained through Democratic Services or our website www.eppingforestdc.gov.uk. Any information sent to Councillors should be copied to the Planning Officer dealing with your application.

How are the applications considered?

The Subcommittee will consider applications in the agenda order. On each case they will listen to an outline of the application by the Planning Officer. They will then hear any speakers' presentations.

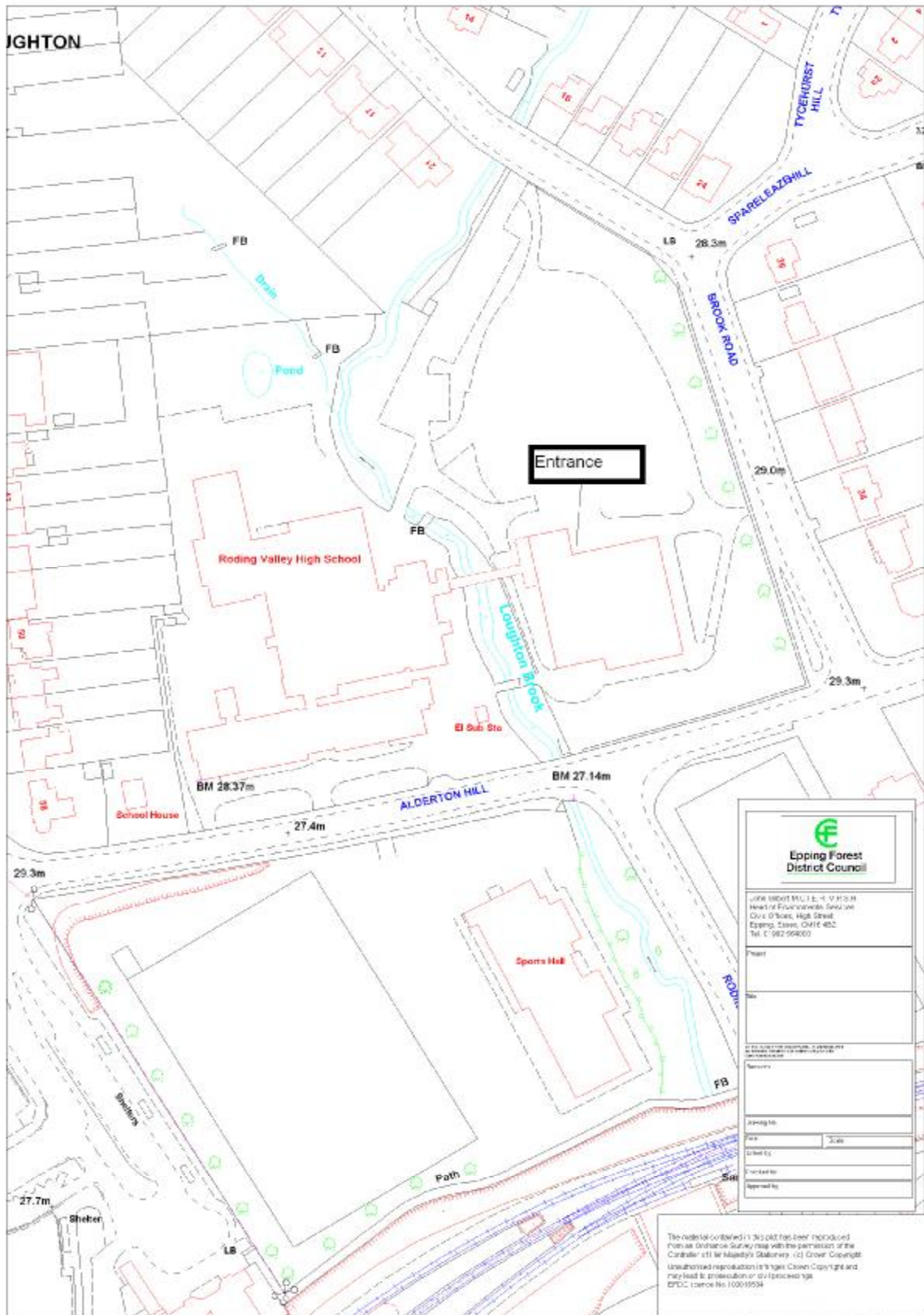
The order of speaking will be (1) Objector, (2) Parish/Town Council, then (3) Applicant or his/her agent. The Subcommittee will then debate the application and vote on either the recommendations of officers in the agenda or a proposal made by the Subcommittee. Should the Subcommittee propose to follow a course of action different to officer recommendation, they are required to give their reasons for doing so.

The Subcommittee cannot grant any application, which is contrary to Local or Structure Plan Policy. In this case the application would stand referred to the next meeting of the District Development Control Committee.

Further Information?

Can be obtained through Democratic Services or our leaflet 'Your Choice, Your Voice'

Area Plans Subcommittee South – Location Plan



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Area Planning Subcommittee South 2015-16
Members of the Committee and Wards Represented:



Cllr Hart
Loughton
Forest

Cllr Wright
Buckhurst
Hill East

**Cllr Angold-
Stephens**
Loughton Roding

Cllr Chambers
Buckhurst Hill
West

Cllr Chana
Grange Hill

Cllr Jennings
Loughton St
John's



Cllr Kauffman
Loughton St
Mary's

Cllr Knapman
Chigwell
Village

Cllr Lion
Grange Hill

Cllr Mann
Loughton St
Mary's

Cllr Mead
Loughton
Fairmead

Cllr Mohindra
Grange Hill



Cllr Patel
Buckhurst Hill
West

Cllr C P Pond
Loughton St
John's

Cllr C C Pond
Loughton
Broadway

Cllr Roberts
Loughton
Alderton

Cllr Sandler
Chigwell
Row

Cllr Thomas
Loughton
Alderton



Cllr Wagland
Chigwell
Village

Cllr Watson
Buckhurst
Hill West

Cllr Weston
Loughton
Forest

Cllr Wixley
Loughton
Fairmead

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EPPING FOREST DISTRICT COUNCIL COMMITTEE MINUTES

Committee: Area Planning Sub-Committee **Date:** 3 June 2015
South

Place: Roding Valley High School, Brook **Time:** 7.30 - 9.47 pm
Road, Loughton, Essex IG10 3JA

Members Present: J Hart, N Wright, K Chana, H Kauffman, G Mohindra, A Patel, C P Pond, C C Pond, C Roberts, B Sandler, T Thomas, L Wagland, S Weston and D Wixley

Other Councillors:

Apologies: K Angold-Stephens, G Chambers, R Jennings, J Knapman, A Lion, H Mann and S Watson

Officers Present: S Solon (Principal Planning Officer), A Hendry (Democratic Services Officer), T Carne (Public Relations and Marketing Officer) and S Kitts (Licensing Officer)

1. WEBCASTING INTRODUCTION

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

2. MINUTES

RESOLVED:

That the minutes of the last meeting of the Sub-Committee held on 29 April 2015 be agreed and signed by the Chairman as a correct record.

3. DECLARATIONS OF INTEREST

(a) Pursuant to the Council's Code of Conduct, Councillor A Patel declared a non-pecuniary interest in the following item of the agenda. The Councillor advised that he had previously considered this application as a Parish Councillor but would now look at it in light of the full report and new evidence produced in this agenda and consider it afresh.

- EPF/0097/15 – St Elisabeths Church, Chestnut Avenue, Buckhurst Hill

(b) Pursuant to the Council's Code of Conduct, Councillor J Hart declared a non-pecuniary interest in the following item of the agenda. The Councillor

advised that he attends St John's Church but in a non-leadership position and that therefore he would remain in the meeting for the consideration of the application and voting thereon.

- EPF/0097/15 – St Elisabeths Church, Chestnut Avenue, Buckhurst Hill

(c) Pursuant to the Council's Code of Conduct, Councillor J Hart declared a non-pecuniary interest in the following item of the agenda. The Councillor advised that that he would remain in the meeting for the consideration of the application and voting thereon.

- EPF/0097/15 – St Elisabeths Church, Chestnut Avenue, Buckhurst Hill

4. ANY OTHER BUSINESS

It was noted that there was no urgent business for consideration by the Sub-Committee.

5. DEVELOPMENT CONTROL

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

RESOLVED:

That the planning applications numbered 1 – 9 be determined as set out in the attached schedule to these minutes.

CHAIRMAN

Report Item No: 1

APPLICATION No:	EPF/2210/14
SITE ADDRESS:	153 Manor Road Chigwell Essex IG7 5QA
PARISH:	Chigwell
WARD:	Grange Hill
DESCRIPTION OF PROPOSAL:	First floor extension above existing outbuilding to create ancillary annexe
DECISION:	Approved, subject to s106 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=568290

Members agreed to approve this application subject to a s106 agreement requiring the annexe to only be used in conjunction with, and ancillary to, the main dwelling and subject to the following conditions:

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: DWG 1, DWG 2, DWG3 and DWG 4
- 3 The development hereby permitted will be completed strictly in accordance with the approved drawings nos: DWG 1, DWG 2, DWG3 and DWG 4

Report Item No: 2

APPLICATION No:	EPF/0097/15
SITE ADDRESS:	Saint Elisabeth's Church Chestnut Avenue Buckhurst Hill Essex IG9 6BN
PARISH:	Buckhurst Hill
WARD:	Buckhurst Hill East
DESCRIPTION OF PROPOSAL:	Demolition of existing church and hall and erection of 7 new 3 storey flats and 7 new houses with associated car parking and small community facility.
DECISION:	Refuse Permission

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

http://planpub.eppingforestdc.gov.uk/NIM_websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=573179

REASONS FOR REFUSAL

- 1 By reason of its massing, cramped layout and detailed design, the proposal would appear incongruous, forming a sharp contrast with prevailing pattern of development adjacent to the site. As a consequence, it would cause significant harm to the character and appearance of the locality, contrary to adopted Local Plan and Alterations policies CP2(iv), CP7 and DBE1, which are consistent with the National Planning Policy Framework.
- 2 The proposal would result in the unjustified loss of a non-designated heritage asset, contrary to adopted Local Plan and Alterations policy HC13A and the provisions of the National Planning Policy Framework, particularly paragraph 135.

WAY FORWARD

Members suggested that a possible way forward would be for a revised proposal providing some space between buildings, with less bulky buildings that more closely complement the detailed design of neighbouring houses on Chestnut Avenue, and Hornbeam Road is likely to address the Council's first reason for refusal.

The submission of evidence of the viability of re-using the existing buildings together with evidence of the need for a community facility at the application site is necessary to address the Council's second reason for refusal.

Report Item No: 3

APPLICATION No:	EPF/0178/15
SITE ADDRESS:	Oak Field House Debden Road Loughton Essex IG10 2NY
PARISH:	Loughton
WARD:	Loughton St Johns
DESCRIPTION OF PROPOSAL:	Erection of a single bay extension to existing oak barn to the rear of the house.
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=573397

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 barn building, unless otherwise agreed in writing by the Local Planning Authority.

Report Item No: 4

APPLICATION No:	EPF/0336/15
SITE ADDRESS:	15 The Shrubberies Chigwell Essex IG7 5DU
PARISH:	Chigwell
WARD:	Grange Hill
DESCRIPTION OF PROPOSAL:	Proposed two storey side extension and first floor rear extension.
DECISION:	Grant Permission (With Conditions)

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

http://planpub.eppingforestdc.gov.uk/NIM_websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=573736

CONDITIONS

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

Report Item No: 5

APPLICATION No:	EPF/0498/15
SITE ADDRESS:	Woodberrie Woodbury Hill Loughton Essex IG10 1JB
PARISH:	Loughton
WARD:	Loughton St Johns
DESCRIPTION OF PROPOSAL:	Proposed dwelling adjacent to Woodberrie.
DECISION:	Refuse Permission

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

http://planpub.eppingforestdc.gov.uk/NIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=574162

REASONS FOR REFUSAL

- 1 By reason of its siting and bulk, the proposed house would significantly detract from outlook from nos 13 and 15 Woodbury Hill to the detriment of their living conditions. Accordingly, the proposal is contrary to Local Plan and Alterations policy DBE2, which is consistent with the National Planning Policy Framework.
- 2 By reason of its scale and siting the proposed house would result in the significant erosion of the spacious and semi-rural character of this part of the York Hill Conservation Area. Consequently, the proposal fails to preserve its character, contrary to Local Plan and Alterations policy HC6 which is consistent with the National Planning Policy Framework.

WAY FORWARD

Having regard to the constraints of the site, its relationship to 13 and 15 Woodbury Hill and the semi-rural character of this part of the York Hill Conservation Area, Members concluded there is no way forward for this proposal.

Report Item No: 6

APPLICATION No:	EPF/0533/15
SITE ADDRESS:	32 Marjorams Avenue Loughton Essex IG10 1PU
PARISH:	Loughton
WARD:	Loughton St Johns
DESCRIPTION OF PROPOSAL:	Two storey and single storey rear extension. Remove front of garage. Raise patio by 0.8m and erect side fence 1.8m height from patio.
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=574217

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

Report Item No: 7

APPLICATION No:	EPF/0600/15
SITE ADDRESS:	301 High Road Loughton Essex IG10 1AH
PARISH:	Loughton
WARD:	Loughton St Marys
DESCRIPTION OF PROPOSAL:	Display one full length fascia sign with internally illuminated letters and logos and one internally illuminated projecting sign.
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=574379

CONDITIONS

NONE

Report Item No: 8

APPLICATION No:	EPF/0645/15
SITE ADDRESS:	94 Lawton Road Loughton Essex IG10 2AA
PARISH:	Loughton
WARD:	Loughton Fairmead
DESCRIPTION OF PROPOSAL:	Residential development comprising 5 no. 2 bed apartments and 2 no. 1 bed apartments.
DECISION:	Refuse Permission

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

http://planpub.eppingforestdc.gov.uk/NIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=574496

REASONS FOR REFUSAL

- 1 By reason of its size and siting within a constrained site, the proposed development would have a cramped appearance, out of keeping with that of the locality. The degree of contrast with the established pattern of development in the locality would be significant and harmful to its character and appearance. Accordingly, the proposal is contrary to Local Plan and Alterations policies CP2(iv), CP7 and DBE1, which are consistent with the National Planning Policy Framework.
- 2 By reason of its relationship and proximity to the rear garden boundaries of 92 to 108 Lawton Road and 1 to 8 Pyrles Lane, the proposal would be likely to result in excessive overlooking of the rear gardens of those houses on Lawton Road. It would also appear excessively overbearing when seen from the rear gardens of 96, 98 and 108 Lawton Road and 2, 4, 6 and 8 Pyrles Lane. Accordingly, the proposal would cause excessive harm to the amenities of those dwellinghouses, contrary to Local Plan and Alterations policies DBE2 and DBE9, which are consistent with the National Planning Policy Framework.
- 3 The proposal provides for less than half of the minimum number of car parking spaces required in order to comply with Essex County Council Parking Standards (September 2009) The degree of shortfall is such that the proposal is likely to generate increased demand for on-street vehicle parking on adjacent streets with a harmful consequence for the amenities of the locality and the interest of highway safety. Accordingly the proposal is contrary to Local Plan and Alterations policy ST6, which is consistent with the National Planning Policy Framework.

WAY FORWARD

Members considered a more spacious single storey development such as bungalows would be more appropriate for this site.

Report Item No: 9

APPLICATION No:	EPF/0685/15
SITE ADDRESS:	3 Brancaster Place Church Hill Loughton Essex IG10 1QN
PARISH:	Loughton
WARD:	Loughton St Marys
DESCRIPTION OF PROPOSAL:	Conversion of existing garage to habitable area.
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=574637

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.

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Agenda Item 7

AREA PLANS SUB-COMMITTEE SOUTH

1 July 2015

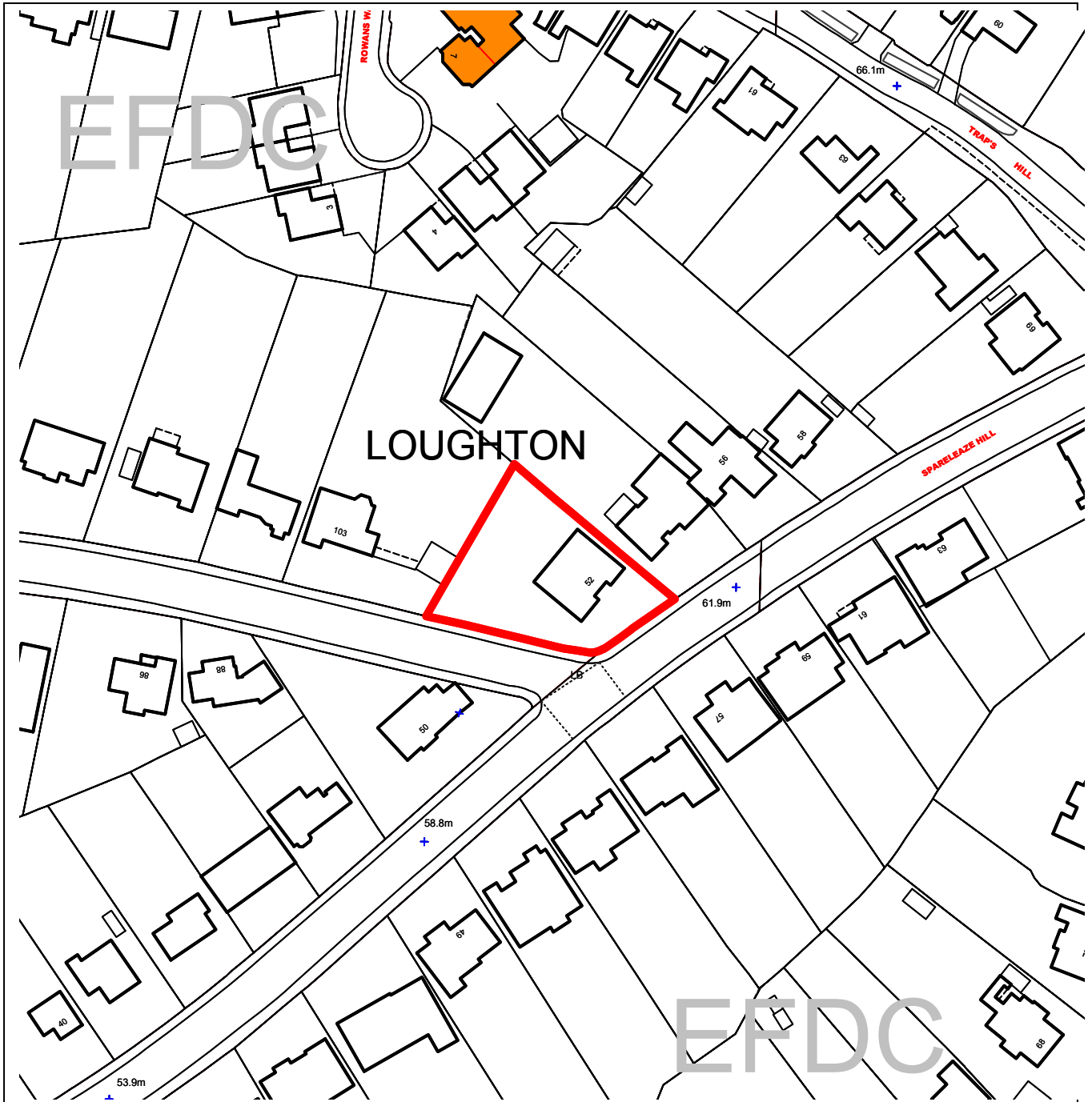
INDEX OF PLANNING APPLICATIONS/ENFORCEMENT CASES

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4.	EPF/0455/15	54 Stradbroke Grove Buckhurst Hill Essex IG9 5PF	Grant Permission (With Conditions)	38
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Epping Forest District Council

AGENDA ITEM NUMBER 1



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Application Number:	EPF/0395/15
Site Name:	52 Spareleaze Hill Loughton, IG10 1BT
Scale of Plot:	1/1250

Report Item No: 1

APPLICATION No:	EPF/0395/15
SITE ADDRESS:	52 Sparelease Hill Loughton Essex IG10 1BT
PARISH:	Loughton
WARD:	Loughton St Marys
APPLICANT:	Mrs Claire Sales
DESCRIPTION OF PROPOSAL:	Replacement boundary wall to front of property and relocation of pedestrian entrance.
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=573887

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 Brickwork to be used on the boundary wall hereby approved shall match or be similar to that used on the existing dwelling, and the railings and gates hereby approved shall be painted in a black colour.
- 3 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.
- 4 No development shall take place until details of the landscaping of the site, including retention of trees and other natural features and including the proposed times of proposed planting (linked to the development schedule), have been submitted to and approved in writing by the Local Planning Authority. The approved landscaping shall be carried out in accordance with the approved details and at those times.

This application is before this Committee since the recommendation for approval is 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 directorate – delegation of council function, schedule 1, appendix A(g)).

Description of Site:

A detached two storey house located on the corner of Sparelease Hill and Tycehurst Hill in a locality of detached dwellings. The property is not listed nor does it lie within a conservation area. There are trees in the property close to the front boundary but they are not protected trees.

Description of Proposal:

Replacement boundary enclosure at front of property, including new gates.

Relevant History:

None.

Policies Applied:

DBE9 – Loss of amenity.
DBE1 – Design of new buildings.

National Planning Policy Framework

Summary of Representations:

LOUGHTON TOWN COUNCIL – the Committee objected to the solid timber gate which it considered was out of keeping with the street scene. (Amended plans for this gate have now been received – please see below.)

NEIGHBOURS -7 consulted and no replies received.

EFDC TREES AND LANDSCAPE SECTION – no objections subject to conditions regarding details of tree protection, and proposed and retained landscaping, to be submitted and approved before works commence.

Issues and Considerations:

It is proposed to demolish the existing brick wall at the front of the property and replace it with a new enclosure comprising of a 0.95m high wall with 0.55m railings on top, interspersed with 1.7m brick piers. The height and design of this wall and railing is acceptable.

The original plans submitted proposed a 1.5m high solid timber gate to enclose the vehicular access to the dwelling and also the pedestrian access. These solid gates would have been somewhat intrusive and out of keeping with the street scene and the agents/applicants were requested to reconsider their design. To this end amended plans now show these gates to be made of an open railing design which allows views into the front garden area. This open design is now acceptable and the gates will not detract from the appearance of the street scene.

Comments on representations received:-

The revised and open style of gates now addresses the Town Council's concern that the originally proposed solid gates were out of keeping.

Conclusions:

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:

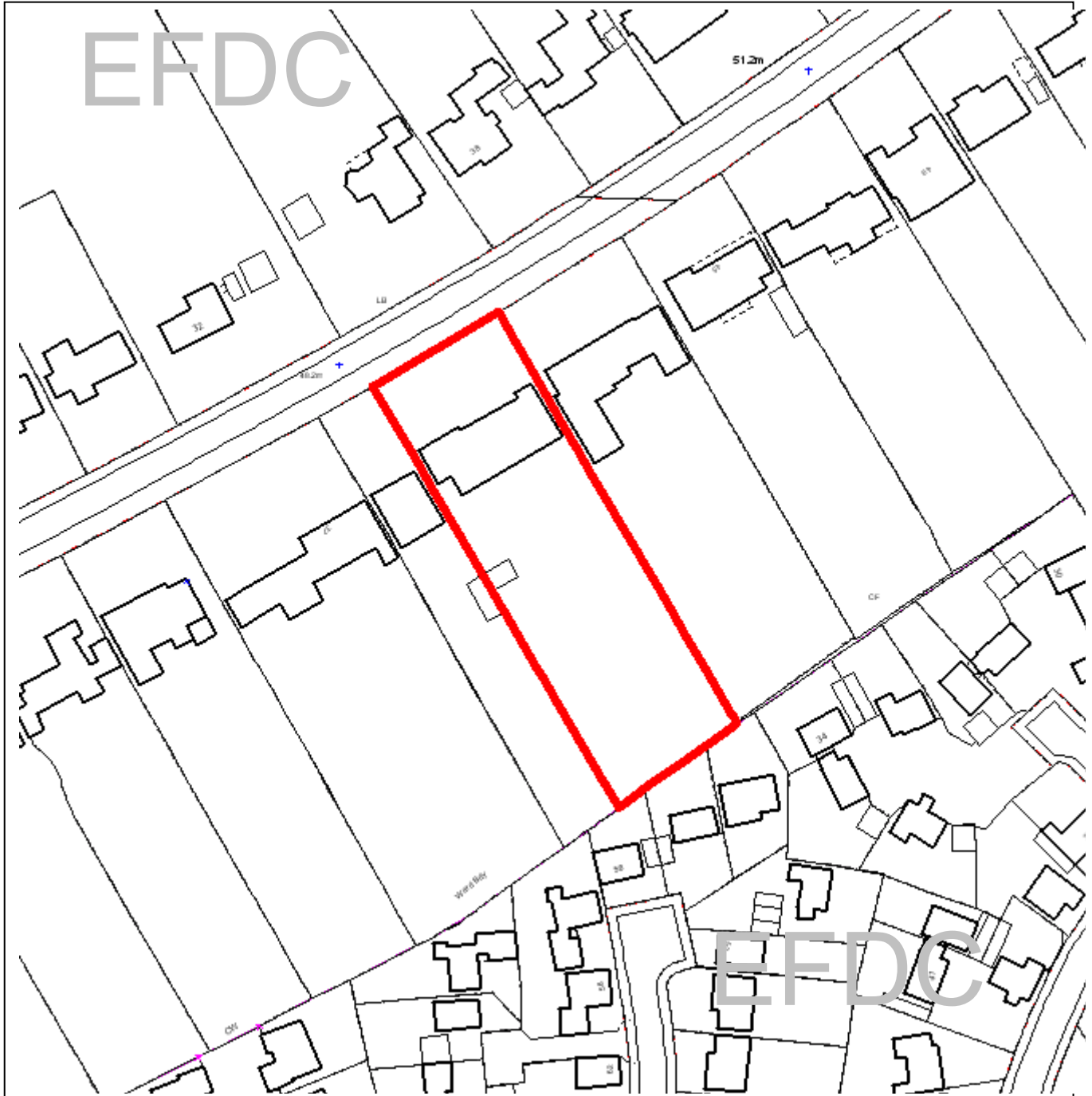
**Planning Application Case Officer: David Baker
Direct Line Telephone Number: 01992 564514**

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



Epping Forest District Council

AGENDA ITEM NUMBER 2



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Application Number:	EPF/0410/15
Site Name:	41 Alderton Hill Loughton, IG10 3JD
Scale of Plot:	1/1250

Report Item No: 2

APPLICATION No:	EPF/0410/15
SITE ADDRESS:	41 Alderton Hill Loughton Essex IG10 3JD
PARISH:	Loughton
WARD:	Loughton Alderton Loughton St Marys
APPLICANT:	Mr Zafar Mirza
DESCRIPTION OF PROPOSAL:	Erection of part one and part two-storey rear extension, a two-storey side extension, a two-storey front extension, raising of roof by 60 cm, and provision of two rear dormer windows.
RECOMMENDED DECISION:	Grant Permission (With Conditions)

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

http://planpub.eppingforestdc.gov.uk/NIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=573902

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 for approval is 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 directorate – delegation of council function, schedule 1, appendix A(g)).

Description of Site:

A detached two storey house located on the south side of Alderton Hill in a road characterised by large houses on wide plots. The property is not listed nor does it lie within a conservation area.

Description of Proposal:

Erection of a part one and part two storey rear extension, a two storey side extension, raising of roof by 60cm, and provision of two rear dormer windows.

Relevant History:

EPF/1087/14 - Approval granted for two storey side extension, single storey rear extension, and porch extension. This approval has not been implemented.

Policies Applied:

DBE9 – Loss of amenity.
DBE10 – Residential extensions.

National Planning Policy Framework

Summary of Representations:

LOUGHTON TOWN COUNCIL – the Committee objected on grounds that the scheme is an overdevelopment of the site, and is overbearing on the neighbouring property at 39 Alderton Hill.

NEIGHBOURS - 7 consulted and one reply received:-

43, ALDERTON HILL – object -this will be an overdevelopment of the site, overbearing and out of keeping with houses on either side; the 2 storey rear extension will extend considerably further back than both neighbouring houses, and it will significantly detract from our outlook; it will also result in a loss of light to two upstairs windows in our first floor side wall.

Issues and Considerations:

The existing garage at the side of the house, near the boundary with no. 43, will be removed and a two storey side extension is proposed. At the rear this two storey side extension reduces to a single storey extension. In addition a part single and part two storey rear extension is proposed.

The ground floor of the proposed side and rear extension will extend rearwards by 7.8m and will line up with the depth of a similar extension already built close to the boundary in the neighbouring no.43. The first floor rearward projection, however, is significantly smaller in depth and will project just 2m behind the rear 2 storey section of the neighbouring no.43. As such it will have a limited impact on the outlook and light to the nearest bedroom window in no.43, and it would lie well behind a 45 degree line drawn from this neighbouring bedroom window. The neighbour also raises concern about loss of light to their side facing windows. However these are small windows which appear to give light to non habitable rooms. In addition the proposed side extension is located 1.3m away from the side boundary, and no.43 also has a gap of 1.2m - so the new extension will be 2.5m away from these small windows. The impact on these small windows will therefore not be significant, and in any event less weight is normally given to the protection of light to side facing windows, particularly given that the application proposes a similar 2 storey side extension to one already built on the other side of the boundary at no.43.

On the other side of the property, close to the boundary with no.39, a ground floor extension will project 9.3m with a first floor over projecting 3.8m. No.39 has a ground floor extension close to this boundary, and the proposed ground floor extension to no.41 will only be 1m greater in depth and hence will not give rise to an undue loss of outlook and amenity to no.39. The first floor extension will project out only as far as the existing first floor rear wall of no.39, and again, therefore, it will have a limited effect on amenity. However, there is a large side facing window in the rear section

of the first floor of no.39, but this window is obscured and gives light only to a bathroom. Therefore there will be little adverse effect on light to habitable rooms in no.39 arising from this first floor extension.

The ridge of the roof is to be raised by 60cm to facilitate a loft conversion in part of the roof. Two rear dormer windows are proposed and these are of an acceptable design and proportion. The existing gable feature at the front will be replaced by a slightly larger one and this form of gable adds interest to the front elevation, and is fairly typical of gables found on other nearby properties.

Comments on representations received:-

The objections raised by the Town Council and a neighbour on loss of outlook, light, and amenity are addressed above. In terms of their objection that the proposal is an overdevelopment it is acknowledged that the neighbouring no.39 is a smaller property on a narrower plot. However, most houses in Alderton Hill occupy extensive plots like this one at no.41. The size of the extensions now proposed are fairly easily accommodated without significant detriment to neighbouring houses. In terms of scale some other houses have been extended or rebuilt with larger profiles than is proposed in this application, and to some extent it is not surprising that homeowners want to significantly extend their homes given that their rear gardens are so wide and long. For these reasons the proposed extensions do not represent an overdevelopment of the site.

Conclusions:

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:

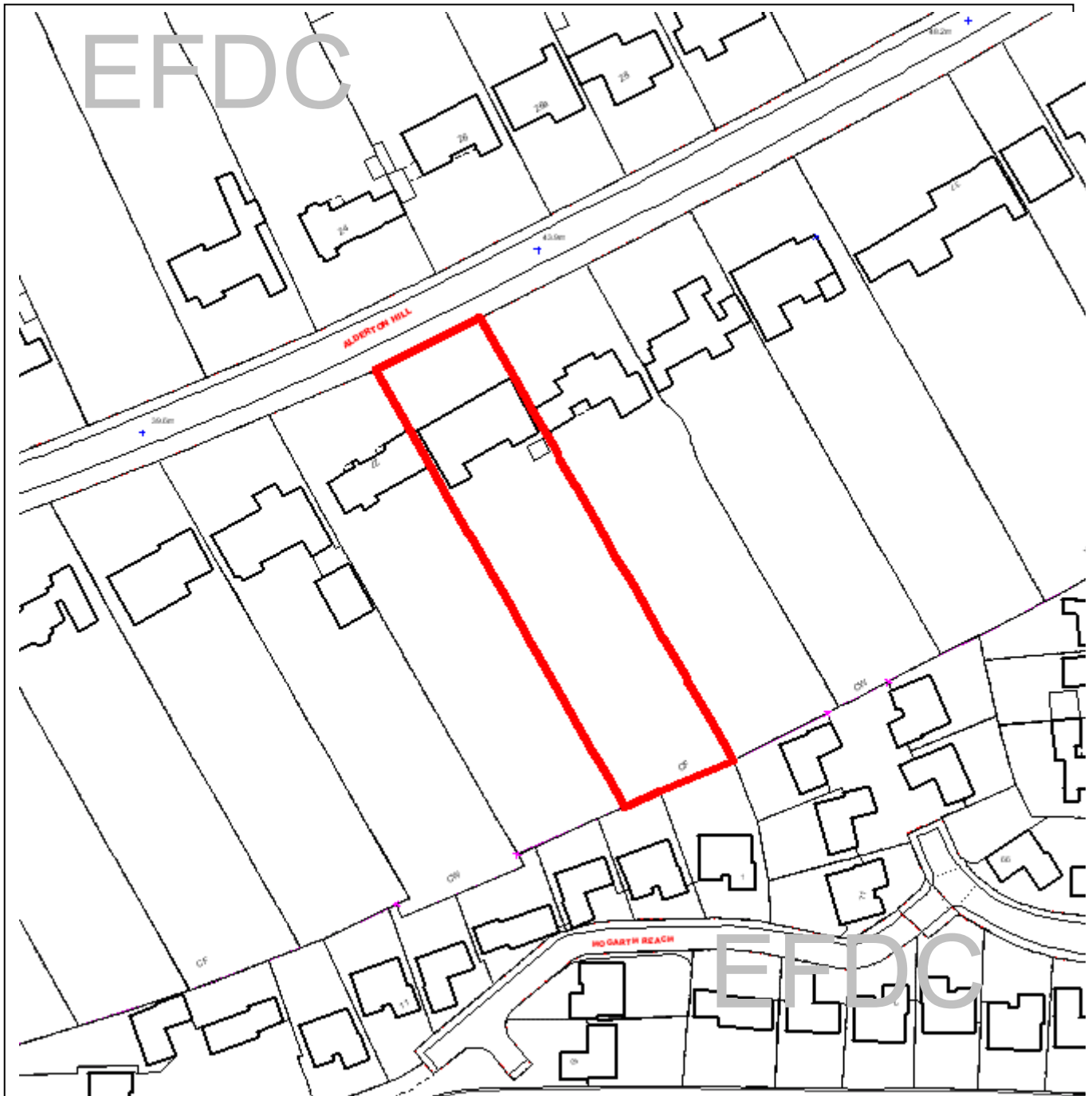
***Planning Application Case Officer: David Baker
Direct Line Telephone Number: 01992 564514***

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



Epping Forest District Council

AGENDA ITEM NUMBER 3



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Application Number:	EPF/0427/15
Site Name:	29 Alderton Hill Loughton, IG10 3JD
Scale of Plot:	1/1250

Report Item No: 3

APPLICATION No:	EPF/0427/15
SITE ADDRESS:	29 Alderton Hill Loughton Essex IG10 3JD
PARISH:	Loughton
WARD:	Loughton Alderton Loughton St Marys
APPLICANT:	Mr & Mrs Udayan and Mala Agarwal
DESCRIPTION OF PROPOSAL:	Demolition of existing house and construction of a new two storey house with accommodation in the roof, including provision of balcony at first floor rear, and erection of new gates and railings on the front boundary.
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=573954

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 9 plans numbered 1097-PL-20A; -21A; -22A; -23A; -25A; -11A; - 15A; -12B; -02.
- 3 No construction works above ground level shall take place until documentary and photographic details of the types and colours of the external finishes have been submitted to and approved by the Local Planning Authority, in writing. The development shall be implemented in accordance with such approved details.
- 4 No development shall take place until details of the landscaping of the site, including retention of trees and other natural features and including the proposed times of proposed planting (linked to the development schedule), have been submitted to and approved in writing by the Local Planning Authority. The approved landscaping shall be carried out in accordance with the approved details and at those times.
- 5 All construction/demolition works and ancillary operations, including vehicle movement on site which are audible at the boundary of noise sensitive premises, shall only take place between the hours of 07.30 to 18.30 Monday to Friday and 08.00 to 13.00 hours on Saturday, and at no time during Sundays and Public/Bank Holidays unless otherwise agreed in writing by the Local Planning Authority.

- 6 There shall be no discharge of surface water on to the highway.
- 7 No unbound material shall be used in the surface treatment of the vehicular accesses within 6 metres of the highway boundary.

This application is before this Committee since the recommendation for approval is 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 directorate – delegation of council function, schedule 1, appendix A(g)).

Description of Site:

A detached two storey house located on the south side of Alderton Hill in a road characterised by large houses on wide plots. The property is not listed nor does it lie within a conservation area.

Description of Proposal:

Demolition of existing house and construction of a new two storey house with accommodation in the roof, including provision of a balcony at first floor rear, and erection of new gates and railings on the front boundary.

Relevant History:

EPF/1688/11 - Approval granted for two storey front extension, single storey rear extensions, provision of accommodation in roof in front gable windows, two side facing dormer windows, two rear dormer windows, and provision of additional first floor rear balcony terrace. This approval has not been implemented.

Policies Applied:

CP2 – Protecting the quality of the built and rural environment.
DBE1 – Design of new buildings
DBE9 – Loss of amenity.
LL10 – Adequacy of provision for landscape retention.
ST4 – Road safety
ST6 – Vehicle parking.

National Planning Policy Framework

Summary of Representations:

LOUGHTON TOWN COUNCIL – the Committee objected to the bulk of the proposed works and to the first floor balcony design, which would allow occupants to walk outside, as this would result in the overlooking of neighbouring properties. However, members stated a Juliet balcony would be acceptable.

LRA PLANS GROUP – object because of loss of trees to the front of the property. However we note that a central landscaping area has been designed adjacent to the front boundary, and this will be populated with new trees and shrubs. We would therefore be happy to withdraw our objection if the Council's arboriculturalist is satisfied with the replanting proposals, and if the Council applies the usual hours of construction condition.

NEIGHBOURS - 7 consulted and two replies received:-

27, ALDERTON HILL – object to amended plans – the development by reason of its size, depth, width height, and massing would have an unacceptable adverse impact on the amenities of no.27, by reason of overlooking, loss of privacy, and visually overbearing impact; the revised plan brings the proposed house forward by 2.5m but it is still substantially larger on the first and second floors compared to the existing house, and previously approved plans, and it still impacts privacy; a rear balcony is still proposed, not a Juliet balcony, and it will reduce privacy; the applicant needs to confirm that obscure and fixed means that the dormer window to bedroom 6 cannot be opened.

1, HOGARTH REACH (to the rear) – I have absolutely no objection to the plans but the enormous trees at the bottom of the applicants 100m long garden are about 7m from our house, and tower over our garden, taking away light. I would amicably request that action be taken to reduce the size of these trees and I would be willing to share the costs of this.

EFDC HIGHWAYS – no objections from a highways and transportation perspective subject to two conditions being imposed requiring that no surface water be discharged on to the highway, and no unbound material to be used in the first 6m depth of the accesses.

Issues and Considerations:

At ground floor level the proposed new dwelling will retain the same gaps to the side boundaries of the site as the existing dwelling, but a two storey section is proposed close to the boundary with no.31 whereas a single storey side garage occupies this position in the existing dwelling.

The neighbouring no.27 stands in a slightly more forward position than the existing house at no. 29 and is shallower in depth. Consequently an issue raised by the proposed replacement dwelling has been the depth of projection behind the rear wall of no.27, and with this in mind revised plans have been submitted which moves the proposed house 2.5m further forward so that its front lines up with the front of no.27 and the net rear projection is 2.5m less.

The ground floor section of the proposed house will extend rearwards behind the rear wall of no.27 by 7.8m - an increase of 1.8m over the existing house's projection of 6m. Bearing in mind the gaps to the side boundary and the tall trees and bushes on the boundary this net projection causes a limited impact on the amenity of no.27. At first floor level the rearward projection would be 4.3m compared the existing 3.9m. In addition this first floor is set in 1.9m from the side boundary, as opposed to the current gap of 1.1m for both the ground and first floors of the existing dwelling. A 45 degree line drawn from the nearest bedroom window in no.27 will not be breached by the proposed first floor. For these reasons therefore the proposed size of the depth of the house has a limited impact on the amenity of no.27, and arguably it is slightly better than the existing situation and indeed the scheme for significant extensions previously approved in 2011.

The neighbour at no.27 has also raised concerns over loss of privacy from the proposed balcony. However while the balcony will be in a more recessed position it will be sited 6m away from the side boundary with no.27. This compares favourably with the position of an existing first floor balcony in the existing dwelling - which is sited just 1.1m from the side boundary. In addition the proposed balcony has 1.8m high privacy screens on each side of the balcony thus further reducing the potential for overlooking, and as mentioned above tall trees and bushes line this boundary. For these reasons the proposed balcony will not give rise to any appreciable overlooking, and it is sited in a better position than the existing balcony in this respect.

The other neighbouring dwelling has a double garage located close to the common boundary with no.29, and consequently the main house lies 6.7m away from the boundary. At this distance the proposed new dwelling will have only a limited impact on the amenity of this neighbour.

In design terms the new house has an acceptable appearance and profile with two small front dormer windows, and it will not detract from the street scene. At the rear three dormer windows are proposed along with a gable roof feature. On the front boundary a new set of railings set in a plinth wall, and gates are proposed, and these enclosures will have a curved profile ranging in height from 1.9 to 1.1m. This height and nature of enclosure will be appropriate in the street scene.

Comments on representations received:-

The objections raised by the town council and a neighbour on the bulk of the proposed house, and loss of privacy, have been addressed above. The first floor side facing windows are annotated on the plans to be obscured and fixed shut, and a condition to be imposed will require these windows to be of this design. With regard to the LRA Plana Group comments a condition is also to be imposed requiring a landscape scheme to be submitted – which will require existing trees to be retained if appropriate.

Conclusions:

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: David Baker
Direct Line Telephone Number: 01992 564514***

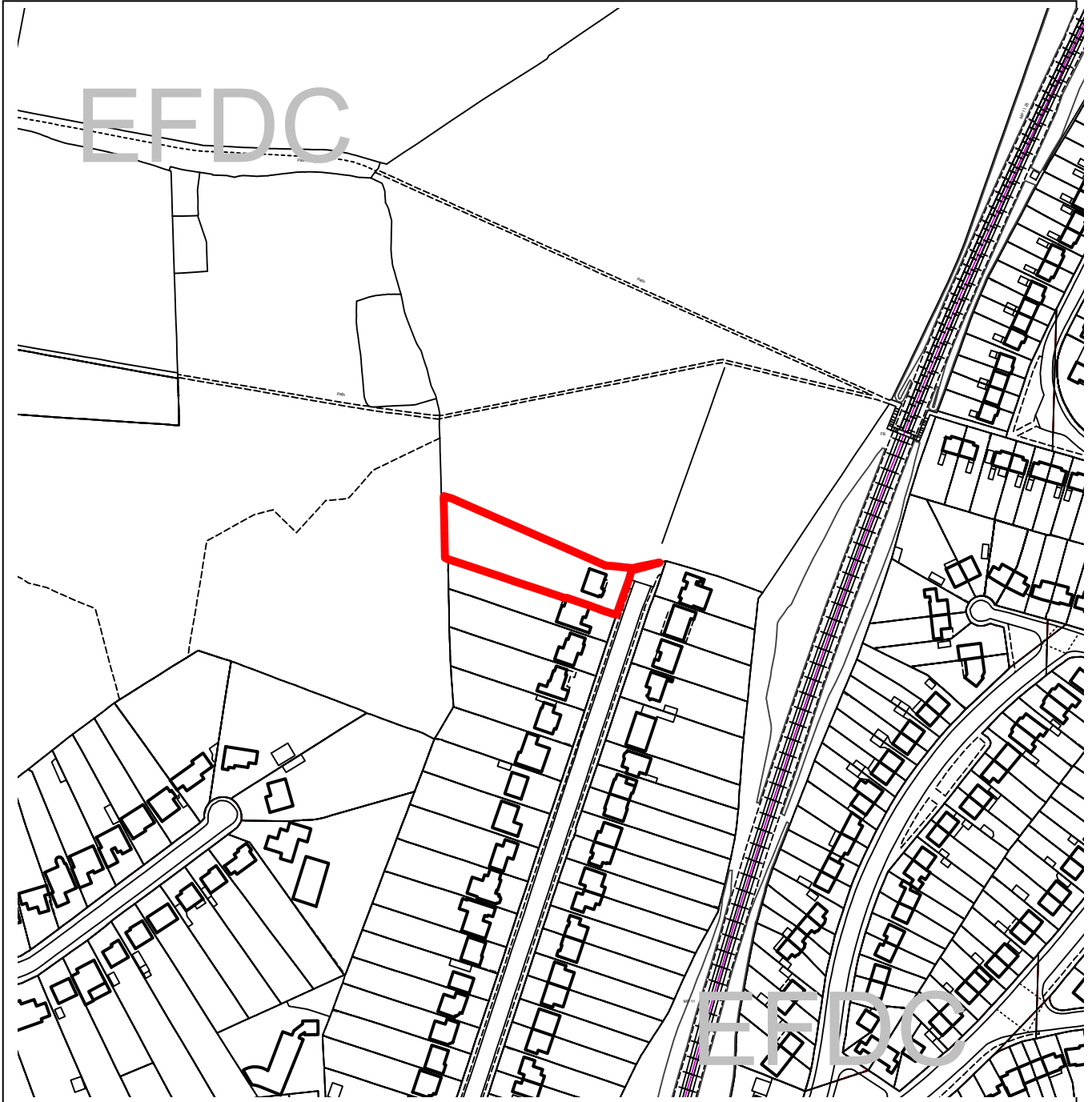
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AGENDA ITEM NUMBER 4



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Application Number:	EPF/0455/15
Site Name:	54 Stradbroke Grove Buckhurst Hill, IG9 5PF
Scale of Plot:	1/2500

Report Item No: 4

APPLICATION No:	EPF/0455/15
SITE ADDRESS:	54 Stradbroke Grove Buckhurst Hill Essex IG9 5PF
PARISH:	Buckhurst Hill
WARD:	Buckhurst Hill West
APPLICANT:	Mrs Ann Trussell
DESCRIPTION OF PROPOSAL:	Two storey side and rear extension.
RECOMMENDED DECISION:	Grant Permission (With Conditions)

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

http://planpub.eppingforestdc.gov.uk/NIM_websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=574034

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 for approval is 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 directorate – delegation of council function, schedule 1, appendix A(g)).

Description of Site:

A detached two storey house located at the northern end of Stradbroke Grove. Most of the nearby properties are two storey houses but a few dwellings are bungalows/chalet bungalows. The property is not listed nor does it lie within a conservation area.

Description of Proposal:

Two storey side and rear extension.

Relevant History:

None.

Policies Applied:

DBE9 – Loss of amenity.

DBE10 – Residential extensions.

National Planning Policy Framework

Summary of Representations:

BUCKHURST HILL PARISH COUNCIL – objection – overbearing on neighbours, loss of amenity to neighbours, and design out of keeping with the street scene.

NEIGHBOURS -3 consulted and no replies received.

Issues and Considerations:

The existing garage at the side of the house, close to the boundary with no. 52 Stradbroke Grove, will be removed and replaced with a 2 storey side extension which will also project to the rear by 4m. The neighbouring no.52 is a bungalow on a large footprint and the proposed rear extension will project rearwards to the line of the existing rear wall of this neighbouring bungalow. In addition this rearward projection will be stepped in by 1.1m from the side boundary with no.52. Although no.52 stands on slightly lower ground the two physical characteristics described above will mean that the proposed rearwards extension will cause a limited loss of amenity and outlook to no.52.

At the front the ground floor of the proposed two storey side extension will be recessed by 1m behind the main front wall of the house, and the first floor will be recessed by 3m. An appropriate sloping roof is proposed over the ground floor front section. In design terms the extension will be subordinate to the house, matching materials are proposed, and the appearance of the extension will be in keeping with a street scene that contains other two storey side additions.

Because no.52 lies in a more recessed position the ground floor front section of the proposed extension will project 2m forward of the main front wall of no.52. However this depth of projection will have a small impact on the front outlook of no. 52 and it lies well behind a 45 degree line drawn from the nearest window in no.52.

Comments on representations received:-

The objections raised by the parish council have been addressed above.

Conclusions:

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: David Baker
Direct Line Telephone Number: 01992 564514***

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AGENDA ITEM NUMBER 5



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Application Number:	EPF/0530/15
Site Name:	34 Barrington Green Loughton, IG10 2BA
Scale of Plot:	1/1250

Report Item No: 5

APPLICATION No:	EPF/0530/15
SITE ADDRESS:	34 Barrington Green Loughton Essex IG10 2BA
PARISH:	Loughton
WARD:	Loughton Broadway
APPLICANT:	Mr & Mrs L Schalkwyk
DESCRIPTION OF PROPOSAL:	Demolition of single storey flat and redevelopment to provide 3 flats in a three storey building with accommodation within the roof and provision of 1 parking space at the rear and 3 off street parking spaces at the front with one space allocated to the adjoining dwelling at number 36 (amended scheme to EPF/2526/14)
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=574214

CONDITIONS

- 1 The development hereby permitted must be begun not later than the expiration of three years beginning with the date of this notice.
- 2 No construction works above ground level shall take place until documentary and photographic details of the types and colours of the external finishes have been submitted to and approved by the Local Planning Authority, in writing. The development shall be implemented in accordance with such approved details.
- 3 The development hereby permitted will be completed strictly in accordance with approved plans numbered LS.04 C; LS.05 A; LS.07 B; LS.08 C; LS.09C; LS.02; LS.06 B; LS.01 A.
- 4 There shall be no discharge of water on to the highway.
- 5 Details of surface water drainage shall be submitted to and approved by the Local Planning Authority before any works commence, and once approved these details shall be implemented in full.
- 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 for approval is contrary to an objection from a local council, and contrary to 4 objections received from third parties, which are material to the planning merits of the proposal, (pursuant to the 'constitution, part three: planning directorate – delegation of council function, schedule 1, appendix A(f and g)).

Description of Site:

A single storey flat located on a raised ground floor and which adjoins a terrace of two storey houses facing Barrington Green. A side way provides an access to the rear and also access to the rears of 36 to 42 Barrington Green. The property is not listed nor does it lie within a conservation area.

Description of Proposal:

Demolition of single storey flat and redevelopment to provide 3 one bedroom flats in a three storey building with accommodation in the roof, and provision of 3 car spaces at the front alongside a parking space for the adjoining number 3 (Revised scheme to EPF/2526/14).

Relevant History:

EPF/2526/24 - A similar application for three new flats, but proposing a larger roof form, was refused - on grounds of an obtrusive roof form and unacceptable projections.

Policies Applied:

CP2 – Protecting the quality of the built and rural environment.
DBE1 – Design of new buildings
DBE9 – Loss of amenity.
ST4 – Road safety
ST6 – Vehicle parking.

National Planning Policy Framework

Summary of Representations:

LOUGHTON TOWN COUNCIL – the Committee noted the reduction in bulk of the revised application but maintained that the scheme was an overdevelopment of the site and out of keeping with the street scene. There was also concern that the proposed rear car space encroached onto the historic right of way to the rear of neighbouring properties at nos. 36 to 42. There was also little private amenity space retained.

NEIGHBOURS - 4 consulted and 3 replies received:-

38 BARRINGTON GREEN – the proposals appear to indicate a restriction (by the provision of a rear car parking space) to the right of way to the rear of neighbouring houses. We accept this may not be a planning matter but this restriction to this rear access could result in more on street car parking.

40, BARRINGTON GREEN – the application should be refused since the proposed rear car parking space will block access to my rear where I have double gates and a car space.

42, BARRINGTON GREEN – A bungalow being changed to a 4 storey building is an overdevelopment of the site. The proposal will be detrimental to pedestrian safety, road accessibility, and will cause increased parking issues. The parking space at the rear will restrict our access to the rear, as has the erection of an outbuilding at the rear.

EFDC HIGHWAYS – no objections from a highways and transportation perspective - subject to a condition being imposed requiring that no surface water be discharged on to the highway.

Issues and Considerations:

The existing building lies on a raised ground level, and the proposed building would provide a flat at lower ground and ground level, with a maisonette at first and second floor level. The design of this revised new building now respects the roof form and profile of the adjoining terrace, and in appearance it is now acceptable.

In respect of the access issue to the rear the originally submitted plans have been amended – the car space at the rear has been removed and an additional space at the front has been provided. The three spaces for the three new flats will be positioned alongside a space to be provided for the adjoining no.36. Such a grouped hard standing area is repeated outside nos.40 and 42 Barrington Road, and given that Barrington Road is a slip road running parallel to Rectory Lane, this parking arrangement is acceptable in terms of safety and access. The provision of one space for each flat complies with parking standards particularly since this is a sustainable location within walking distance of Debden tube station and the Broadway shopping centre.

Comments on representations received:-

The concerns of neighbours about the rear car space have been taken into account in revised plans and this space has now been repositioned to the front of the property. In terms of overdevelopment it is acknowledged that this is a small site. However, the profile of the new building will now respect the appearance and outline of the adjoining terrace, and the provision of small homes in this sustainable location is considered acceptable.

Conclusions:

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:

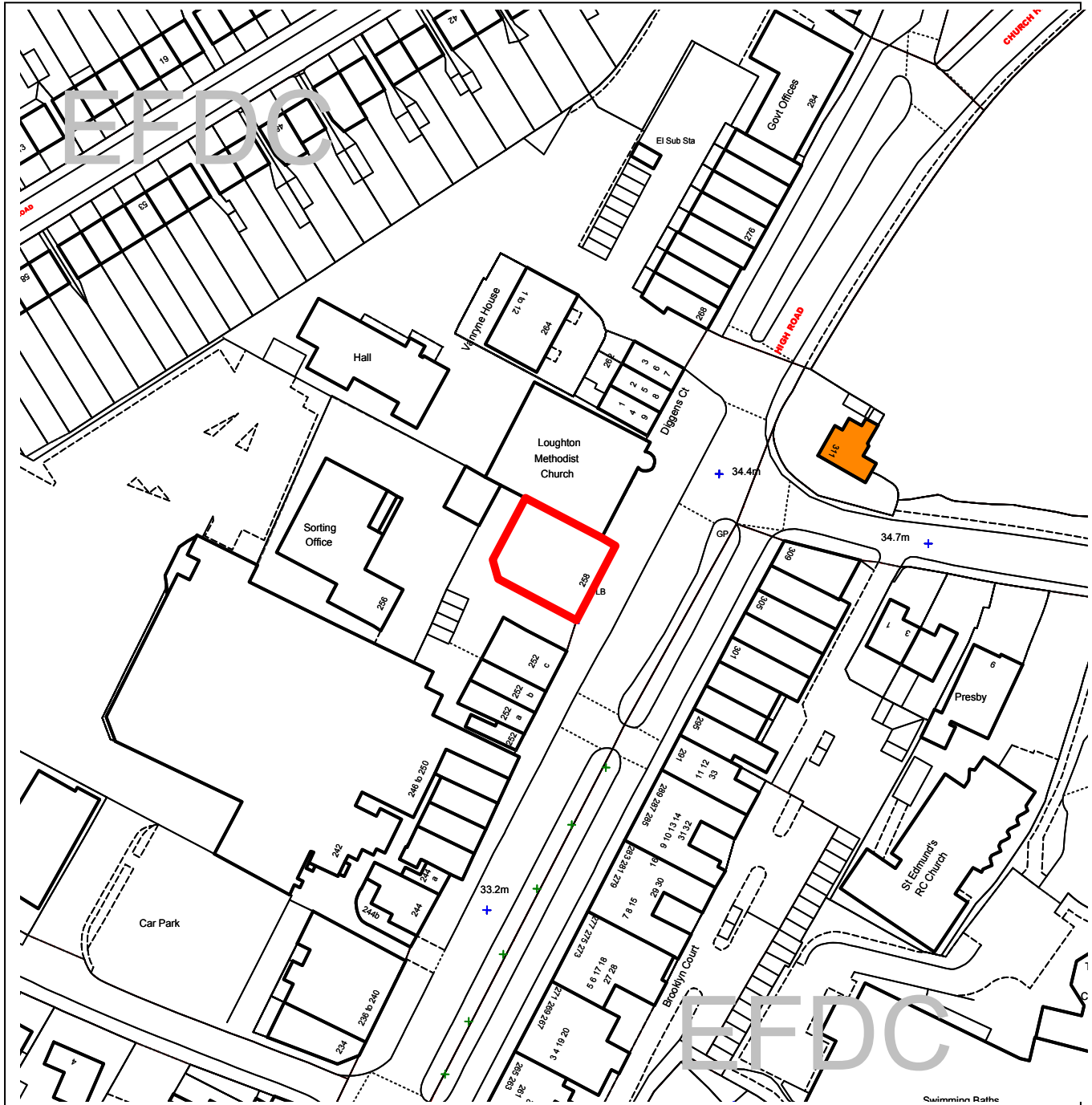
***Planning Application Case Officer: David Baker
Direct Line Telephone Number: 01992 564514***

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Epping Forest District Council

AGENDA ITEM NUMBER 6



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Application Number:	EPF/0728/15
Site Name:	Lucas McMullen, 258 High Road Loughton, IG10 1RB
Scale of Plot:	1/1250

Report Item No: 6

APPLICATION No:	EPF/0728/15
SITE ADDRESS:	Lucas McMullen 258 High Road Loughton Essex IG10 1RB
PARISH:	Loughton
WARD:	Loughton St Marys
APPLICANT:	Ms Spencer Rose
DESCRIPTION OF PROPOSAL:	Provision of additional floor to provide 9 apartments (1 x studio, 7 x 1 bed, 1 x 2 bed). (Revision to EPF/2379/14)
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=574714

CONDITIONS

- 1 The development hereby permitted will be completed strictly in accordance with the approved drawings nos:
FFO-001 A, FFO-101 A, FFO-201 B, FFO-210 C and FFO-211 B.
- 2 The development hereby permitted must be begun not later than the expiration of three years beginning with the date of this notice.
- 3 No construction works above ground level shall take place until documentary and photographic details of the types and colours of the external finishes have been submitted to and approved by the Local Planning Authority, in writing. The development shall be implemented in accordance with such approved details.
- 4 No development shall take place, 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.

- 5 All construction/demolition works and ancillary operations, including vehicle movement on site which are audible at the boundary of noise sensitive premises, shall only take place between the hours of 07.30 to 18.30 Monday to Friday and 08.00 to 13.00 hours on Saturday, and at no time during Sundays and Public/Bank Holidays unless otherwise agreed in writing by the Local Planning Authority.
- 6 Prior to first occupation of the proposed development, the Developer shall be responsible for the provision and implementation of a Residential Travel Information Pack for sustainable transport, approved by Essex County Council, to include six one day travel vouchers for use with the relevant local public transport operator.
- 7 Prior to the commencement of works the developer shall submit annotated drawings and supplementary detail as appropriate for the written approval of the Local Planning Authority, to demonstrate that the ceiling/party floor insulation between the commercial and residential premises complies with the current Approved Document E of the Building Regulations 1984 and, to ensure that the occupiers are provided with reasonable resting/sleeping conditions with reference to British Standard BS8233: 1999 - Sound Insulation and Noise Reduction for Buildings - Code of practice. The development shall then be completed and maintained thereafter in accordance with the approved details.
- 8 Details of the extraction equipment shall be submitted to, and approved by, the Local Planning Authority and the equipment shall be installed and be in full working order to the satisfaction of the Local Planning Authority prior to the commencement of use.

This application is before this Committee for the following reasons:

- *since it is an application for residential development of 5 dwellings or more and is recommended for approval (Pursuant to Section P4, Schedule A (d) of the Council's Delegated Functions).*
- *since it is for a type of development that cannot be determined by Officers if more than two objections material to the planning merits of the proposal to be approved are received (Pursuant to The Constitution, Part Three: Planning Services – Delegation of Council functions, Schedule 1, Appendix A.(f).)*

Description of Site:

The application site comprises the first floor of 258A High Road, Loughton and an area of land to the side and rear. The first floor has an area of approximately 370m². The ground floor of the property is occupied by The Olive Tree restaurant in units 1 and 2 and by Subway in unit 3. The first floor was most recently used as offices but has permission for use as flats as detailed below.

Adjacent the site is the Methodist Church, with two-storey pitched roof and varied form. The old sorting office is to the rear of the site and the Royal Mail owns the access road alongside the application site. On the other side of the access road, 252 High Road is a 3 storey building with a slack pitched roof and the ground floor divided into shop units. On the opposite side of the High Road three and four storey flat roof buildings are set behind a grass verge and access off the High Road. The area is generally urban in character with varied building designs.

Description of Proposal:

This application seeks permission to extend the existing building, creating another floor and providing 9 flats in the existing first and proposed new second floor. In total 7x 1-bed units, 1x 2-bed unit and a studio apartment are proposed.

The application is a resubmission of EPF/2379/14 and has revised the scheme to provide waste compactors in the flats, storage at ground floor for the compacted waste and has moved cycle storage to the first floor. This has reduced the size of the kitchen/living area in unit 1. In addition this scheme now retains the existing extraction system in situ, the result being the loss of a window to unit 3, resulting in the proposed unit 3 now being a studio apartment.

Relevant History:

EPF/2379/14 - Extension of existing building in connection with proposed residential use forming 9 new dwellings (8 x 1 Bed and 1x 2 Bed). Re-submission following withdrawn application EPF/1686/14.- Refused

EPF/1686/14 - Extension to building (comprising addition of second and third (within Mansard roof) floors and conversion to 9 dwellings. - Withdrawn

EPF/0991/14 - Prior notification of change of use of first floor of building from use for purposes within Use Class B1 (a) (offices) to use for purposes within Use Class C3 (dwelling houses) to create 4x1 bed and 1x2 bed dwellings. – Prior Approval required and granted.

EPF/0754/11. Change of use of shop (Use Class A1) at the front of the unit to use for purposes in Use Class A3 (Restaurants and Cafes) including ancillary use of private forecourt for placing tables and chairs. Approved 20/06/2011.

Policies Applied:

Adopted Local Plan and Alterations

H2A – Previously Developed Land

H3A – Housing Density

H4A – Dwelling Mix

H5A – Provision for Affordable Housing

H6A – Site Thresholds for Affordable Housing

CP1 – Achieving Sustainable Development Objectives

CP2 – Protecting the Quality of the Rural and Built Environment

CP3 – New Development

CP4 – Energy Conservation

CP5 – Sustainable Building

DBE1 – Design of New Buildings

DBE2 – Impact of New Buildings

DBE8 – Amenity Space Provision

RP5A – Adverse Environmental Impacts

ST2 – Accessibility of Development

ST4 – Highways Considerations

ST6 – Car Parking Standards

Summary of Representations:

Notification of this application was sent to Loughton Town Council and to 42 neighbouring properties. A public notice has also been displayed.

The following representations have been received:

THE OLIVE TREE: Object to the proposals due to disruption to business during construction and after occupation due to future noise complaints. Existing refuse storage issues would likely be exacerbated as refuse store proposed is not adequate.

LOUGHTON SUBWAY: Object as store is open until 9pm and extraction equipment will be audible until this time, likely resulting in noise complaints. Refuse store is inadequate and will likely overspill, causing vermin issues.

LOUGHTON METHODIST CHURCH: The proposed flat roof is not in keeping with the area and is higher than the roof of 260. Significant loss of light and natural light to the worship area, with the sole light source being from roof lights. Also impacts on first floor corridor window. No parking provision and proposed bike storage not reasonable.

HOBBS PARKER PROPERTY CONSULTANTS ON BEHALF OF THE FREEHOLDER: Object due to the proposals not being permitted by the terms of the lease, the bin storage area is currently used as the fire escape, this would be repositioned but the developer does not have rights for refuse collection to the rear. Waste compacting is a contrived solution. Extraction flue is close to the window of proposed unit 3, with only one light source and would be a poor unit of accommodation. Extraction flue is also not in control of applicant and would likely cause noise and odour disturbance to first and second floor units. Bike storage is not reasonable.

LOUGHTON TOWN COUNCIL:

Members were concerned by the relocation of the bike store to the first floor which would unacceptably reduce the size of two of the flats. They also stated that as no parking provision was proposed in this scheme, future occupants of these flats should not be eligible for resident parking schemes in the Town.

Issues and Considerations:

The main issues to be considered in this resubmission are whether the revisions have overcome the previous reason for refusal and whether the revisions introduce any new issues.

The previous application was refused for the following reason:

The proposal fails to demonstrate that the proposed refuse storage arrangements and repositioning of extract ducting on the rear elevation can be implemented. As a consequence, the proposal fails to include proper provision for refuse storage necessary for the development and fails to facilitate appropriate means of odour control for the restaurant at the ground floor of 258 High Road. In this particular case it is not possible to deal with these matters by planning conditions because third parties have control over them and have made clear they will not give their required consent for the proposals to address them. The proposal is likely to result in unpleasant odours, harm to visual amenity and poor outlook from proposed Flat 3. Accordingly, the proposal is contrary to Local Plan and Alterations policy DBE9, which is consistent with the National Planning Policy Framework.

Following this decision the extractor is now retained in its existing position, the refuse store is now proposed at ground floor (for compacted waste), waste compactors are provided to each unit, and the cycle store has relocated to the first floor.

The proposals now demonstrate sufficient refuse storage for the units proposed. The retention of the extractor in the existing location also means adequate odour control remains in place for the ground floor restaurant/takeaway uses. The revisions have meant the flue is retained at first floor with the same relationship to the window in place as currently exists. Environmental Health have

asked that the flue be extended by 1m or suitable equipment within the ventilation shaft be provided to mitigate odour. The equipment in place may be suitable, but this detail is not available as part of this application, therefore the condition is advised as a precaution. Officers have liaised with the Environmental Health Team and if the applicant is unable to obtain details of or alter the existing flue, then ultimately the responsibility for any odour nuisance, should it arise in the future, will rest with the unit creating the nuisance and the Council will intervene as required.

In terms of new issues raised, the provision of cycle storage at first floor is introduced in this application. There is no policy requirement for storage to be at ground level, however it is a requirement that it is easily accessible. In this instance the storage is in a communal area, and does require residents to carry the bike up the first staircase into the flats. This may not be ideal for some residents, while others may find such storage more attractive from a security perspective and consequently be more likely to use it. Officers are of the view that any provision is better than none and the fact of the cycle store being at first floor would not be sufficient grounds alone to justify refusal. Officers also note modern cycles are frequently lightweight, foldable and residents would be aware of the access constraints on purchasing the accommodation.

In terms of issues raised by third parties, in respect of leasehold restrictions, planning has no bearing on these arrangements. It is clearly possible to access refuse collection areas alongside existing refuse storage for other units. In terms of construction access and noise disturbance during construction and after occupation, these issues have been considered previously and found reasonable. It is not uncommon to find residential accommodation provided above units in a High Street area. Noise was not a previous grounds for refusal.

Potential impact to the adjacent Church was considered previously and not issued as a reason for refusal. In terms of parking issues, again this was not an issue previously used to refuse the scheme.

Regarding issues raised by the freeholder, whilst planning can not become involved in lease arrangements, the accommodation appears capable of providing all the facilities necessary for modern living requirements. The proposed refuse store would result in the loss of the existing fire escape for the first floor accommodation. Officers have liaised with the Council's Building Control service who advise that as long as the development incorporates a 'protected' fire escape route, a second route is not required. Buildings regulations would secure suitable arrangements in this respect.

Conclusion

In conclusion, mindful of the above assessment, Officers consider the proposals have overcome the previous reason for refusal and whilst not all elements of the revised scheme are ideal design solutions, the proposals do provide sufficient accommodation for modern living standards and accord with policy objectives. Accordingly, approval is recommended subject to conditions. The specific difficulties between the freeholder and leaseholders that have been drawn to the Council's attention are noted. However, they do not amount to justification for withholding permission where a development is clearly capable of being carried out subject to the appropriate consents being in place.

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: Ms Jenny Cordell
Direct Line Telephone Number: (01992) 564481***

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



Epping Forest District Council

AGENDA ITEM NUMBER 7



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Application Number:	EPF/0749/15
Site Name:	2A Summerfield Road Loughton, IG10 4QD
Scale of Plot:	1/1250

Report Item No: 7

APPLICATION No:	EPF/0749/15
SITE ADDRESS:	2A Summerfield Road Loughton Essex IG10 4QD
PARISH:	Loughton
WARD:	Loughton Forest
APPLICANT:	Mr A Cresswell
DESCRIPTION OF PROPOSAL:	Erection of a front boundary wall with metal railing above with a combined height of 1.8m. Metal automated sliding gate. (Amended design to EPF/2973/14).
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=574797

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 plan
105.501 rev. B received 17th June 2015
Design and Access Statement
- 3 All construction/demolition works and ancillary operations, including vehicle movement on site which are audible at the boundary of noise sensitive premises, shall only take place between the hours of 07.30 to 18.30 Monday to Friday and 08.00 to 13.00 hours on Saturday, and at no time during Sundays and Public/Bank Holidays unless otherwise agreed in writing by the Local Planning Authority.

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

Description of Site:

Two-storey detached house. Not Listed nor in Conservation Area.

Description of Proposal:

Erection of a front boundary wall with metal railing above with a combined height of 1.8m. Metal automated sliding gate. (Amended design to EPF/2973/14).

Relevant History:

EPF/1409/08 - Erection of a detached house fronting Summerfield Road. (Amended application) – Allowed at appeal 23/02/2009 (APP/J1535/A/08/2084879)

EPF/2175/12 - Amendment to proposed detached house fronting Summerfield Road, approved under planning permission EPF/1409/08 allowed on appeal. Amendments relate to rear patio doors and replacement of integral garage with habitable room. – Granted 28/01/2013

EPF/2973/14 - Erection of a front boundary wall with metal railing above with a combined height of 1.8m. Metal automated sliding gate. – Refused 13/03/2015

Policies Applied:

CP2	Quality of Rural and Built Environment
CP7	Urban Form and Quality
DBE1	Design of New Buildings
DBE9	Loss of Amenity

NPPF

Consultation Carried Out and Summary of Representations Received

Number of neighbours consulted. 8

Site notice posted: No, not required

Responses received: No response received from neighbours.

LOUGHTON TOWN: Objection

The Committee OBJECTED to the proposed boundary treatment which was considered harmful to the streetscene and would adversely affect the beautiful open aspect of the road and cause undue urbanisation.

Members were also concerned that the sliding gate was positioned flush with the pavement and not set back into the property, this blocking both the footway and highway when vehicles entered the property.

Main Issues and Considerations:

This application is for an amended design of front boundary treatment following refusal of a similar proposal. The way forward for the previous proposal was considered to include an increase in the proportion of railings to wall; an overall reduction in height; and, submission of accurate drawings. The ground falls to the left hand side when viewing the front of the property and this slope was not previously presented.

The comment of the Town Council is noted but aspects of the setting of the site are such that it is considered that a refusal of the application could not be adequately supported at appeal. The side boundary of the site is also the rear boundary of properties facing Spring Grove. This boundary consists of visually solid fence panels set on concrete gravel boards and is a fence some 2m in height. Accordingly there is no sense of openness when looking obliquely across the front garden from the southwest. When the proposed boundary treatment were to be viewed directly front on,

from the northwest, the boundary treatment would be seen against a backdrop of the house that almost fills the entire width of the plot. Accordingly no material loss of openness is envisaged from this view. In any view from further around to the north the boundary treatment would be seen against visually solid panels of fencing that are each some 2m in height running down along the side boundary with no. 2.

With regard to any sense of urbanisation, the brick piers of the boundary treatment would be no higher than the solid panel fence of the flank boundary of 33 Spring Grove. This fence has pieces of trellis set on top of each fence panel such that the structure is higher than the proposed height of the boundary treatment under consideration.

An annotation to a drawing states that the electric automated sliding gate operation would be silent and specialist advice has been given that such gates do not tend to result in complaints with regard to noise. The proposal is therefore considered acceptable with regard to neighbouring amenity.

The proposal may assist with crime prevention. Paragraph 69 of the NPPF refers to the importance of design being such that crime, and the fear of crime, does not undermine the quality of life.

Conclusion:

Officers consider that in design terms the proposal does not justify refusal and impacts to neighbouring amenity are acceptable.

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

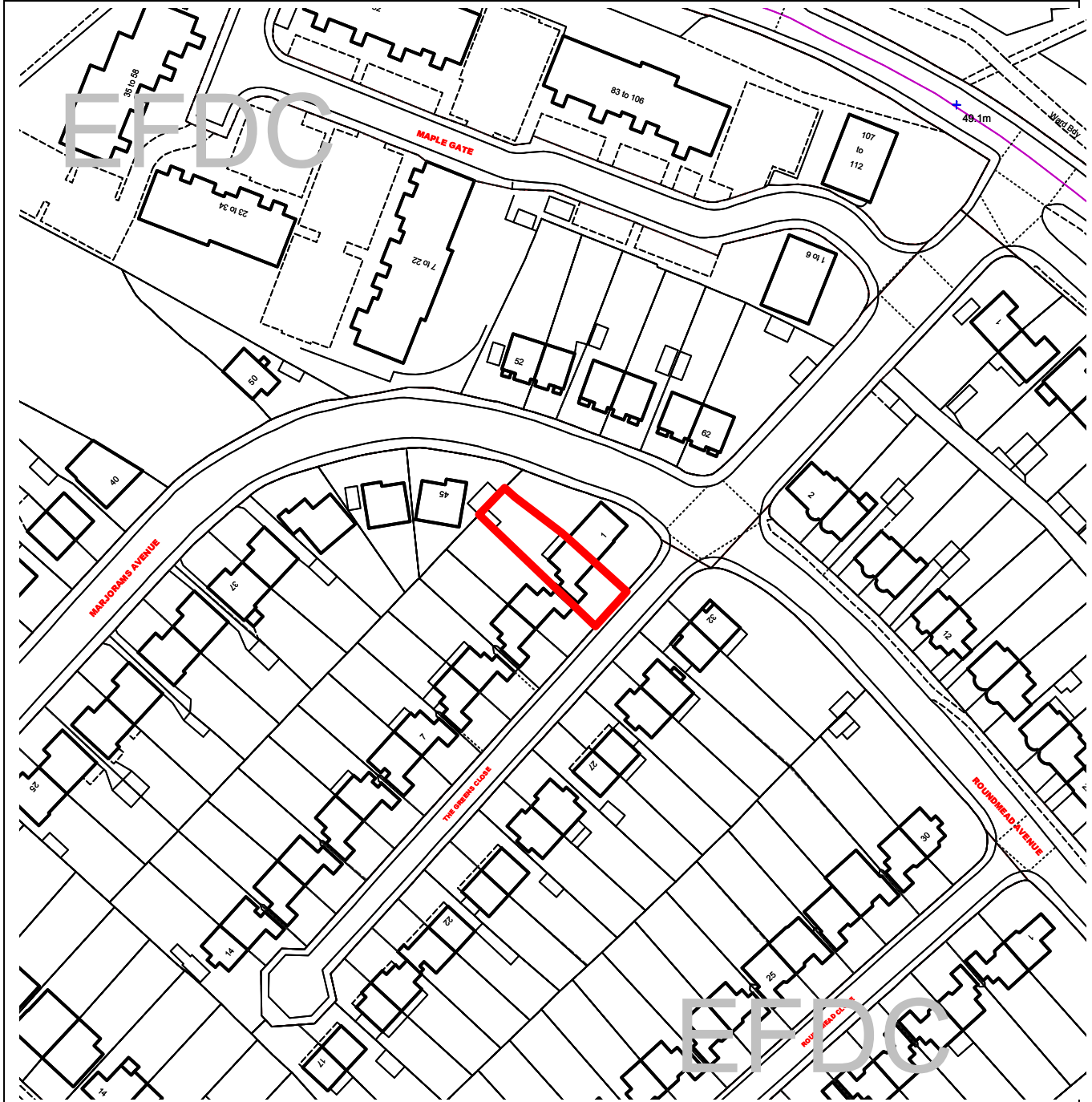
***Planning Application Case Officer: Jonathan Doe
Direct Line Telephone Number: 01992 564103***

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



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AGENDA ITEM NUMBER 8



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Application Number:	EPF/0891/15
Site Name:	2 The Greens Close Loughton, IG10 1QE
Scale of Plot:	1/1250

Report Item No: 8

APPLICATION No:	EPF/0891/15
SITE ADDRESS:	2 The Greens Close Loughton Essex IG10 1QE
PARISH:	Loughton
WARD:	Loughton St Johns
APPLICANT:	Mr C Amour
DESCRIPTION OF PROPOSAL:	First floor side extension. New front porch. Conversion of garage into habitable room. Single storey rear extension with 1 no. roof lantern.
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=575175

CONDITIONS

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

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

Description of the Site:

The Greens Close is a relatively long cul-de-sac which provides access to predominantly semi-detached residential properties. The application site itself contains a two storey semi-detached house located to the western side of The Greens Close. It has an existing conservatory and an outbuilding at rear and a single storey garage which projects and forms part of the established building line in the front elevation.

The attached neighbour, 1 The Greens Close, is situated on a significantly lower ground level where the land drops sharply and slopes deeply towards the end of the rear garden. This neighbour has a raised patio area and external steps at rear with balustrades.

The detached neighbour, 3 The Greens Close, has a flat roofed first floor side extension recessed from the roof of existing front projecting single storey garage. There is a separation gap of about 0.9 metres between the house at no.3 and the flank of no. 1.

Description of Proposal:

First floor side extension. New front porch. Conversion of garage into habitable room. Single storey rear extension with 1no. roof lantern.

The first floor side element would be 3m in width, 5.4m in depth. It would have a pitched roof 1.4m lower than that of the existing house and be sited on the flat roof top of the existing front projecting garage.

The new front porch would be 2.5m deep, 1.8m wide and 3.2m in height from the ground floor to the highest point of the semi-pitched roof.

The single storey rear extension would be 3m deep across the full width of the house and be 3m in height. A roof lantern would be positioned in the centre of the roof.

Site History:

EPF/0842/76 Erection of a single-storey rear extension Approved

Policies Applied:

CP2	Protecting the Quality of the Rural and Built Environment
DBE9	Loss of Amenity
DBE10	Residential Extensions
ST6	Vehicle Parking

NPPF (March 2012)

Consultation Carried Out and Summary of Representations Received:

Date of site visit: 14/05/2015

Number of neighbours consulted: 6

Site notice posted: No, not required

Responses received: 1 objection received from 1 THE GREENS CLOSE for the following reasons.

1. Inadequate plans submitted.
2. The depth in excess of existing conservatory.
3. Increased height would lead to visual restrictions.
4. Loss of light and visual amenity.
5. The existing conservatory already causes light restriction; further extensions would be harmful to our amenities.
6. It would be close to the boundary leading to overbearing.
7. Excessive in size.
8. The main part of our rear garden would be 5m below the proposed rear extension.
9. Too high and out of character.
10. Proposed glazing should make the roof lantern unwanted.

11. Construction of extension is impossible without access to our property.
12. The plans showing how existing garden fencing and boundary would be reworked not provided.
13. It would sit over a combined drainage system.
14. The proposed works to the property would be excessive.
15. We have informed Loughton Town Council of our strong objections.

The objector also makes the following comments:

1. We support the proposal but not beyond the existing boundary of its construction.
2. If it utilised the sloping roof as at present and not beyond the boundaries of the existing rear line.
3. If the guarantees are put in place regarding the existing combined drainage system.
4. A clear statement of allowable hours of work on site should be provided.
5. Statement of how site access will be affected should be provided.
6. No window should be at flank elevation.

LOUGHTON TOWN COUNCIL: objected to the single storey rear extension as it considers this element of the proposal overbearing and that it would cause loss of light to the neighbours at no 1 The Greens Close, positioned downhill of the proposal. The Town Council further stated that Members had commented that the rudimentary plans submitted were difficult to read.

Main Issues and Considerations:

The main issues in this case are considered to be covered under two main areas:

- Whether harm would be caused to the character and appearance of the area and street scene, having regard to the size, scale and siting of the proposal.
- Whether the proposals would harm neighbouring amenity

Impact on the character and appearance

First floor side extension

There is a separation gap of about 0.9m between the houses at 1 and 3 The Greens Close. The proposed development has been designed in such a way that it would maintain this visual gap between the application site and adjoining property.

There are a number of similar first floor extensions over garages that project beyond the walls of the front elevations of existing properties in the area. The proposed development would be sited on top of an existing single storey front projecting garage and positioned on a similar alignment with other first floor side extensions present on neighbouring properties to the western side of The Greens Close. Although clearly visible in the street, the proposed first floor side extension would have a very similar visual impact to similar neighbouring developments. Consequently, it would be consistent with the character and appearance of the locality.

In terms of its detailed design the proposed first floor side extension would be substantially set down from the ridge of the main house and be similar in detailing to first floor extensions over garages at neighbouring properties, reinforcing its consistency with the character of the locality.

New Front Porch

The design of the roof of the new front porch and the materials to be used would reflect the roof form and appearance of the existing house. It would fit in with the architectural style of the group

of houses and other similar porches in the surrounding area. The proposed front porch would partly be concealed from street view by the existing front projecting single storey garage. As such, the proposed new front porch would not be out of character and it is considered an appropriate addition that would complement the appearance of the host property and the street scene. Furthermore, the proposed front porch is similar to the one that could be erected without the need for consent.

Conversion of garage into habitable room

It is not uncommon for garages in the surrounding area to be converted into habitable rooms. As such, the proposed change of use of a garage as a habitable room would not be out of character. In view of the fact that there is enough space for off-street parking available to the front driveway, it is considered that the loss of the use of a garage as a car parking facility would not result in a detrimental impact on the public highway. There are no records of any restrictions limiting the use of the garage to parking, therefore its use as a habitable room does not require consent. The alterations to the external appearance include the replacement of the garage door with a window. That would reflect and complement the visual appearance of the host property and the street scene. This element of the proposed development is therefore considered acceptable.

Single storey rear extension

The proposed extension would be sited at the rear of the existing property and not be visible from the main street view. It would have a flat roof with a roof lantern set slightly away from the boundary with adjoining property no.1 The Greens Close. The size, siting and scale of this element of the proposal are subservient to the parent property and it is similar to the development that could be erected without the need for planning permission. This element would have no harmful effect upon the character and appearance of the surrounding area, the host property and street scene.

Impact on residential amenity

There is a window serving a habitable room on the first floor front elevation of an existing first floor side extension at adjoining property no.3 The Greens Close. The proposed first floor side extension would project forward of the existing window of the first floor side extension at no.3 The Greens Close. Although this projection may represent an overbearing presence, the impact upon the residential amenities in terms of loss of outlook would not be so excessive to warrant refuse of this application.

In regards to the impact to the adjoining property no.1 The Greens Close, this property is situated towards the north of the application site and on lower ground level than the application site. Due to the differences in levels, the proposed single storey rear extension has the potential to appear overbearing when seen from 1 The Greens Close. However, since the proposed addition would only project 3m from the rear elevation and have a maximum height of 3m on the site boundary, its impact would be no different to that of a Permitted Development extension.

Indeed, the proposed rear extension is very similar in all respects to the development that could be erected as Permitted Development. In the circumstances, it is concluded the consequences of the rear extension for the living conditions of 1 The Greens Close do not amount to excessive harm. It is therefore acceptable.

Conclusion

The proposals are acceptable in terms of their impact on living conditions of neighbours and design. It would be in keeping with the general character and appearance of the surrounding area, the host property and street scene. It is therefore recommended that planning permission be granted

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

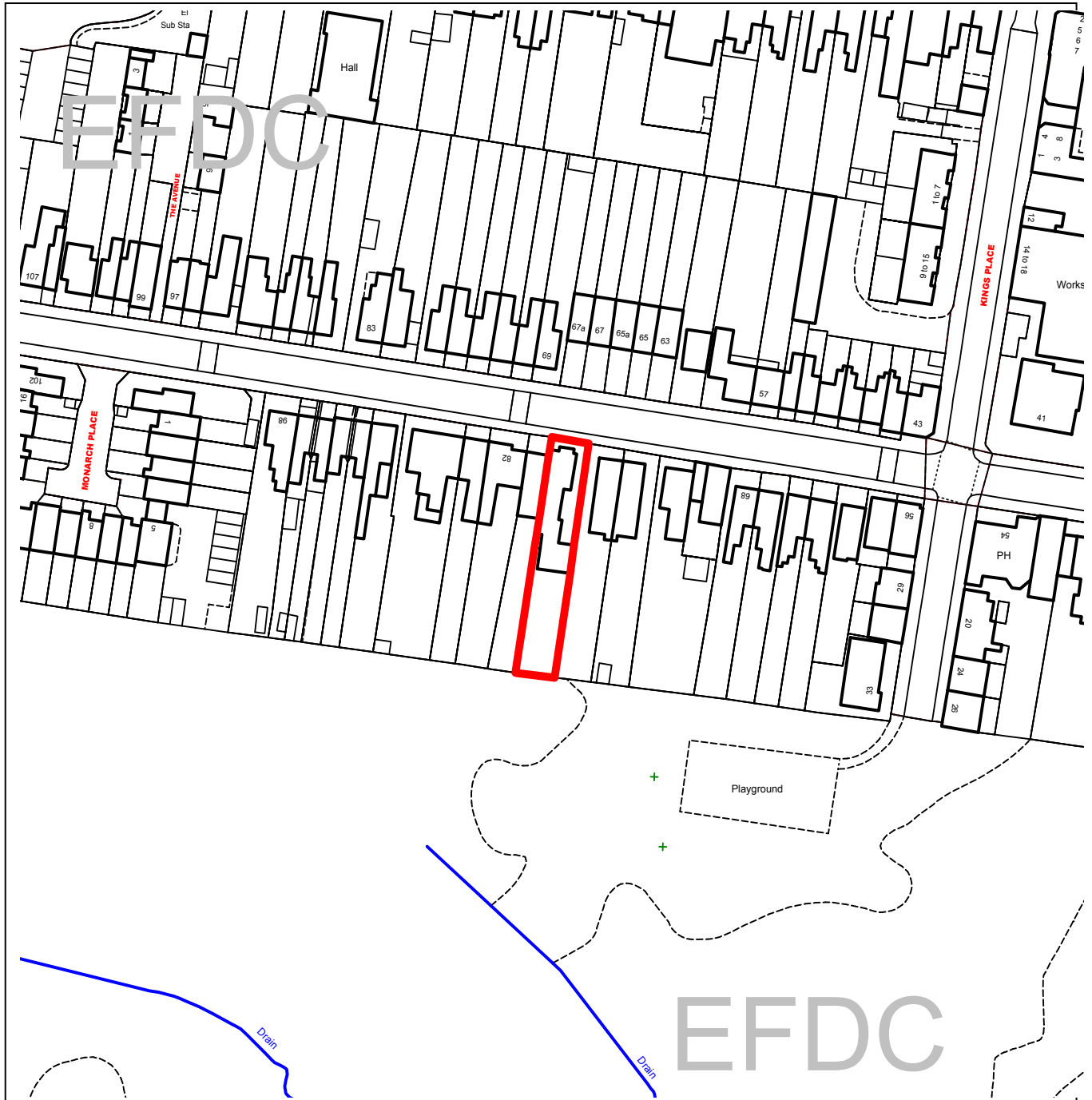
**Planning Application Case Officer: Moses Ekole
Direct Line Telephone Number: 01992 56 4109**

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



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Application Number:	EPF/1051/15
Site Name:	78 Princes Road Buckhurst Hill, IG9 5DZ
Scale of Plot:	1/1250

Report Item No: 9

APPLICATION No:	EPF/1051/15
SITE ADDRESS:	78 Princes Road Buckhurst Hill Essex IG9 5DZ
PARISH:	Buckhurst Hill
WARD:	Buckhurst Hill West
APPLICANT:	Mr Trevor Orford
DESCRIPTION OF PROPOSAL:	Ground and first floor rear extensions.
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=575693

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 conflicts with a previous resolution of a Committee (Pursuant to The Constitution, Part Three: Planning Services – Delegation of Council functions, Schedule 1, Appendix A.(i))

Description of Site

Princes Road is located within the built up area of Buckhurst Hill. The existing building is a two storey end terrace house situated within a very narrow and long plot. The house has been previously extended to the rear over one and two storeys. The adjoining neighbour, 80 Princes Road, has also been extended significantly to the rear. Although the detached neighbour, 76 Princes Road, has not been extended to the same amount, there is a gap of approximately 6m between the flank wall of the application property and this neighbour. The application site is not located within the boundaries of the Metropolitan Green Belt and it is not in a conservation area.

Description of proposal

The proposed development is for a first floor rear extension and minor increase to the existing rear extension.

Relevant History

EPF/0082/15 – Part single storey, part two storey rear extension - Refused

Policies Applied

CP2 – Protecting the Quality of the Rural and Built Environment

DBE9 – Loss of Amenity

DBE10 – Design of residential extensions

The National Planning Policy Framework (NPPF) has been adopted as national policy since March 2012. Paragraph 214 states that due weight should be given to the relevant policies in existing plans according to the degree of consistency with the framework. The above policies are broadly consistent with the NPPF and should therefore be given appropriate weight

Consultation carried out and summary of representations received

6 Neighbours consulted –

74 PRINCES ROAD – OBJECTION – The scale of the first floor extension will harm my living conditions by means of: visual impact, overlooking and loss of light. It will also set an unwelcome precedent in the locality.

76 PRINCES ROAD – OBJECTION – The proposed extension will cause overlooking and loss of light to the neighbours. It will also set an unwelcome precedent in the locality.

80 PRINCES ROAD – OBJECTION – The first floor will have an unacceptable adverse impact on the living conditions of neighbours. It will cause a tunnelling effect and spoil outlook. It will also appear overbearing by reason of its height, mass and location. It will also cause loss of privacy to the neighbours.

BUCKHURST HILL PARISH COUNCIL – NO OBJECTION

Issues and Considerations

This is a revised application to a previous refusal by the Area Plans South Subcommittee which was refused for the following reason:

The proposed second floor extension would have an unacceptably adverse impact on the amenities of the neighbouring properties as it would be overbearing by reason of its height, mass and location contrary to policy DBE9 of the adopted Local Plan and Alterations and the National Planning Policy Framework.

The main subject of this assessment is to determine whether or not the revisions within the application have overcome this reason for refusal.

In the previous refusal, the proposed first floor element projected 2.6m past the existing rear elevation. In this revised application the proposed first floor has been reduced to 1m past the existing rear elevation, whilst maintaining a gap of 0.9m from the shared boundary with 80 Princes

Road. As such the small extent of the first floor extension will not cause excessive harm to the living conditions of no.80.

The first floor extension will be 2.1m from the shared boundary with no.78 Princes Road and therefore will not excessively harm their living conditions.

The single storey element remains unchanged from the previously refused application, which during the previous assessment was considered will not cause excessive harm to the living conditions of either neighbours. Members of the Planning Committee also did not consider that the single storey element would cause excessive harm to living conditions.

The previous reason for refusal has therefore been overcome.

Design

The extension is of a conventional residential design which will not be visible from public viewpoints and therefore it will not appear overly prominent in the street scene.

Conclusion

The extension will not harm the living conditions of the neighbours and its design is respectful of the surrounding area. Therefore it is recommended that planning permission is 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: James Rogers
Direct Line Telephone Number: 01992 564 371***

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

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**Epping Forest
District Council**

Report to Area Plans Sub-Committee

Date of meeting: South – 01 July 2015

Subject: Probity in Planning – Appeal Decisions, 1 October 2014 to 31 March 2015

**Officer contact for further information: Nigel Richardson (01992 564110).
Democratic Services Officer: Jackie Leither**

Recommendation:

That the Planning Appeal Decisions be noted.

Report Detail:

Background

1. (Director of Governance) In compliance with the recommendation of the District Auditor, this report advises the decision-making committees of the results of all successful allowed appeals (i.e. particularly those refused by committee contrary to officer recommendation).
2. The purpose is to inform the committee of the consequences of their decisions in this respect and, in cases where the refusal is found to be unsupportable on planning grounds, an award of costs may be made against the Council.
3. Since 2011/12, there have been two local indicators, one of which measures all planning application type appeals as a result of committee reversals of officer recommendations (GOV08) and the other which measures the performance of officer recommendations and delegated decisions (GOV07).

Performance

4. Over the six-month period between 1 October 2014 and 31 March 2015, the Council received 40 decisions on appeals (38 of which were planning related appeals, the other 2 were enforcement related).
5. GOV07 and 08 measure planning application decisions and out of a total of 38, 14 were allowed (36.8%). Broken down further, GOV07 performance was 6 out of 29 allowed (20.68%) including one part-allowed/part-dismissed and GOV08 performance was 8 out of 9 (88.88%), although out of this 8, one was part-allowed/ part-dismissed.

Planning Appeals

6. Out of the planning appeals that arose from decisions of the committees to refuse contrary to the recommendation put to them by officers during the 6-month period, the Council was not successful in sustaining the committee's objection in the following cases:

COMMITTEE REVERSALS - APPEALS ALLOWED:

Area Committee South

1	EPF/1247/14	Retrospective application for new extraction system to the rear of the property.	69 Queens Road Buckhurst Hill
2	EPF/1248/14	Part one and part two storey rear extension, first floor side extension, and enlargement of roof with rear second floor dormer window.	18 Stradbroke Grove Buckhurst Hill
3	EPF/2009/13	New semi detached house and alterations to existing dwelling. (Revised application)	Land adjacent to 20 Ollards Grove Loughton

Area Committee East

4	EPF/1093/14	Change of use of existing unit to A2.	134 - 136 High Street Epping
5	EPF/0877/13	Retrospective application for the change of use of existing menage for the parking/storage of vehicles and plant machinery in connection with established recycling business.[Part Allowed]	Marlow High Road Thornwood
6	EPF/0868/13	Retrospective application for the change of use of land for storage, sorting, distribution, recycling (crushing and screening) of concrete, hardcore, Tarmac and screen waste together with stationing of related plant and machinery.	Marlow High Road Thornwood
7	EPF/2322/13	Replacement dwelling	44 Hoe Lane Abridge
8	EPF/2610/13	Lighting to Tennis Court	Theydon Bois Tennis Club, Sidney Rd.

7. Whilst the appeal performance for GOV08, committee reversals, was somewhat over the target of 50%, it is appreciated that these are generally contentious applications which are on-balance recommendations. If Members have concerns, they can try and discuss any planning issues they may have before each meeting by making the most of the officer contact at the end of each report. The committees are urged to continue to heed the advice that if they are considering setting aside the officer's recommendation it should only be in cases where members are certain they are acting in the wider public interest and where the committee officer can give a good indication of some success at defending the decision. There was one case where the committee was successful:

COMMITTEE REVERSALS - APPEALS DISMISSED:

District Development Control Committee

EPF/1996/12	Part retrospective application for the change of use of land to include stationing of caravans for occupation by gypsy-traveller family with new access, fencing, gates, hardstanding, utility block and cess pool/septic tank.	Valley View Curtis Mill Lane Stapleford Abbots
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8. Out of 2 **ENFORCEMENT NOTICE APPEALS** decided, 1 was dismissed and the other

quashed because it did not require planning permission. These are as follows:

Dismissed

ENF/0447/12	Change of use of land to include stationing of Caravans for occupation by gypsy-traveller family with new access, fencing, gates, hardstanding, utility block and cess pool/septic tank.	Valley View Curtis Mill Lane Stapleford Abbots
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Quashed

ENF/0289/13	Fence adjacent to a road over 1 metre high	41 The Gables, Ongar
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Costs

9. During this period, no costs were awarded and concluded, against the Council.

Conclusions

11. Whilst performance in defending appeals at 36.8% appears high, there is no national comparison of authority performance. Members are reminded that in refusing planning permission there needs to be justified reasons that in each case must be not only relevant and necessary, but also sound and defensible so as to avoid paying costs. This is more important now than ever given a Planning Inspector or the Secretary of State can award costs, even if neither side has made an application for them. Whilst there is clearly pressure on Members to refuse in cases where there are objections from local residents, these views (and only when they are related to the planning issues of the case) are one of a number of relevant issues to balance out in order to understand the merits of the particular development being applied for.

12. Finally, at a previous request from Planning Services Scrutiny Standing Panel, appended to this report are the 9 appeal decision letters, which are the result of Members reversing the planning officer's recommendation (and therefore refusing planning permission) at planning committees, 1 of which was dismissed and therefore refused planning permission.

13. A full list of appeal decisions over this six month period appears below.

Total Appeal Decisions 1st October 2014 to 31st March 2015

Allowed

Buckhurst Hill

1	EPF/0543/14	Elevated timber playhouse (retrospective application)	9 Little Plucketts Way
2	EPF/1247/14	Retrospective application for new extraction system to the rear of the property.	69 Queens Road
3	EPF/1248/14	Part one and part two storey rear extension, first floor side extension, and enlargement of roof with rear second floor dormer window.	18 Stradbroke Grove

Epping

4	EPF/1093/14	Change of use of existing unit to A2.	134 - 136 High Street
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High Ongar

5	EPF/0794/14	Grade II listed building application for single storey extension to rear. (Revised application to EPF/2674/13)	Wythams Chelmsford Road
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Lambourne

6	EPF/2322/13	Demolition of existing dwelling and erection of replacement dwelling (Revised application to EPF/0803/13)	44 Hoe Lane Abridge
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Loughton

7	EPF/2009/13	New semi detached house and alterations to existing dwelling. (Revised application)	Land adjacent to 20 Ollards Grove
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8	EPF/2153/14	Demolition of existing garage and replacement two storey side extension and front porch (Amended application)	1 Pyrles Lane
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North Weald Bassett

9	EPF/0877/13	Retrospective application for the change of use of existing menage for the parking/storage of vehicles and plant machinery in connection with established recycling business.	Marlow High Road
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Theydon Bois

10	EPF/1455/14	Loft conversion forming front and rear dormers including hip to gable and removal of existing rear pitched roof to form flat roof with lantern over existing kitchen.	16 Orchard Drive
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11	EPF/1456/14	Proposed single storey rear extension and new rooms in roof with front and rear dormers.	18 Orchard Drive
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12	EPF/2610/13	Installation of lights to Court 3 incorporating a total of 4 Columns and 4 Lamps - lights to be used 3 nights a week till 9.30pm.	Theydon Bois Lawn Tennis Club, Sidney Road
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Part Allowed

Chigwell

13	EPF/1242/14	Retrospective planning application for a garage, new wall and wrought iron fencing	3a Lyndhurst Rise
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North Weald Bassett

14	EPF/0868/13	Retrospective application for the change of use of land for storage, sorting, distribution, recycling (crushing and screening) of concrete, hardcore, Tarmac and screen waste together with stationing of related plant and machinery.	Marlow High Road
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Dismissed

Chigwell

15	EPF/1003/14	Two storey side extensions to both sides and extend and raise roof.	Station House 114 High Road
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16	EPF/1466/14	Demolition of existing stables and warehouse and erection of 6 detached residential dwellings.	The Paddock Grove Lane
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(Revised application to EPF/2188/13)

Epping

- | | | | |
|----|-------------|---|---------------------------|
| 17 | EPF/1599/14 | Addition of 1 x no. 2 bed dwelling above existing listed outbuildings accessed via proposed walkway from existing staircase. | 220 High Street |
| 18 | EPF/1628/14 | Grade II Listed Building application for addition of 1 x no. 2 bed dwelling above existing listed outbuildings accessed via proposed walkway from existing staircase. | 220 High Street |
| 19 | EPF/2365/13 | Single storey garden room to rear elevation and alterations. | Forest Lodge
Wood Mead |
| 20 | EPF/2366/13 | Grade II listed building consent for single storey garden room to rear elevation and alterations | Forest Lodge
Wood Mead |

High Ongar

- | | | | |
|----|-------------|--|-----------------------------|
| 21 | EPF/2238/13 | Outline planning permission for a single dwelling with four or more bedrooms and double garage | Orchard
Old Wythers Farm |
|----|-------------|--|-----------------------------|

Lambourne

- | | | | |
|----|-------------|--|----------------------------|
| 22 | EPF/0301/14 | Demolish existing house and erect one chalet bungalow and two detached houses. | The Rectory
39 Hoe Lane |
|----|-------------|--|----------------------------|

Loughton

- | | | | |
|----|-------------|--|------------------|
| 23 | EPF/0278/14 | Two storey side and single storey rear extension with roof window, loft conversion with rear dormer window and external render and new | 57 Chequers Road |
| 24 | EPF/1537/14 | Provision of one bedroom flat within enlarged roofspace of existing restaurant. | 13 Forest Road |

Nazeing

- | | | | |
|----|-------------|-------------------------------------|--------------------------|
| 25 | EPF/1567/14 | New proposed detached granny annex. | Hawthorns
Paynes Lane |
|----|-------------|-------------------------------------|--------------------------|

Roydon

- | | | | |
|----|-------------|---|--------------------------|
| 26 | EPF/1358/14 | Side extension and raised roof to form a chalet bungalow. | Charfield
Epping Road |
| 27 | EPF/1359/14 | Extensions and raised roof to create a 2 storey dwelling. | Charfield
Epping Road |

Stapleford Abbots

- | | | | |
|----|-------------|---|--------------------------------------|
| 28 | EPF/1996/12 | Part retrospective application for the change of use of land to include stationing of caravans for occupation by gypsy-traveller family with new access, fencing, gates, hardstanding, utility block and cess pool/septic tank. | Valley View
Curtis Mill Lane |
| 29 | EPF/0964/13 | Outline application to demolish office, boiler house and glasshouses and erect six detached dwellings with garages, | Esperanza Nursery
Stapleford Road |

Theydon Bois

- | | | | |
|----|-------------|--|------------------|
| 30 | EPF/1267/14 | Loft conversion (raised) with extension to existing loft, two and single storey rear extension and | 31 Piercing Hill |
|----|-------------|--|------------------|

conversion of garage to gym. Extension and raising of roof to provide increased accommodation at second floor level, with 3 front and 3 rear dormer windows, together with the erection of a part 1, part 2 and part 3 storey extension.

31	EPF/1305/14	Erection of ground floor side extension to accommodate garage and lounge.	66 Morgan Crescent
32	EPF/1593/14	Erection of agricultural storage barn in south west of field, on land to the east of Broadlawn in connection with christmas tree business,	Land at Coopersale Lane
33	EPF/1639/14	Prior approval application for two 8 metre deep conservatories, height to eaves 2 metres and maximum height 3.95 metres.	Granville 119 Theydon Park Road
Waltham Abbey			
34	EPF/0349/14	Single storey rear conservatory extension.	Bradley Barn Holyfield Farm Crooked Mile
35	EPF/0870/14	Two storey side extension with single storey rear extension.	214 Upshire Road
36	EPF/1914/14	Proposed three bedroom house with two parking spaces. Resubmission of EPF/0730/14 (Detached dwelling house, garage and ancillary parking and garden area).	Land adjacent 1 The Cobbins
37	EPF/2097/14	New single storey detached garage.	11 Farthingale Lane
38	EPF/0350/14	Grade II listed building application for a single storey rear conservatory extension.	Bradley Barn Holyfield Farm Crooked Mile

Appeal Decision

Site visit made on 3 November 2014

by J Flack BA Solicitor

an Inspector appointed by the Secretary of State for Communities and Local Government

Decision date: 8 December 2014

Appeal Ref: APP/J1535/A/14/2224609

The Queen's Rooms, 69 Queens Road, Buckhurst Hill Essex IG9 5BW

- The appeal is made under section 78 of the Town and Country Planning Act 1990 against a refusal to grant planning permission.
 - The appeal is made by Mrs Sevi Stamboliyski against the decision of Epping Forest District Council.
 - The application Ref EPF/1247/14, dated 28 May 2014, was refused by notice dated 6 August 2014.
 - The development proposed is additional ductwork to flat roof at rear as addition to existing extract system.
-

Decision

1. The appeal is allowed and planning permission is granted for additional ductwork to flat roof at rear as addition to existing extract system at The Queen's Rooms, 69 Queens Road, Buckhurst Hill Essex IG9 5BW in accordance with the terms of the application, Ref EPF/1247/14, dated 28 May 2014, and the submitted drawing numbered SEV/300A.

Preliminary matters

2. The site address is given in the application form as "Queens Tea Rooms", but I saw on my site visit that the current fascia sign uses the name above. The application form states the postcode as IG5 9BW, but from the other documents before me it is clear that the correct postcode is that given above.
3. Prior to the determination of the application, the appellant submitted a revised drawing, numbered SEV/300A (the revised drawing), showing changes to the ductwork to accord with modifications recommended by the Council's Environmental Health Officer. It is apparent that the Council determined the application on the basis of the revised drawing, and interested persons have also commented on it. I have therefore assessed the proposal on the basis of the revised drawing.

Main Issue

4. The main issue is the effect of the proposal on the living conditions of nearby residential occupiers.

Reasons

5. The appeal property is a café, wine bar and grill occupying the ground floor of a two storey older building within the town centre area of Buckhurst Hill, close to

the junction of Queens Road with Kings Avenue. Kings Avenue is a residential road, but in the vicinity of the appeal site Queens Road has a strongly commercial character characterised by retail, restaurant and other business uses at ground floor level with a mixture of commercial and residential uses on the upper floors.

6. The proposal shown on the revised drawing consists of metal extract ducting terminating in a flue. The ducting consists of a horizontal section across the flat roof of a recently constructed rear extension to the property, together with a vertical section which is positioned close to a first floor rear projection from the original rear wall and extends upwards to a level a little above the eaves of this wall and the rear extension of the next door property. An existing vertical extract duct adjacent to the vertical section of the proposed new ductwork is shown as being retained. At my site visit I saw that extract ducting and a flue was in place which substantially accords with the revised drawing, and I consider therefore that the appeal proposal has been implemented.
7. The Council has not submitted a statement, but it states in its decision notice that it considers the extract flue to be excessively prominent and visually intrusive due to its size and position in relation to adjacent residential properties, thereby resulting in excessive harm to the amenities of neighbours.
8. The extract ductwork and flue are not visible from the public highway, save a very small portion of the horizontal element which can be glimpsed through a ground floor archway in Kings Avenue. Nevertheless, the entirety of the system is visible from the rears of neighbouring residential properties, in particular the upper floors of 2/2A Kings Avenue, a residential property with a shared boundary with the appeal property. However, the ductwork and flue are positioned some distance from that boundary.
9. Moreover, the rears of the appeal property and neighbouring properties in Queens Road have a piecemeal, utilitarian and somewhat unattractive appearance typical of older commercial properties which have been subject to alterations in line with changing business needs. The new ductwork and flue comprised in the proposal are in my view consistent with this context. They are located adjacent to a further metal extract flue and a very tall clay chimney pot, and are seen against a backdrop of various flat roofs, railings and commercial equipment, including a number of air conditioning units at the rear of the property at the corner of Queens Road and Kings Avenue.
10. Given the above context, whilst I acknowledge the concerns of residents, I do not consider that the appeal proposal has resulted in an unacceptably adverse effect on their living conditions in terms of visual intrusion or detriment to outlook.
11. Residents have also raised concerns relating to noise and odour. During my site visit the extract system was put into operation, and whilst the noise of a fan was audible from the ductwork and flue at extremely close quarters, the noise was at a low level and I do not consider that it would cause any significant disturbance to nearby residents. I also note that nothing in the evidence before me indicates that the Council's Environmental Health Officer has had concerns relating to noise from the system. At the time of my site visit during the day, the grill was not in use, and I was unable to assess the emission of odours. However, whilst I note that residents have expressed strong concerns in this regard and that the Environmental Health Officer has investigated these, the

appellant has produced a letter from the Officer dated 22 September 2014 which states that following implementation of the modifications, and the carrying out of seven visits, no statutory nuisance can be established. I consider therefore that the proposal has not resulted in an unacceptably adverse effect on the living conditions of nearby residential occupiers in terms of noise or odour.

12. Taking account all of the evidence before me, my overall conclusion is that the appeal proposal will not have any unacceptably adverse effect on the living conditions of nearby residential occupiers. The proposal complies with Policy DBE9 of the Epping Forest District Local Plan 1998, which requires that new development does not result in an excessive loss of amenity for neighbouring properties taking into account, amongst other things, visual impact, noise, smell or other disturbance.
13. The appeal is therefore allowed. The Council has not suggested any conditions: I consider that none are necessary given that the proposal has been implemented, although for the avoidance of doubt and in the interests of proper planning it is necessary for my decision to refer to the revised drawing.

J Flack

INSPECTOR

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Appeal Decision

Site visit made on 16 January 2015

by **David Fitzsimon MRTPI**

an Inspector appointed by the Secretary of State for Communities and Local Government

Decision date: 9 February 2015

Appeal Ref: APP/J1535/A/14/2219238
20 Ollards Grove, Loughton, Essex IG10 4DW

- The appeal is made under section 78 of the Town and Country Planning Act 1990 against a refusal to grant planning permission.
 - The appeal is made by L & C Design against the decision of Epping Forest District Council.
 - The application Ref EPF/2009/13, dated 20 September 2013, was refused by notice dated 27 November 2013.
 - The development proposed is a 4 bedroom semi-detached house.
-

Decision

1. The appeal is allowed and planning permission is granted for a 4 bedroom semi-detached house at 20 Ollards Grove, Loughton, Essex IG10 4DW in accordance with the terms of the application, Ref EPF/2009/13, dated 20 September 2013, subject to the conditions contained within the attached Schedule.

Main Issue

2. The main issue in this case is the effect of the proposal on the character and appearance of the street scene.

Reasons

Character and appearance

3. The appeal relates to part of the side and rear garden of a large, detached dwelling which sits in a road that is home to a range of semi-detached and detached dwellings of a variety of styles.
 4. The proposal seeks to build a house physically attached to the host dwelling, effectively resulting in a pair of semi-detached houses. The proposed house would be large, but its overall scale and proportions would be in keeping with those of the host dwelling. Whilst the introduction of the proposed house would inevitably reduce the sense of space between Nos. 20 and 16 Ollards Grove, it would be comfortably accommodated within the plot, with a reasonable distance separating it from the flank wall of this neighbouring dwelling.
 5. As my colleague Inspector noted when considering an earlier appeal at this site for a semi-detached dwelling (Ref. APP/J1535/A/13/2207443), the proposal would not result in a pair of symmetrical semi-detached houses. The new
-

dwelling would, however, adopt the same architectural style, and several other pairs of semi-detached dwellings within the locality are asymmetrical in form. There would also be a difference in roof levels between the existing and the proposed detached dwelling. But as my colleague observed, this difference is a function of the sloping nature of the site. In the context of the varied roof heights and roof forms of nearby dwellings, I am satisfied that the roof configuration proposed would not appear incongruous.

6. In light of the above factors, I am satisfied that the proposed dwelling would sit comfortably within the street scene and would respond to its overall character and appearance. In such terms, there would be no conflict with saved policies DBE1, DBE2 and CP2 of the adopted Epping Forest District Local Plan.

Other considerations

7. In reaching my decision, I have considered the additional concerns raised by the occupiers of the neighbouring dwelling, No. 16 Ollards Grove. The proposed dwelling would be set almost a metre further from the flank elevation of No. 16 than the earlier scheme considered by my colleague, and it would be about 2.4 metres off the common boundary. My colleague explained that the windows in the 'affected' side elevation of No. 16 serve non-habitable rooms at first floor level and at ground floor level, one of the two windows was the principal window serving a habitable room. My colleague went on to reason that the proposed dwelling, because of its overall height, depth and proximity to the common boundary, would be overbearing for the occupiers of this neighbouring dwelling.
8. I entered No. 16 and noted that the ground floor windows on its flank elevation actually serve one large family room, which is also served by a principal double window to the front elevation. On this basis, although the ground floor windows on the flank elevation serve a habitable room, they are secondary windows. The proposal would result in two storey development much closer to these windows, and it would undoubtedly affect the outlook from them. Nevertheless, a reasonable outlook would be retained from this room through the large front window. This type of relationship, with side windows looking onto flank walls, is not uncommon in suburban areas such as this.
9. Given the reasonable distance between No. 16 and the proposed dwelling, the window arrangement I have described, along with the fact that the roof of the proposed dwelling would rise away from the boundary, I am satisfied that the development would not unacceptably reduce the levels of natural light available to the occupiers of this neighbouring house. Equally, as the flank elevation of the proposed dwelling would contain only ground floor windows serving non-habitable rooms, I consider that any impact on privacy levels would be within acceptable parameters. I therefore conclude that the proposed dwelling would not have an unacceptable effect on the living conditions of the occupiers of No. 16 Ollards Grove in any way.
10. Both the existing and proposed dwellings would be served by adequately sized private amenity spaces and off-street parking, whilst satisfactory levels of privacy and a reasonable outlook would be retained for occupiers of the host dwelling. It has been suggested that the existing dwelling is currently occupied as a House of Multiple Occupation, but no evidence is before me to confirm this

as its lawful use. In any event, I have made my assessment on the basis of the proposal before me, which is for a single dwelling. It has also been suggested that the development could cause structural issues for adjacent property owners, but this matter is more appropriately addressed by other legislation. Concern has also been raised about the impact of the development on existing trees, but I am satisfied that any specimens which are worthy of retention could be protected during the construction period by an appropriately worded planning condition.

11. Finally, it has been suggested that the proposal amounts to garden grabbing and approval would set an undesirable precedent for similar proposals. The National Planning Policy Framework does not preclude residential development on garden land which is appropriate to its context, and one of the fundamental principles underpinning the planning system is that each and every planning application should be considered on its individual merits.

Conditions

12. In addition to the standard conditions which limit the lifespan of the planning permission and direct that the development takes place in accordance with the approved plans, the Council has suggested several conditions in the event the appeal succeeds. The external finish of the proposed dwelling should be controlled to ensure a visually acceptable development. Details of landscaping and maintenance are not required because firstly, an appropriate landscaping plan has been submitted for the scale and type of development proposed and secondly, it is in the appellant's interest to ensure that this domestic landscaping is actually maintained. The Council has suggested that permitted development rights should be removed, but no exceptional reasons have been given to justify this position. I do, however, agree that tree protection measures are required for reasons that are obvious. In addition, a Construction Management Plan and restricted construction hours are required to safeguard appropriate living conditions for nearby residents during the build.
13. In allowing the appeal, I shall impose conditions accordingly.

David Fitzsimon

INSPECTOR

SCHEDULE OF CONDITIONS

- 1) The development hereby permitted shall begin not later than three years from the date of this decision.
- 2) The development hereby permitted shall be carried out in accordance with the approved plans referenced H.8.A Rev 'B', the 'Proposed Block Plan' dated stamped by the LPA dated 24 September 2013 and the 'Proposed Landscaping Plan'.
- 3) No development shall take place until samples of the materials to be used in the construction of the external surfaces of the building hereby permitted have been submitted to and approved in writing by the local planning authority. Development shall be carried out in accordance with the approved details.
- 4) No development, including works relating to demolition or site clearance, shall take place until a Tree Protection and Arboricultural Method Statement in accordance with BS:5837:2005 (Trees in Relation to Construction) has been submitted to and approved in writing by the local planning authority. The development shall be carried out in strict accordance with the approved details unless the local planning authority first gives written consent to any variation.
- 5) All demolition and construction works and ancillary operations shall take place only between the hours of 08.00 and 18.30 Monday to Friday and 08.00 to 13.00 on Saturdays and at no time on Sundays and Bank Holidays.
- 6) No development, including works relating to demolition or site clearance, shall take place until a Construction Method Statement has been submitted to and approved in writing by the local planning authority. The approved Construction Method Statement should be adhered to throughout the construction period and should provide for the following:
 - a) The parking of vehicles of site operatives and visitors;
 - b) The unloading and loading of plant and materials;
 - c) Storage of plant and materials;
 - d) The erection and maintenance of security hoarding;
 - e) Measures to control the emission of dust and dirt during construction; and
 - f) A scheme for recycling/disposing of waste resulting from demolition and construction works.



Appeal Decision

Site visit made on 25 November 2014

by Grahame Gould BA MPhil MRTPI

an Inspector appointed by the Secretary of State for Communities and Local Government

Decision date: 2 December 2014

Appeal Ref: APP/J1535/D/14/2227421
18 Stradbroke Grove, Buckhurst Hill, IG9 5PF

- The appeal is made under section 78 of the Town and Country Planning Act 1990 against a refusal to grant planning permission.
 - The appeal is made by Mr Michael Crawford against the decision of Epping Forest District Council.
 - The application Ref PL/EPF/1248/14 was refused by notice dated 6 August 2014.
 - The development is 'proposed two storey rear and side extension. Proposed single storey rear extension'.
-

Decision

1. The appeal is allowed and planning permission is granted for a part one and part two storey rear extension, first floor side extensions and enlargement of roof with rear second floor dormer window at 18 Stradbroke Grove, Buckhurst Hill, IG9 5PF in accordance with the terms of the application, Ref PL/EPF/1248/14, dated 22 May 2014, subject to the following conditions:
 - 1) The development hereby permitted shall begin not later than three years from the date of this decision.
 - 2) The development hereby permitted shall be carried out in accordance with the following approved plans SCEF: 13/04; 13/05; 13/06; 13/07; 13/08; 13/09; 14/20 Rev A; and 14/23 Rev A.
 - 3) The materials to be used in the construction of the external surfaces of the development hereby permitted shall match those used in the existing building.

Procedural Matter

2. The description of development adopted by the Council, which the appellant has not objected to, more accurately describes the proposed works and I have therefore based my formal decision on this, albeit that I have pluralised the reference to the proposed first floor side extensions.

Main Issue

3. The main issue is the effect of the proposal on the living conditions of the occupiers of 16 and 20 Stradbroke Grove, with particular regard to any sense of overbearingness.

Reasons

4. The appeal property (No 18) is an extended two storey, detached house and is within a street that is characterised by a mixture of houses and bungalows.
5. The appeal proposal would involve the construction of a part single and part two storey rear extension and first floor side extensions. It is also proposed that within the roof area of the extended house additional habitable accommodation would be formed, which would be illuminated by a rear dormer and rooflights.
6. No 16 has two flank windows facing towards No 18's side elevation and the boundary between these properties is marked by a fence, which I estimate to be around 1.8 metres high. The outlook from No 16's side windows is therefore dominated by the presence of No 18, given the latter's height and the limited physical separation between these properties. While the proposed first floor extension on the southern side of No 18 would add to this property's mass, I find, given the aforementioned context, that no appreciable additional overbearingness would arise from within No 16.
7. I similarly find that relationship between No 16's side windows and the additions to No 18 would be such that no unacceptable loss of light would be experienced from within No 16.
8. In terms of views of the proposed additions from within No 16's the rear garden, given No 16 has a rear projection along part of the common boundary between the properties and the nature of the boundary treatment, I am not persuaded that the extensions would be visually dominant when viewed from within No 16's garden.
9. No 20 has secondary kitchen and bathroom windows at ground and first floor levels that have an outlook towards the proposed additions on the northern side of No 18. However, given the distance these additions would be from the adjoining windows at No 20, I find that the outlook from within No 20 would not be materially harmed. Views of the proposed extensions would be possible from within No 20's garden area, however when regard is paid to their offset from the shared boundary and their hipped roof form, which helps to reduce these additions mass, I am of the view that the alterations to No 18 would not be domineering when seen from within No 20's garden.
10. For the reasons given above I conclude that the occupiers of Nos 16 and 20 would not experience any unacceptable sense of overbearingness from the appeal development. I therefore find there to be no conflict with the objectives of Policy DBE9 of Epping Forest District Local Plan 1998, which seeks to ensure that extensions, amongst other things, do not give rise to adverse visual impacts for the occupiers of neighbouring properties.

Conditions

11. Other than the standard time limit condition, I find it necessary that the permitted development should be carried out in accordance with the submitted plans and that matching external materials should be used in the interests of the proper planning of the area. I have therefore imposed conditions to this effect.

Conclusion

12. For the reasons given above I conclude that the appeal should succeed.

Grahame Gould

INSPECTOR

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