

AREA PLANS SUB-COMMITTEE SOUTH

6 August 2014

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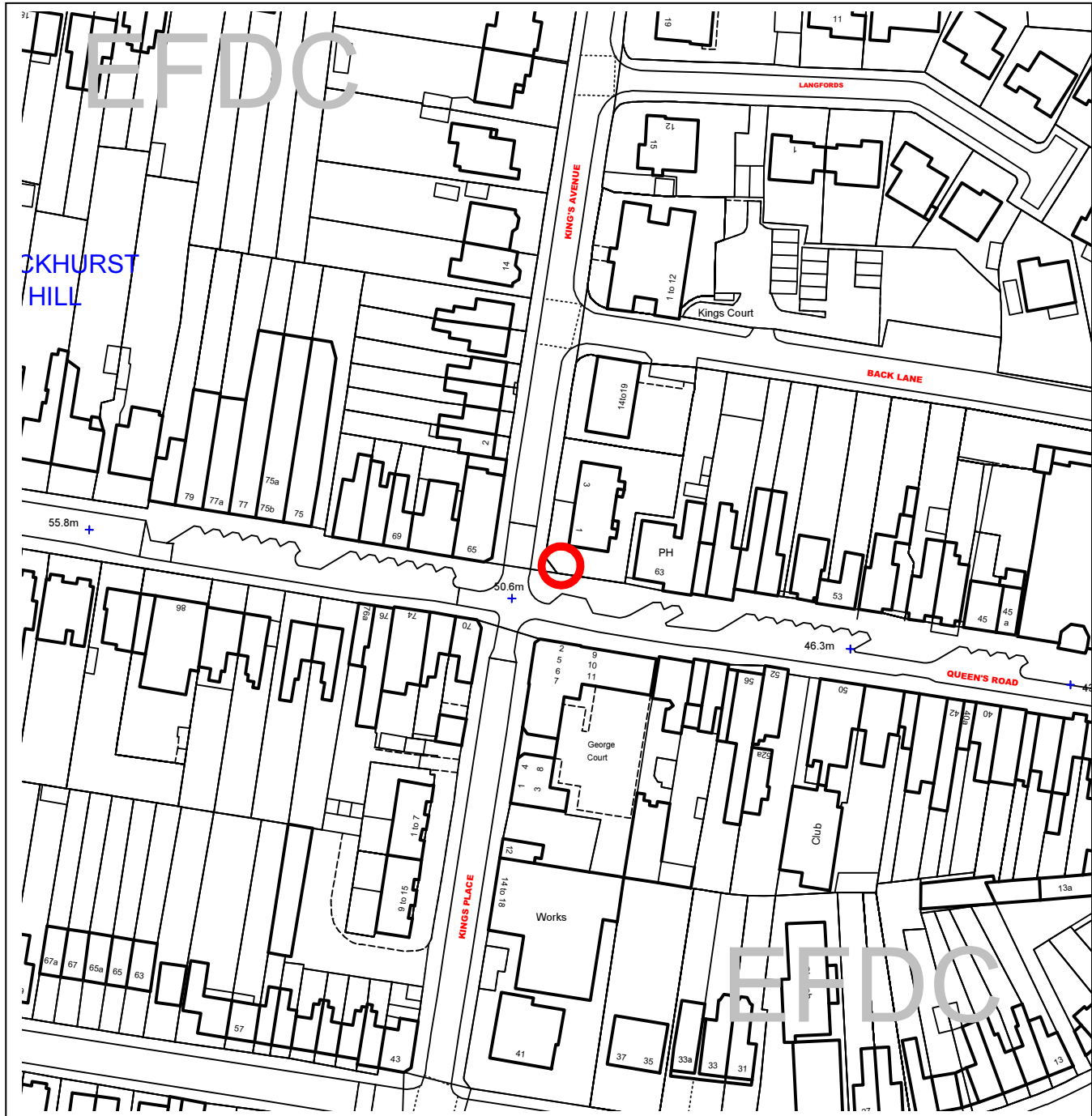
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Epping Forest District Council

AGENDA ITEM NUMBER 1



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Application Number:	EPF/1010/14
Site Name:	Queens House Queens Road Buckhurst Hill IG9 5BX
Scale of Plot:	1/1250

Report Item No:1

APPLICATION No:	EPF/1010/14
SITE ADDRESS:	Queens House Queens Road Buckhurst Hill Essex IG9 5BX
PARISH:	Buckhurst Hill
WARD:	Buckhurst Hill West
APPLICANT:	Mr Peter Wilkins
DESCRIPTION OF PROPOSAL:	TPO/EPF/24/98: T1 - Lime - Fell and replace.
RECOMMENDED DECISION:	Refuse Permission

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

http://planpub.eppingforestdc.gov.uk/AniteIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=562774

REASON FOR REFUSAL

- 1 It has not been demonstrated that the need to fell the tree is justified for arboricultural reasons and although it is recognised that the issues associated with the tree are inconvenient these alone are not sufficient to justify the significant loss of its visual and other amenity. The proposal is therefore contrary to policy LL9 of the Council's Adopted Local Plan and Alterations.

This application is before this Committee because any application to fell preserved trees falls outside the scope of delegated powers

Description of Site:

This lime is a prominent feature at this busy intersection between Kings Avenue and Queens Road. It stands about 9 metres tall with a domed crown form within the small hard surfaced play area close to the property boundary of the Queens Baby Nursery,

Description of Proposal:

T1. Lime – Fell.

Relevant History:

The TPO was made in 1998 in response to a threat from development proposals for the site. The potential loss of the tree's visual prominence on the corner of Kings Avenue and Queens Road was justification for its protection.

In 2004 TRE/EPF/2453/04 and 2011 TRE/EPF/0982/11 were granted permission to crown reduce to above old pruning points and lift the crown to 4 metres above ground level.

Relevant Policies:

LL9: Felling of preserved trees.

'the Council will not give consent to fell a tree protected by a TPO unless it is satisfied that this is necessary and justified. Any such consent will be conditional upon appropriate replacement of the tree.'

Summary of Representations

BUCKHURST HILL PARISH COUNCIL recognises the importance of trees to our environment and the unique contribution they make to the visual landscape of our neighbourhoods. The Committee objects to the felling of a (preserved) tree unless it is demonstrably diseased and likely to become dangerous, or there is clear evidence that it is causing significant damage to habitable rooms in a residential property. The Committee therefore defers to the District Council's arboriculturalist unless the application rests on the issue of visual amenity alone.

Hopscotch Early Years Consultancy supports the removal of the tree to enable better access to a high quality, well planned outdoor environment.

Mrs. Eleanor Laing MP supports the removal of the tree on the grounds that it is not only an obstruction and a danger but is out of keeping with all the other trees which have been planted in Queens Road over the last few years.

Children First Nurseries. Queens Baby Nursery produced a petition along with a collection of child artwork signed by 29 parents and carers of children at the nursery, which states: 'we support of the felling of the large lime tree which overshadows a huge proportion of the Nursery play area when in full canopy. The tree has outgrown its situ and the trees planted on the street in the last few years are more harmonious with the local street scheme. The existing lime overshadows their natural form and shape. We are also confident that the planting the Nursery proposes would be far more beneficial to the children and present a more attractive and healthier planting on Queens Road and for the neighbourhood and would be much more educational for children.'

64 Westbury Lane supports the removal of the tree to stop all the diseased dropping from the pigeons impacting the children and Queens Road.

The Children First Nurseries, Queens Baby Nursery Manager supports the taking down of the lime due to health and safety concerns including hazardous twigs, caterpillars and leaves, which are time consuming to clear and upset the babies. The tree scratches and trips up children playing around it and harbours a bird's nest with the associated droppings on the play decking area. The planting of a new tree will make a safer and more interactive educational environment for the children.

Issues and Considerations:

Introduction

The applicant owns the baby nursery and set out her reasons for wanting to remove the tree in pre application correspondence. There has been a history of pruning management to contain its size but the applicant claims that due to its height the children do not appreciate it as a tree. She feels the tree has outgrown its location and could be replaced by better tree and shrub alternatives that

will provide educational engagement, health and visual benefits for children and the neighbourhood.

Application

The reasons given for this application may be summarised, as follows:

- i) A water filled cavity might pose structural problems
- ii) The previous pruning management has left the tree with an unattractive compromised form and reduced amenity value
- iii) "Honeydew", bird liming and low hanging branches present health and safety issues
- iv) The tree overshadows the play area and also affects the natural development of nearby street trees.
- v) Low branches over pavement cause complaints from pedestrians.
- vi) The applicant offers to plant a fastigate hornbeam as a replacement

Key issues and discussion

The tree appears healthy and vigorous despite a water filled cavity in the main stem crown break. Investigations with a metal probe concluded that the tree is in reasonable health despite this hollow and its short term future was not considered compromised by it. It is recognised by the applicant's expert that the tree will live for some years to come.

The tree's appearance has been negatively affected by repeated heavy pruning in reducing its height and spread. This has established a dense bushy crown rather than the tall graceful form more typical of naturally grown specimens. On the other hand the hard pruning has prevented the tree from coming into contact with the building and developing tall branches that might become dangerous spires when grown from old pollard wounds.

Honey dew is a common and undesirable issue with lime. Hornbeam (as offered) will produce less honey dew but it should be pointed out that birds will continue to perch on a replacement tree and bird liming is likely to remain an issue where the new tree overhangs the public bench and play area. Similarly, as the tree matures, birds might nest in it and annual leaf and twig debris will occur.

The tree's overshadowing of the play area might be alleviated by pruning, as previously. This will also reduce its impact on the natural form of the nearby street trees. Although, these younger trees currently stand as tall as the lime and do not appear to be affected by it.

Limes are prone to producing basal growth and pendulous branches that require regular trimming. This has been achieved as part of the pruning regime, which appears to control the problem of low hanging growth obstructing pedestrians and might continue to do so without the need to fell the tree.

The applicant has offered to plant a fastigate hornbeam as part of new planting. This is a narrow growing tree and will largely address the problems currently experienced. However, a new tree will be considerably smaller, will require careful maintenance in the short term to ensure successful establishment and will produce many of the same problems as the existing tree in the longer term. There is no scope for planting elsewhere on site, which may cause ongoing problems unless the design of the new planting scheme takes account of the tree at maturity.

Conclusion

The lime is an important visual asset, which contributes significantly to local character. The difficulties of operating a baby nursery in close proximity to such a tree are recognised, particularly as here where the play area is small and very small children are affected. However, these issues could be minimised though not completely alleviated, by further pruning and technical solutions. The proposal therefore runs contrary to Local Plan Policy LL9. It is, therefore, recommended to refuse permission to fell on the grounds of insufficient justification for the tree's removal.

It would be unusual to allow a tree to be felled for reasons of nuisance alone but it may be considered by members that the impact on a baby nursery is an exceptional circumstance. In the event of members allowing the felling of the tree, it is recommended that a replacement planting condition be attached to the decision notice requiring new tree to be planted at an agreed, nearby location within one month of the felling.

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: Robin Hellier
Direct Line Telephone Number: 01992 564546***

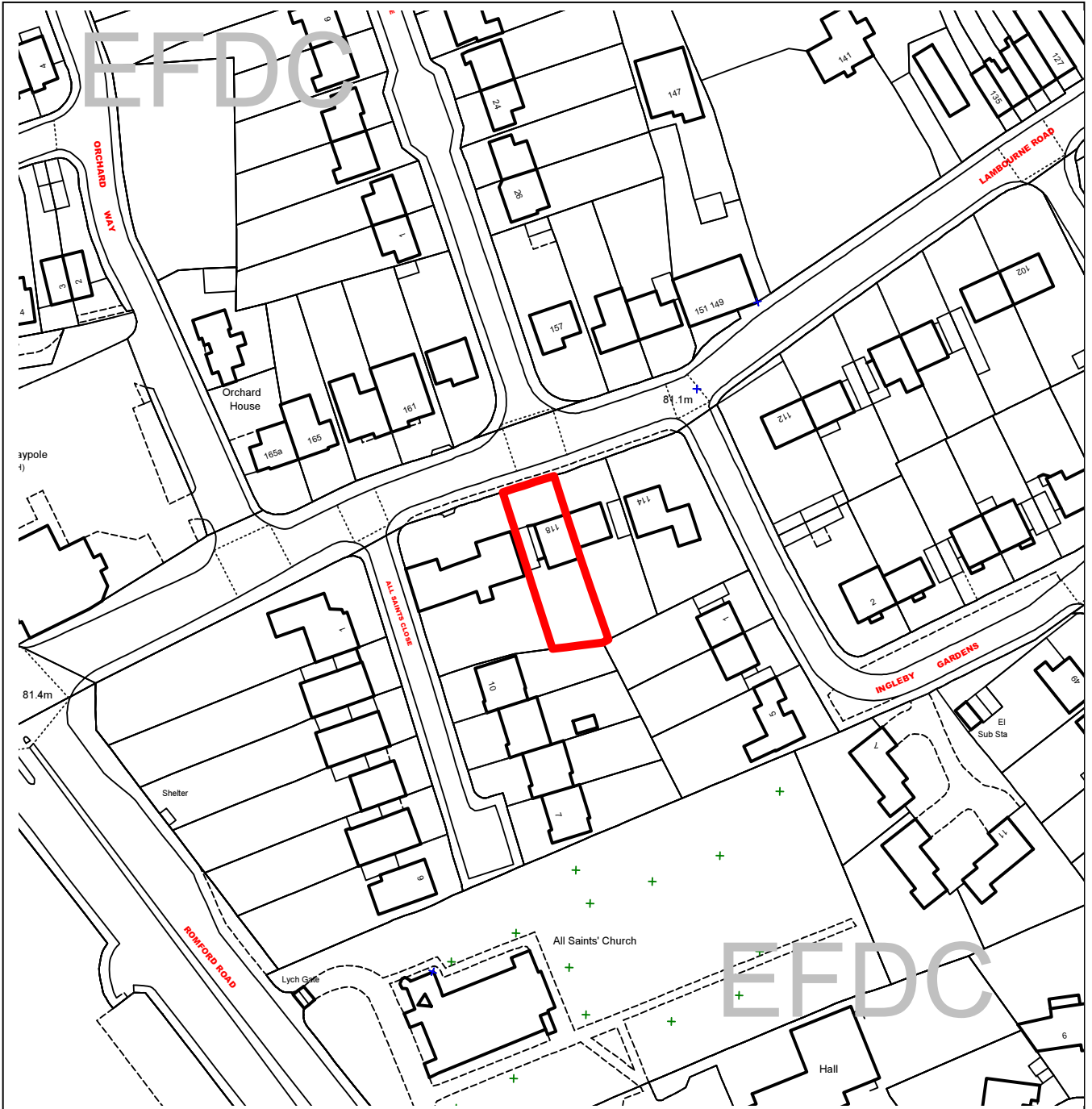
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AGENDA ITEM NUMBER 2



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Application Number:	EPF/0404/14
Site Name:	118 Lambourne Road Chigwell IG7 6EF
Scale of Plot:	1/1250

Report Item No:2

APPLICATION No:	EPF/0404/14
SITE ADDRESS:	118 Lambourne Road Chigwell Essex IG7 6EF
PARISH:	Chigwell
WARD:	Chigwell Row
APPLICANT:	Mr Mann Singh
DESCRIPTION OF PROPOSAL:	Retention of outbuilding in rear garden.
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/AniTelM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=560291

CONDITIONS

- 1 The outbuilding hereby approved shall only be used for purposes incidental to the dwelling house on the site. It shall not be used for primary residential accommodation, for example as a living room, bedroom or kitchen.

This application is before this Committee since the recommendation for approval is contrary to a) an objection from a local council which is material to the planning merits of the proposal and b) more than 4 objections received 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 (g) and (f).

Description of Site

A two storey semi detached house in a locality of similar dwellings. The property is not listed nor does it lie within a conservation area.

Description of Proposal:

Retention of shed/outbuilding at foot of rear garden.

Relevant History:

None.

Policies Applied:

DBE9 – Loss of amenity.

DBE1 – Design of new buildings.

The above two Local Plan policies are compliant with the NPPF.

Summary of Representations:

CHIGWELL PARISH COUNCIL – Object - this is inappropriate development in the residential area.

NEIGHBOURS – 8 properties consulted and four replies received:-

9, ALL SAINTS CLOSE – object – the building is an eyesore, it ruins the view from upstairs in my property. This is not a normal shed – it has double glazed windows and is effectively another property. It is overbearing and out of scale with the surrounding area. Obviously it is a dwelling and has been designed as such. It overlooks the garden of no.116. The applicant should not be allowed to flout planning regulations.

114, LAMBOURNE ROAD – 2 objection letters received – it is not a shed - it is a permanent structure with foundations, made of breeze block construction. It looks like a habitable building. It appears to be larger than shown on plans and is overbearing and out of character with the neighbourhood. A shed is a wilful representation. It was built before planning permission was obtained and an abuse of planning regulations should not be rewarded.

116, LAMBOURNE ROAD – object - the applicant initially informed me that the shed would be for the storage of garden tools and a playroom for his grandchildren – but it is obviously built as a habitable structure – with double glazing. Its size and materials used eg it is painted white, are entirely inappropriate for such a proposed use and is out of keeping with surrounding buildings.

120 LAMBOURNE ROAD – object - the building's bright white colour is not in keeping with rural garden landscapes – it is recommended that it be painted to blend in. Our concern is that it is built to a high standard and will be used as a habitable room.

Issues and Considerations:

This outbuilding erected lies at the foot of the garden some 1.5m from each side boundary fence, and between 0.5m to 0.8m from the rear boundary fence. It is 8.8m in width, 3.3m in depth and has a height of 2.65m. It also has a roof overhang of 1.2m in depth over the principal elevation facing the rear of the house.

Outbuildings up to 4m in height to a ridge roof can be built without planning permission provided they are 2m or more from a boundary. However, if they lie within 2m of a boundary, as is the case here, then the maximum permitted development height is 2.5m. This building has a height of 2.65m and following enforcement investigations this retrospective planning application was submitted to retain the building.

As mentioned above the building is set well in from boundary fences and there is also some trees and bushes close to the rear boundary. Given its modest height of 2.65m the bulk of building does not have a significant effect on the amenity and outlook of neighbours. The building is built to a high specification, and in this respect its description as a shed in the notification letter to neighbours was unfortunate. However, many outbuildings today are built to high standards and are of a permanent nature. The walls of the building are painted white with a grey felted roof - but the applicant has agreed to repaint the walls in a light brown colour so as to blend in better with its surroundings. This repainting is likely to be carried in the two weeks before the date of this Committee on 6/8/14.

When the case planning officer visited the site the outbuilding was being used for the storage of garden and domestic equipment and goods – ie an appropriate incidental use to the main dwelling. It was pointed out to the applicant that use of the building for habitable accommodation would not

be acceptable and that a condition would be attached to any consent prohibiting residential use, for example as a kitchen, living room, or bedroom. The applicant stated that he did not intend to use the building for habitable purposes and that he would accept such a condition being applied.

Comments on representations received

The parish council state that the proposal is inappropriate in a residential area although no reason for this is given. As mentioned above the outbuilding is being used for appropriate storage purposes ancillary to the dwelling, and a condition will prohibit use for habitable accommodation. The building is set in from the boundaries, it is not of an excessive size for a domestic outbuilding, and it does not unduly detract from neighbour's amenity. Repainting of the walls of the building from white to light brown will reduce its impact on visual amenity. In respect of neighbour comments not addressed above it is acknowledged that the building was erected without the correct planning permission being in place. However planning approval is required because it is just 0.15m (6ins) higher than the permitted development tolerance, and this 'deviation' is a minor one in relative terms.

Conclusions:

For the reasons set out in this report this outbuilding is of an acceptable size and design, and it is used in an appropriate domestic manner. It is recommended that conditional planning permission be granted.

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

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

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



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AGENDA ITEM NUMBER 3



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Application Number:	EPF/0590/14
Site Name:	168A High Road Loughton IG10 1DN
Scale of Plot:	1/1250

Report Item No: 3

APPLICATION No:	EPF/0590/14
SITE ADDRESS:	168A High Road Loughton Essex IG10 1DN
PARISH:	Loughton
WARD:	Loughton St Marys
APPLICANT:	Mr Saffett Akdeniz
DESCRIPTION OF PROPOSAL:	Two new floors to comprise 2 no. flats.
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/AniTelM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=561238

CONDITIONS

- 1 The development hereby permitted will be completed strictly in accordance with the approved drawings nos:
1393-01A
1393-03D
- 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 development shall have taken place until samples of the types and colours of the external finishes have been submitted to and approved by the Local Planning Authority in writing prior to the commencement of the development. The development shall be implemented in accordance with such approved details. For the purposes of this condition, the samples shall only be made available for inspection by the Local Planning Authority at the planning application site itself.
- 4 All construction/demolition works and ancillary operations, including vehicle movement on site which are audible at the boundary of noise sensitive premises, shall only take place between the hours of 07.30 to 18.30 Monday to Friday and 08.00 to 13.00 hours on Saturday, and at no time during Sundays and Public/Bank Holidays unless otherwise agreed in writing by the Local Planning Authority.

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

Description of site

The site is an end of terrace property, on the shopping parade fronting High Road Loughton and backing onto Forest Road. The site is occupied by a single storey flat roof building, used for a number of years as Wimpy. The site is attached to two other units of the same design and scale. Two storey accommodation joins the single storey units to the south and the unit adjacent the site, separated by a PRow alley is two storey also. The surrounding area comprising a mix of development in terms of scale and design. The site is not in the Conservation Area, but backs onto a locally listed building and St Mary's Church opposite is a grade II Listed Building. The site is within the key retail frontage.

Description of Proposal:

The application seeks permission to erect two storeys over the existing building to provide two flats. The accommodation has been designed to have a one bed flat at first floor and a two bed unit above in the roof space. The unit in the roof is slightly larger as less internal area is lost to hallway and access areas.

The units would be front and rear facing and would include no parking or garden areas. In an urban location above shop units this is not uncommon.

Relevant History

EPF/2314/2006 – First floor self contained flat above restaurant – Refused

Pre-application advice was provided on the scheme.

Policies Applied:

Local Policies:

CP1 to CP7 – Sustainable development objectives/ urban form and quality

DBE1 – Design of New Buildings

DBE2 – Effect of New Buildings on surroundings

DBE3 - Design in urban areas

DBE5 – Design and layout

DBE8 – Provision of Private Amenity Space

DBE9 – Amenity Considerations

H1A - Housing provision

H2A – Residential Development on Previously Developed Land

ST1 to ST6 – Sustainable transport/ vehicle parking

TC3 – Town Centre Function

RP5 – Noise and Other Forms of Nuisance

The National Planning Policy Framework (NPPF).

Summary of Representations:

8 neighbouring properties were consulted with no letters from neighbouring properties received.

LRA Plans Group:

Object to this application. The proposed extension higher than the adjoining 1st floor building over Samana/PJ Gold, and the elevations do not show that the Samana/PJ Gold is set back. It will stick out like a tooth with gaps either side. It is also higher than the "Look who's talking" building on the other side. As such it will greatly detract from this part of the High Street and harm the visual harmony of the terrace. Might take a more positive view if the all three single storey units were developed as one or preferable all five units in this part of the terrace. If nevertheless the application is to be approved, we ask for the usual condition limiting working hours during any demolition and building work.

LOUGHTON TOWN COUNCIL: Committee Objected to this application. The proposal was considered overdevelopment of the plot, it would have a detrimental visual impact on the street scene and cause loss of amenity to properties at the rear in Forest Road from overlooking. Members were concerned that no parking provision was proposed.

Main Issues

The main planning issues are considered to be:

Principle of development
Conservation issues (in relation to neighbouring locally listed and listed buildings)
Design and appearance
Impact to neighbouring properties
Living conditions for future occupiers

Principle of development

The site is in an urban area and the redevelopment in this location is in principle acceptable. The existing ground floor business unit would be retained and the footfall on the High Street would be unchanged, therefore in principle the provision of accommodation over the unit is acceptable in accordance with the thrust of objectives underpinning policy TC3.

The application in 2006 was refused for two reasons as follows:

- 1) The proposed first floor extension, due to its size, bulk and design, would be an incongruous addition to the existing building detrimental to the character and appearance of the streetscene, contrary to policy DBE1 of the adopted Local Plan and Alterations.
- 2) Insufficient information has been submitted with regards to protection measures for future occupiers of the proposed dwelling against noise and odour nuisance resulting from the existing restaurant and from traffic, contrary to policies RP5, DBE2 and DBE9 of the adopted Local Plan and Alterations.

The previous scheme was assessed on the basis of one floor only and did not raise an in principle objection. The design of the development has been revised, the NPPF is now in place and many examples of residential accommodation over restaurants now exist in the District. Therefore Officers consider these changes sufficient material change to justify a differing decision in principle.

Conservation Issues

The Conservation Team has no objections, in principle, to the alteration of the existing building, as it is not of historic or architectural significance. Moreover, they consider that its redevelopment would enhance the surrounding area and will not detract from the setting of the Grade II listed church opposite or the locally listed buildings to the rear. That said, they would urge the applicant to amend the design to include a lowered ridge height, in line with the ridge height of no. 166, High Road, so that it does not dominate the streetscape.

The Conservation Team agree with the view of the Loughton Residents Association Plans Group, that it would be preferable for all three single storey units to be developed as one. However, it is understood that this may not be possible, as the buildings are currently in separate ownership. The redevelopment of this shop will hopefully act as a catalyst for further development along the row and set a precedent in terms of design for the adjoining units, which would further enhance the area.

The Conservation Team are keen to ensure that the proposed materials and external finishes are in keeping with the surrounding streetscape, listed and locally listed buildings, therefore materials conditions are recommended.

Design and appearance in the street scene

The proposed development has been designed to provide a structure akin to that at Look who's talking nearby. The first floor above the unit is designed to appear a taller façade, with high quality window design incorporated, then a parapet feature leading to a mansard style roof form, with front dormers and roof finishing with parapets. This design leaves a elongated blank flank that would allow for development of the neighbouring plots at a later date.

The design has been subject to a number of revisions at the request of Officers and following comments from the LRA Plans Group the applicant has further reduced the total height of the building to the minimum possible to achieve building regulations.

Officers did suggest during pre-application discussions that a scheme would be better received if it included all three units in the terrace, however these are in separate ownership so this is not possible. The proposed design therefore allows for the later additions over these units and sets a high standard of design for these to be measured against.

The design of the previous scheme was grounds for refusal. The previous design was unimaginative, drew little on the scale and form of neighbouring properties and did not maximise the opportunity to provide residential accommodation in an urban area. The current scheme achieves this and in light of the guidance in the NPPF, Officers consider the current design acceptable.

Impact to neighbouring properties

The introduction of a three storey building would have visual impacts but is not unexpected in a Town Centre location surrounded by a similar scale of development. Visual impacts would not be unacceptable.

The proposed new units would be front and rear facing only, thus outlook would impact in these areas only. To the front, views over the High Street raise no concerns, to the rear 3 Forest Road has raised no objection and a narrow back-to-back relationship between units is common in High Streets.

Amenities for Future Occupiers

The scale of accommodation is suitable for modern living standards, the units relate well to one-another in terms of internal layout and access is achieved via the rear and provision of external staircase.

Suitable refuse storage is provided.

The units would have no parking or garden provision. In a High Street location this is not uncommon, access to services and facilities is good in this area, public transport in this area is amongst the best available in the District, thus car free development is acceptable. Absence of garden area is regrettable, but unavoidable considering the size of the plot. The site is located

opposite St Mary's Church with limited gardens and Forest Road behind the site leads into Epping Forest. The forest in particular offers good amenity opportunities for future occupiers.

Historically concerns were raised regarding noise and odours from the unit below. Noise would be mitigated through the application of current day insulation requirements arising from building regulations. Noise would also not be anticipated to exceed the level generated by any other A3 use, many of which have residential units above in the District. Furthermore prospective purchasers would be buying a unit above an existing use, thus would be aware of any potential issues. In respect of odour, extraction equipment would likely need to be revised for the ground floor unit. The need for a separate application to address this revision to extraction could be highlighted with a suitable informative.

Officers are satisfied that potential future occupiers would be afforded a satisfactory residential environment.

Conclusion

The proposed scheme provides two further units of residential accommodation in an urban sustainable location, close to services. The design makes use of high quality finishes and styles to encourage future development to a high standard, on neighbouring units. The amenities offered for future occupiers would be similar to those existing in flats elsewhere along the High Street and in the District. Officers are satisfied the application accords with current policy and recommend approval.

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

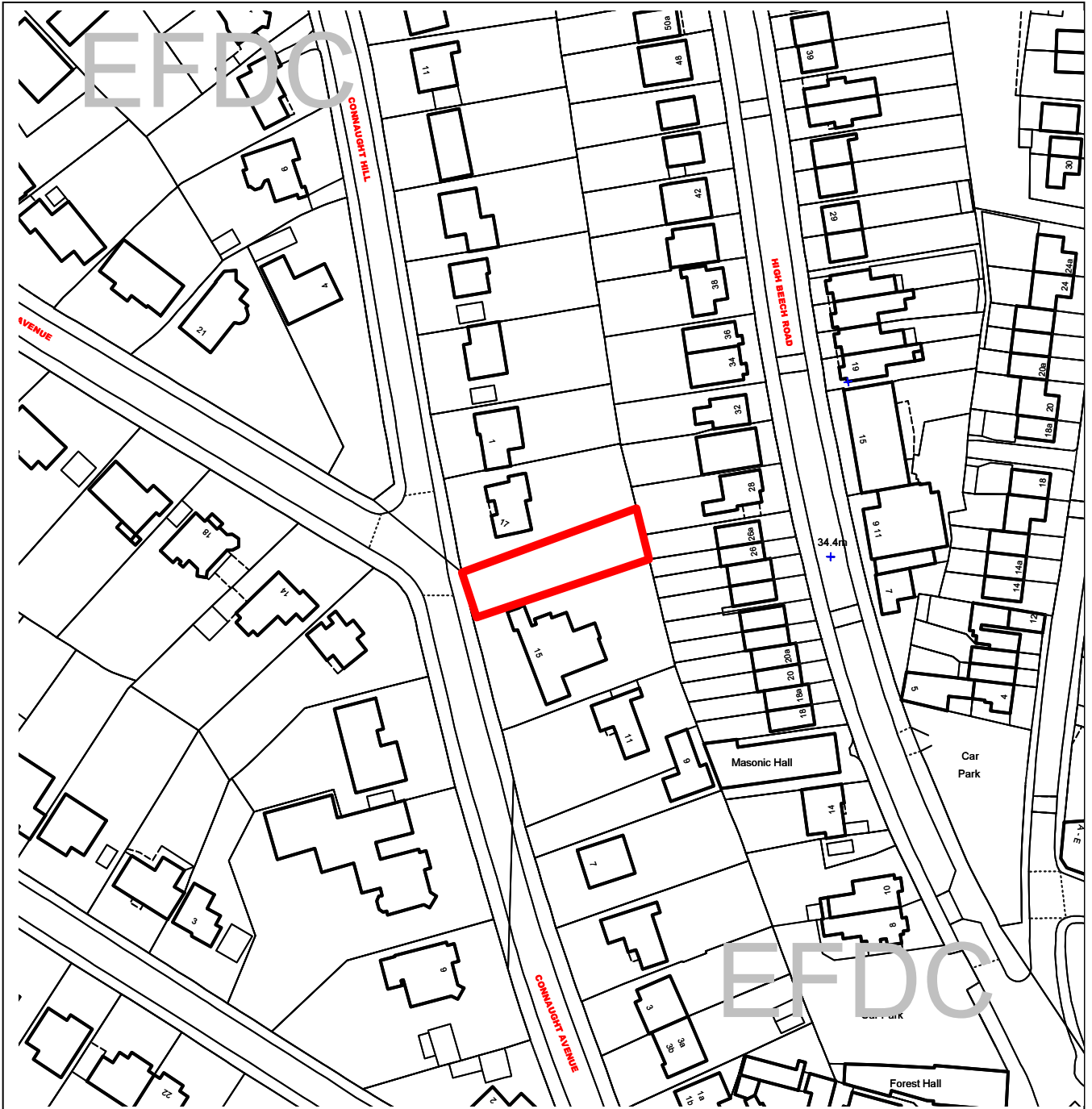
**Planning Application Case Officer: Jenny Cordell
Direct Line Telephone Number: 01992 574481**

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



Epping Forest District Council

AGENDA ITEM NUMBER 4



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Application Number:	EPF/0833/14
Site Name:	Land adj, 15 Connaught Avenue, Loughton, IG10 4DP
Scale of Plot:	1/1250

Report Item No: 4

APPLICATION No:	EPF/0833/14
SITE ADDRESS:	Land adj 15 Connaught Avenue Loughton Essex IG10 4DP
PARISH:	Loughton
WARD:	Loughton Forest
APPLICANT:	Mr Cliff Cooper
DESCRIPTION OF PROPOSAL:	New detached house with integral garage.
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/AniteIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=562171

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: 901/001-004 Rev A, Drg SK 001-003 and the submitted location plan.
- 3 No development shall have taken place until details of the types and colours of the external finishes including those of the garage doors have been submitted to and approved by the Local Planning Authority in writing prior to the commencement of the development. The development shall be implemented in accordance with such approved details.
- 4 Prior to commencement of development, details of screen walls, fences or such similar structures shall be agreed in writing by the Local Planning Authority, and shall be erected and thereafter maintained in the agreed positions before the first occupation of any of the dwellings hereby approved.
- 5 Notwithstanding the provisions of the Town and Country Planning General Permitted Development Order 1995 as amended (or any other order revoking, further amending or re-enacting that order) no two storey extensions shall be undertaken without the prior written permission of the Local Planning Authority.

- 6 The proposed window openings in the flank elevations at first floor level shall be entirely fitted with obscured glass and have fixed frames to a height of 1.7 metres above the floor of the room in which the window is installed and shall be permanently retained in that condition.
- 7 Notwithstanding the provision of the Town and Country Planning General Permitted Development Order 1995 (or of any equivalent provisions of any Statutory Instrument revoking or re-enacting that Order) no windows other than any shown on the approved plan shall be formed in the flank walls of the building hereby permitted without the prior written approval of the Local Planning Authority.
- 8 No development shall take place until wheel washing or other cleaning facilities for vehicles leaving the site during construction works have been installed in accordance with details which shall be submitted to and agreed in writing by the Local Planning Authority. The approved installed cleaning facilities shall be used to clean vehicles immediately before leaving the site.
- 9 Gates shall not be erected on the vehicular access to the site without the prior written approval of the Local Planning Authority.
- 10 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.
- 11 No development to take place on site until details of the means of construction of the access to the site for the development phase are submitted to and approved by the Local Planning Authority.
- 12 No development to take place on site until details of the construction methods for the driveway serving the new dwelling are submitted to and approved by the Local Planning Authority.
- 13 No development, including works of demolition or site clearance, shall take place until a Tree Protection Plan and Arboricultural Method Statement in accordance with BS:5837:2005 (Trees in relation to construction) has been submitted to the Local Planning Authority and approved in writing. The development shall be carried out only in accordance with the approved Tree Protection Plan and Arboricultural Method Statement unless the Local Planning Authority gives its written consent to any variation.

- 14 If any tree, shrub or hedge shown to be retained in accordance with the approved plans and particulars is removed, uprooted or destroyed, or dies, or becomes severely damaged or diseased within 3 years of the completion of the development, another tree, shrub or hedge of the same size and species shall be planted within 3 months at the same place, unless the Local Planning Authority gives its written consent to any variation. If within a period of five years from the date of planting any replacement tree, shrub or hedge is removed, uprooted or destroyed, or dies or becomes seriously damaged or defective another tree, shrub or hedge of the same species and size as that originally planted shall, within 3 months, be planted at the same place.

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:

The proposal site is currently used as a garden area in connection with No15 Connaught Avenue. There is a general mix of two storey dwellings in the vicinity of the site. The road descends steadily from north to south and the proposal site slopes towards the existing dwelling. A number of trees located adjacent to the front boundary wall are covered by Tree Preservation Orders.

Description of Proposal

This application is for a proposal previously given planning permission on 31 March 2011 by this Sub-Committee. The time limit for implementing the consent has expired therefore planning permission is required. The drawings that were previously approved are submitted for this application.

The proposal is for the erection of a two-storey detached house in the side garden of 15 Connaught Avenue, Loughton. The proposal is essentially the renewal of a planning permission that lapsed in 2009 which was in turn a renewal of an earlier planning permission.

The proposed house would be sited between existing houses at 15 and 17 Connaught Avenue and its front elevation would align with those of the adjacent houses. The rear elevation would project 4m beyond the rear elevation of no. 17 but be in approximate alignment with the rear of the existing house at 15 Connaught Avenue. It would be set in 1m from the boundary with 17 Connaught Avenue.

The house would be of traditional design with a hipped main roof and strong gable feature to the front elevation. A centrally located 4.5m wide garage would dominate the ground floor front elevation.

Relevant History:

EPF/1791/10 Erection of new detached dwelling. Approved

Policies Applied:

CP1 – Achieving Sustainable Development Objectives

CP2 – Protecting the Quality of the Rural and Built Environment
CP3 – New Development
CP4 – Energy Conservation
CP5 – Sustainable Building
CP6 – Achieving Sustainable Urban Development Patterns
CP7 – Urban Form and Quality
DBE1 – Design of New Buildings
DBE2 – Effect on Neighbouring Properties
DBE3 - Design in Urban Areas
DBE8 – Private Amenity Space
DBE9 – Excessive Loss of Amenity to Neighbouring Properties
ST1 – Location of Development
ST2 – Accessibility of Development
ST4 – Road Safety
ST6 – Vehicle Parking
H2A – Previously Developed Land
H4A – Dwelling Mix

NPPF

Consultation Carried Out and Summary of Representations Received

Number of neighbours consulted. 12
Site notice posted: No, not required
Responses received:

12 CONNAUGHT AVENUE

Concerns

a) The area is well established with a good balance between space, houses and trees. So there is a valid question as to why another property is required which will change the existing balance.
b) Trees need to be formally protected as they add immensely to the style of the local roads.
c) The majority of the houses in the locality are well set back (>8 m) from the road.
d) Safety - the new property will have an entrance onto the junction of Connaught Avenue and Hill. At this junction the rules of the road are usually not recognised. Cars drive from Connaught Hill onto Connaught Avenue without slowing down. Cars drive up onto Connaught Hill also at great speed. Cars invariably are driven down Connaught Avenue at 30 miles/hour and have encountered problems due to the turn, incline and makeup of the junction.

LOUGHTON RESIDENTS ASSOCIATION (PLANS GROUP): Objection

We oppose this application, which is garden-grabbing and hence against Government policy. We are also concerned about the effect on the street-scene of the loss of trees.

If nevertheless the District Council is minded to approve the application, we ask for the usual condition limiting working hours during any demolition and building work.

LOUGHTON TOWN COUNCIL: Objection.

“The Committee reiterated its previous comments made on planning application EPF/1791/10 which were:

The Committee OBJECTED to the application as following recent changes to Planning Policy Statement 3 the proposal is considered garden grabbing. Also the loss of the open aspect and removal of trees would have an adverse impact on the locality. Moreover, a concern was raised

over the loss of amenity to the property at no. 15 Connaught Avenue. However, if approval was given by the District Council then the Committee requested the replanting of any trees that had been lost.”

Issues and Considerations:

Application EPF/1791/10 was decided in the light of Local Plan and Alterations policies that have subsequently been found to be consistent with the policies of the NPPF, which came into force in May 2012. It is therefore concluded that there has been no material change in the planning policy context since that application was decided. There has also been no material change in the physical context of the application site and, as made clear above, the proposal is identical to that previously approved. In the circumstances, there is no reasonable justification for making a different decision.

The Officers assessment of application EPF/1791/10 is set out below. It is applicable to the current identical proposal, with the exception of the references to PPS3, which has been cancelled following the adoption of the NPPF. However, the policy thrust of PPS3 was included within the NPPF.

ASSESSMENT OF EPF/1791/10:

The main issues relate to neighbour amenity, the appearance of the area and tree and highway concerns. Whether there have been any material changes in circumstances since the previous approval is another consideration. Changes to PPS3, as outlined in Loughton Town Council's objections, will also be considered.

Impact on the Appearance of the Area

The proposed dwelling is “mock Tudor” in style with an expanse of hanging tile to the front. There is no dominant style in the immediate vicinity and the proposal would not look out of place within the streetscene. A small rear dormer window is proposed which is an acceptable design. The design is identical to that previously approved, under EPF/1920/03, and retains a gap of 1.0m to the boundaries. It would therefore not appear cramped within the site. The proposed height of the ridge line is appropriate and indicative materials of construction for the walls and roof are acceptable.

Although the design would incorporate a highly dominant garage in the ground floor front elevation, this element has been approved twice previously, once at appeal and once by the District Council, so it would be difficult to raise objection to it now. Moreover, its appearance can be safeguarded by a condition controlling materials on any consent given.

Neighbour Amenity

The proposal would provide adequate amenity space for future occupants of this dwelling and occupants of No15 Connaught Avenue. There are a number of side facing windows at first floor level which can be reasonably conditioned as obscure glazed. The dormer window would not increase overlooking to any great degree.

The proposal would not result in excessive overshadowing or loss of light. There are no side facing windows on the northern neighbouring dwelling, No17 Connaught Avenue. There are some clear glazed windows on the side elevation of No15. These however are north facing and although there would be some loss of light it would not be highly detrimental to the living conditions of occupants. A thick vegetation screen exists between the application site and No17. These are shown on the plans as retained and a condition ensuring this would significantly reduce impact. The rear

element of the scheme projects beyond the rear elevation of No17 by approximately 3.5m. However it would not result in loss of light or appear particularly overbearing.

Landscaping

The site is subject to protected trees to the front. The trees officers raise no objections to the proposal. A driveway would be constructed to the front of the dwelling. Tree protecting measures can be secured by condition to ensure that trees are protected during the construction phase of the development. A number of trees/bushes would be removed, which is a concern of Loughton Town Council. However these trees are of low amenity value, largely unseen from outside the site, and their removal would not impact adversely on the visual amenity of the area.

Highway Considerations

The garage and front driveway would provide adequate parking and there are no highway concerns.

Changes to PPS3 (Housing)

Loughton Town Council have objected to the application and cited changes to Planning Policy 3 (PPS3) now rendering this proposal as “garden grabbing”. Recent Government amendments to PPS3 have excluded residential gardens from the definition of previously developed land in Annex B and the minimum density of 30 dwellings per hectare has been deleted from paragraph 47. This is a material consideration when determining planning applications. PPS3 does however still promote the efficient use of land in the provision of housing, where it respects the character of the area. The immediate area around the development site is characterised by a mix of housing styles. This proposal would complement the current character of Connaught Avenue. Since the proposal would have no serious impact on the character and appearance of the immediate vicinity whilst providing a more efficient use of land in a sustainable location it complies with PPS 3 as amended.

Permitted Development Rights

Permitted development rights have been revised in the interim period from the previous approval to include two storey rear extensions. Such an extension could have an excessive impact on the amenities of adjacent dwellings and is something which should fall under the control of the Local Planning Authority. It is therefore deemed necessary to remove this particular element of Class A rights.

Conclusion:

There is no material change in circumstances following the approval of application EPF/1791/10 that would warrant withholding consent for the same development now. The proposed building is an acceptable design and would result in the more efficient use of land. Impact on neighbour amenity is not excessive and there would be no harm to the interests of safety or any other material planning consideration. Accordingly, the proposals remain in compliance with policy and it is recommended that planning permission be granted.

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

***Planning Application Case Officer: Stephan Solon
Direct Line Telephone Number: 01992 564018***

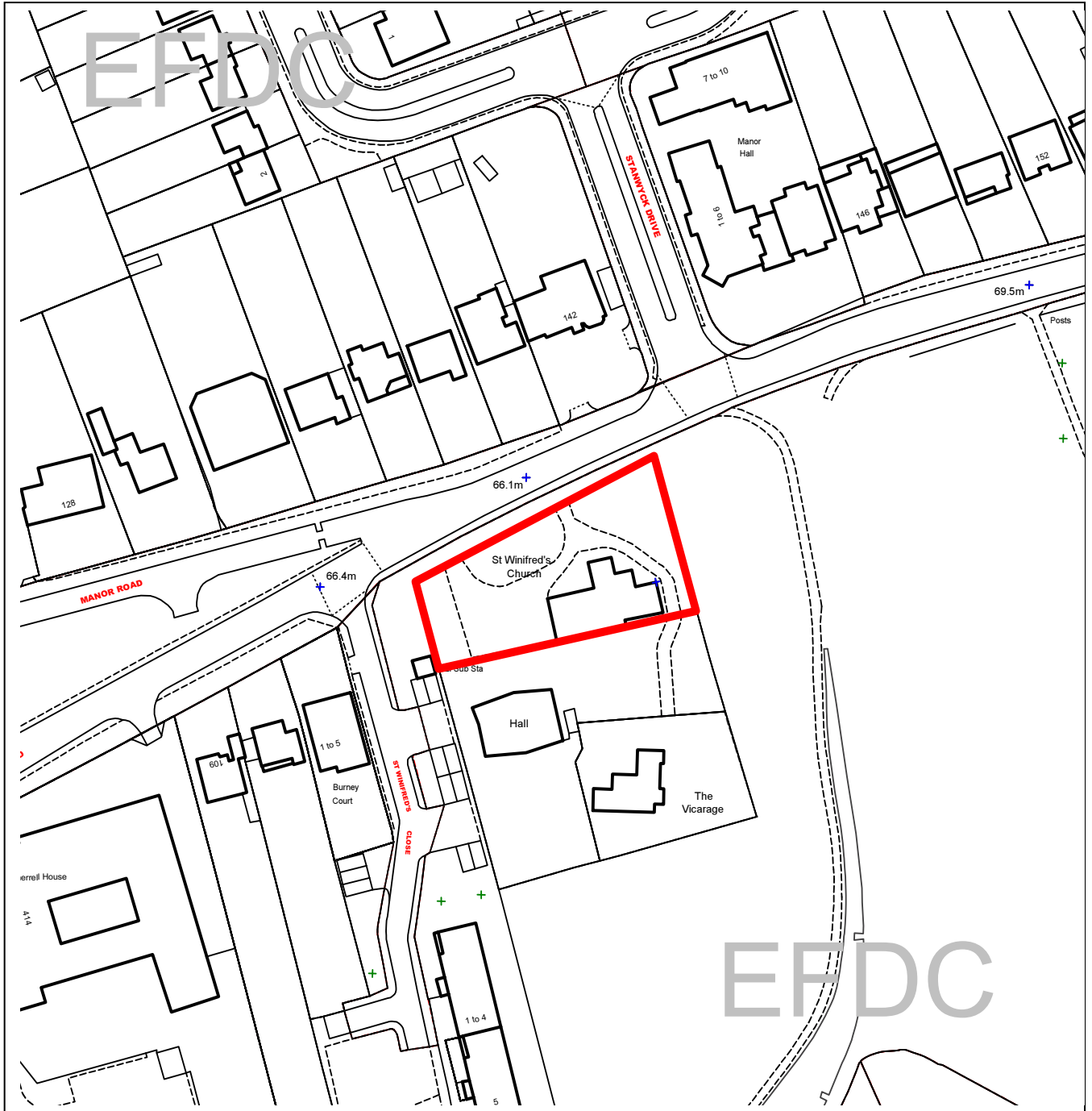
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Epping Forest District Council

AGENDA ITEM NUMBER 5



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Application Number:	EPF/1036/14
Site Name:	St. Winifreds Church, Manor Road Chigwell, IG7 5PS
Scale of Plot:	1/1250

Report Item No: 5

APPLICATION No:	EPF/1036/14
SITE ADDRESS:	St. Winifreds Church Manor Road Chigwell Essex IG7 5PS
PARISH:	Chigwell
WARD:	Grange Hill
APPLICANT:	NET on behalf of CTIL
DESCRIPTION OF PROPOSAL:	Telecommunications installation comprising of the raising of the existing Church Tower by 2.2m so as to house 6 additional antennas and other equipment as part of an upgrade of the existing telecommunciations equipment at this church. The existing mock flagpole to be removed.
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/AniTelM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=562910

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 church tower, unless otherwise agreed in writing by the Local Planning Authority.
- 3 The development hereby permitted will be completed strictly in accordance with the approved drawings nos: 301-A; 100-A; 201-A; 202-A; 302-A; 401-A; 402-A; 403-A; 501-A; 502-A.
- 4 Materials to be used for the external finishes of the proposed development shall match those of the existing building, unless otherwise agreed in writing by the Local Planning Authority.

This application is before this Committee since it is a type of development that cannot be determined by officers because more than two objections material to the planning merits of the of the proposal to be approved have been received (pursuant to the constitution part three: planning directorate – delegation of council function, schedule 1 appendix A (f)).

Description of Proposal:

Raising of the existing church tower by 2.2m so as to house 6 additional antennas and other equipment - as part of an upgrade of the existing telecommunications equipment at the church. The existing flagpole to be removed.

Description of Site:

St Winifred's Church is located on the south side of Manor Road about 100m to the east of the junction with the crossroads with Hainault Road. The church has a square tower from which projects a 4.5m mock flagpole which acts as a telecommunications installation. The church is not a listed building and nor does it lie in a conservation area.

Relevant History:

A telecommunications installation, including a mock flagpole, was first approved at this church in 2001 following the approval of EPF/1170/01.

EPF/1183/04 proposed the extension of the church tower by 5m in height to house telecommunications equipment. This was refused permission on grounds that the extended height of the tower would be out of scale with the height and scale of the church, and would be unduly dominant in the street scene. However, on appeal a planning inspector granted approval to this 5m tower extension, stating that it was not out of scale, and that it was not unusual to find a church tower rising above the general roofline of the area.

Policies Applied:

DBE1 –Design of new buildings
DBE9 – Loss of amenity.
U5 - masts and aerials under 15m.
NPPF – paras 42 to 46

Policies DBE1 and DBE9 are compliant with the NPPF. Policy U5 is also compliant though the NPPF seems to be more supportive of telecommunications development.

Summary of Representations:

CHIGWELL PARISH COUNCIL – no objections

Neighbours – 55 properties consulted and 2 letters received:-

ST WINIFREDS RESIDENTS ASSOCIATION (9 ST WINIFREDS CLOSE) - I and three other members of this association object to this unsightly and unnecessary eyesore.

142, MANOR ROAD – object – the tower is exactly opposite our house. The tower will be the tallest tower building compared to other properties and will be hideous looking from all angles.

Issues and Considerations:

It is proposed to extend the height of the square church tower by 2.2m using Glass Reinforced Plastic (GRP), and the total height of the tower and installation would be 14.95m above ground level. The existing tower is relatively short being just 2m higher than the ridge of the church roof. The raising of this tower by 2.2m would not look out of scale or proportion to the church, and the GRP would be painted to match the existing tower. In addition the existing mock flagpole, which is

wider than a typical flagpole, would be removed. Taking these factors into account the raised tower will have an acceptable and appropriate appearance, and arguably the appearance of the tower would be improved as a result of this development. For these reasons therefore the concerns raised by neighbours are not shared.

As stated above in the relevant history section a previous proposal to raise the height of the church tower by 5m was granted approval by a planning inspector on appeal in 2004/5. However, due in part to changes in technology, the applicants state that an upgrade to this installation can now be obtained by raising the tower by just 2.2m.

Conclusions:

The installation of telecommunications equipment on churches and church towers is generally successful in that the installation can be well hidden from view, and they are easily positioned at or above the required height. They also can provide some useful income for the maintenance and upkeep of churches and their towers and spires. This current proposal, for a modest increase to the height of the church tower, is appropriate in terms of its form and appearance, and it also results in the removal of the existing mock flagpole - which currently projects 4.5m above the height of the tower. For these reasons, and those set out in the report, it is recommended that conditional planning permission be granted.

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

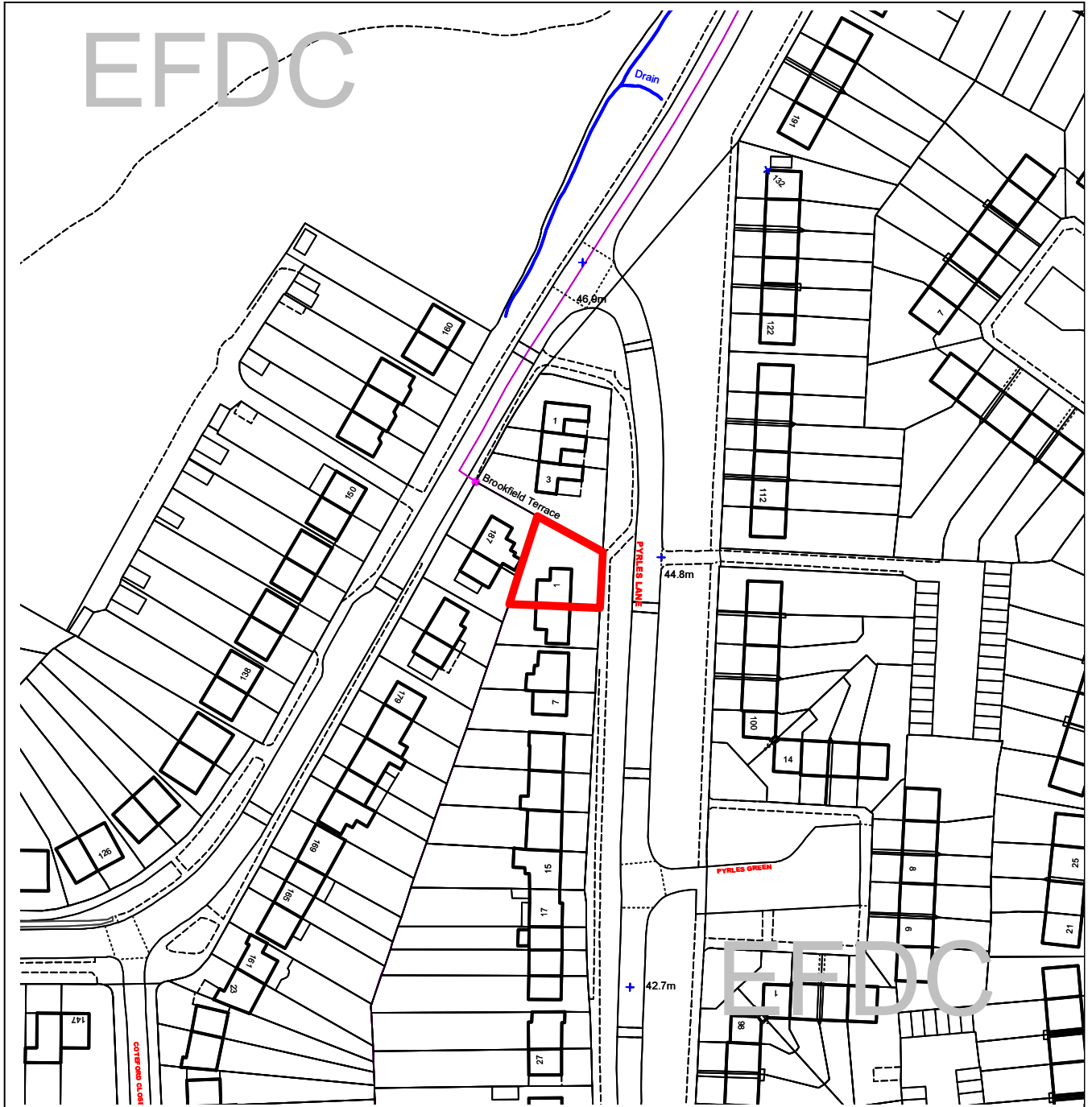
***Planning Application Case Officer: David Baker
Direct Line Telephone Number: 01992 564514***

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



Epping Forest District Council

AGENDA ITEM NUMBER 6



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Application Number:	EPF/1088/14
Site Name:	1 Pyrls Lane, Loughton, IG10 2NW
Scale of Plot:	1/1250

Report Item No: 6

APPLICATION No:	EPF/1088/14
SITE ADDRESS:	1 Pyrles Lane Loughton Essex IG10 2NW
PARISH:	Loughton
WARD:	Loughton Fairmead Loughton St Johns
APPLICANT:	Mr John Redgrave
DESCRIPTION OF PROPOSAL:	Removal of existing garage and construction of part two storey and part single storey side extension, and new front porch (Revised application to EPF/0525/14)
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/AniteLM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=563175

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 Prior to first occupation of the development hereby approved, the proposed window openings in the first floor rear facing bathroom and shower room shall be entirely fitted with obscured glass and have fixed frames to a height of 1.7 metres above the floor of the room in which the window is installed and shall be permanently retained in that condition.

This application is before this Committee since it has been 'called in' by Councillor Caroline Pond (pursuant to the 'constitution, part three: planning directorate – delegation of council function, schedule 1, appendix A (h.)

Description of Site

A two storey semi detached house in a locality of similar dwellings. The property is not listed nor does it lie within a conservation area.

Description of Proposal:

Removal of existing garage and erection of a part two storey and part single storey side extension, and new front porch (Revised application to) rear extension.(Revision to application EPF/0577/14 omitting dormer window roof extensions at roof level.)

Relevant History;

EPF/525/14 – a refusal of an application for 2 storey side extension and new porch – on grounds that it's height and size would create an overbearing relationship with houses to the rear, exacerbated by very small rear garden depths.

Policies Applied:

DBE9 – Loss of amenity.

DBE10 - Residential extensions.

The above two Local Plan policies are compliant with the NPPF.

Summary of Representations:

LOUGHTON TOWN COUNCIL – No objections.

NEIGHBOURS – 7 properties consulted and two replies received:-.

185, ENGLANDS LANE – object strongly - the change to the profile of the extension is little with a minor setting back of the extension at first floor level. However, the proposal will still result in a significant loss of light to my kitchen, dining room, and lounge – ie the main living areas of my house.. The extension would also be overbearing and unneighbourly – particularly bearing in mind the small garden that we have which has a depth of 4.17m to 4.7m. The revised extension will still overshadow our gardens.

187, ENGLANDS LANE – object – the slight change to the proposal does not overcome our concerns that a 2 storey extension would be overbearing and unneighbourly – particularly given the proximity of our properties and the extremely small garden that we have – which has a depth between 2.3m and 3.6m. The revised extension will overshadow our garden area and will have a dominating and unneighbourly impact on our amenities.

Issues and Considerations:

Houses in Pyrles Lane and Englands Lane converge close together before the roads meet. Consequently, the rear wall of 1 Pyrles Lane lies at its closest point just 8.5m away from the rear wall of 187, Englands Lane. The previous application EPF/525/14, for a 2 storey side extension, was refused because of its overbearing effect on the outlook and amenity of the two house at 185 and 187 Englands Lane. This refusal was an 'on balance' one and both houses to the rear in Englands Lane, and the adjoining number 3 Pyrles Lane have had similar 2 storey side extensions built in the past. A way forward following this refusal was a suggested large ground floor side extension, - however, because two Thames sewers run through the side garden this option is not practical.

The application property has not been previously extended, and in common with other houses in Pyrles Lane, was built without an upstairs bathroom. However in addition to number 3 many houses in this road have been extended via a two storey side extension. The revised proposal now submitted has reduced the depth of the first floor so that it is now set 1m forward of the main rear wall of the property. A hipped roof over will also now have a ridge height 0.4m lower than the main ridge of the house. These changes do reduce the impact of the proposal when viewed from the houses to the rear – however, as indicated above, these neighbours to the rear feel the changes are minor. Other factors that help to reduce the impact on the houses to the rear is that the ground floor level of the application property is 1m below that of the Englands Lane houses, and hence this reduces the effective height of the extension. The proposed extension will also lie to east of the houses to the rear and hence only early morning sunlight will be affected, and the closest house to the rear, number 187, Englands lane will still retain some outlook over Pyrles Lane. Finally, the rears of these properties do lie close together (a distance of 8 to 11m albeit at an angle) and overlooking can currently take place. However the proposed plans introduce some improvement because an existing rear bedroom will be converted to a bathroom so its window will now fitted with obscured glazing. Taking these factors into account the proposal as revised is now acceptable.

Comments on representations received

The objections from 185 and 187 Englands lane are noted, and it is acknowledged that there will still be an impact from the proposed extension on amenity and outlook. However the revisions made do improve the scheme. As was the case on the previous application the Town Council have no objection to the proposal.

Conclusions:

The applicants have reduced the size of a two storey side extension that has been allowed on neighbouring properties. This reduction lessens the adverse effect on the amenity and outlook of properties to the rear. This adverse effect is in part caused by the very small size of the gardens to the two Englands Lane houses. For these reasons, and those set out in the report, it is recommended that conditional planning permission be granted.

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

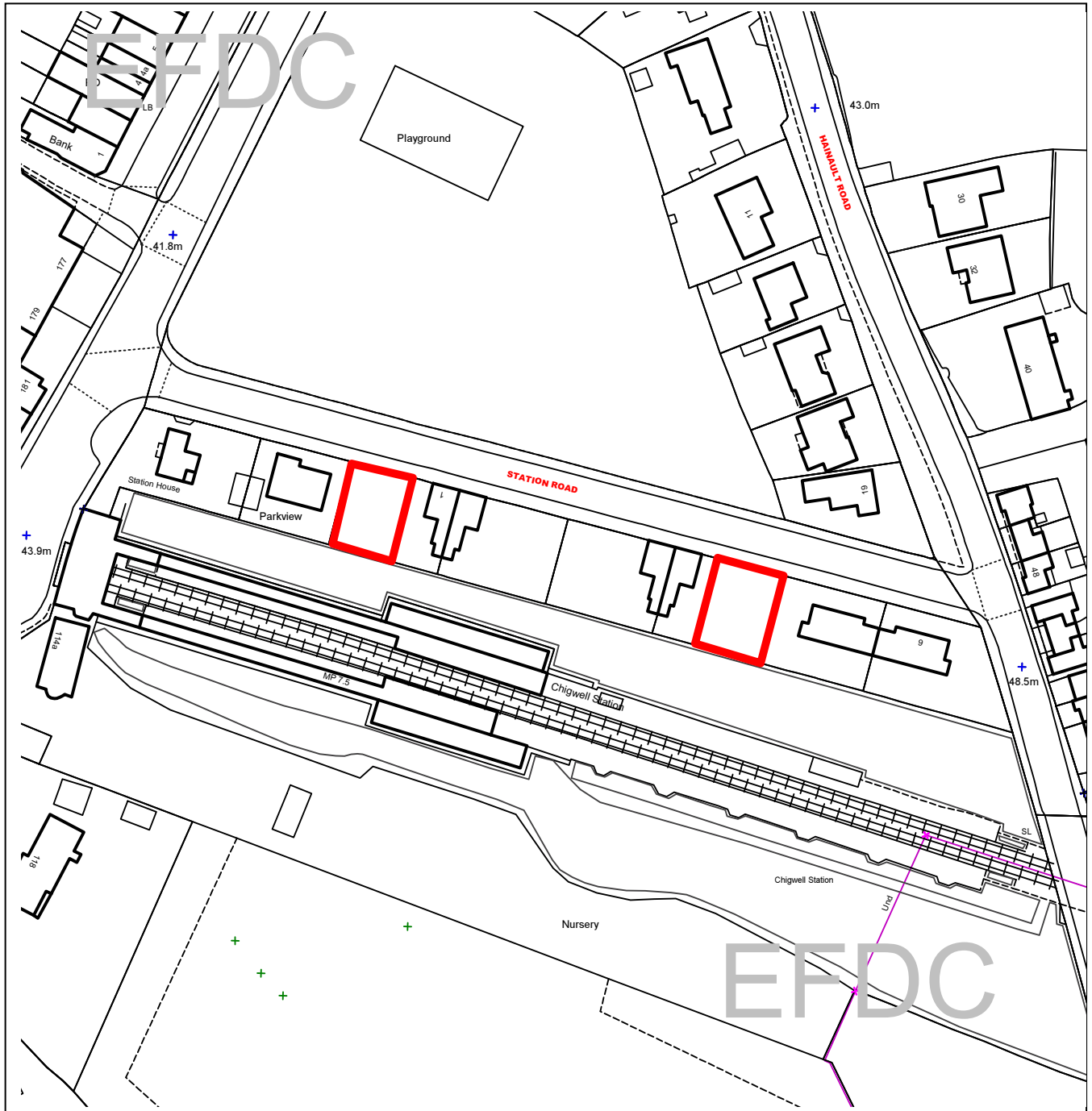
***Planning Application Case Officer: David Baker
Direct Line Telephone Number: 01992 564514***

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Epping Forest District Council

AGENDA ITEM NUMBER 7



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Application Number:	EPF/1170/14
Site Name:	Land between Parkview & 1 Station Road and land between 4 and 5 Station Road, Chigwell, IG7 6QT
Scale of Plot:	1/1250

Report Item No: 7

APPLICATION No:	EPF/1170/14
SITE ADDRESS:	Land between Parkview & 1 Station Road and Land between 4 & 5 Station Road Chigwell Essex IG7 6QT
PARISH:	Chigwell
WARD:	Chigwell Village
APPLICANT:	Landgate (New Homes) Ltd
DESCRIPTION OF PROPOSAL:	Erection of 1 pair of semi-detached 3 bed houses between Parkview and 1 Station Road. Erection of further pair of semi-detached 3 bed houses between 4 and 5 Station Road.
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/AniteIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=563590

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: CHI PL 00 01, CHI PL 00 02 rev A, CHI PL 00 03, CHI PL 00 04 rev A, CHI PL 00 05 rev A, CHI PL 00 06 rev A, CHI PL 00 07 rev A and CHI PL 00 09 rev A.
- 3 Notwithstanding the provisions of the Town and Country Planning General Permitted Development Order 1995 as amended (or any other Order revoking, further amending or re-enacting that Order) no extensions, enlargements of the roof or the erection of outbuildings with a volume in excess of 10 cubic metres generally permitted by virtue of Classes A, B and E of Part 1 of Schedule 2 to the Order shall be undertaken without the prior written permission of the Local Planning Authority.
- 4 No development shall take place, including site clearance or other preparatory work, until full details of both hard and soft landscape works (including tree planting) and implementation programme (linked to the development schedule) have been submitted to an approved in writing by the Local Planning Authority. These works shall be carried out as approved. The hard landscaping details shall include, as appropriate, and in addition to details of existing features to be retained: proposed finished levels or contours; means of enclosure; car parking layouts; other minor artefacts and structures, including signs and lighting and functional services above

and below ground. The details of soft landscape works shall include plans for planting or establishment by any means and full written specifications and schedules of plants, including species, plant sizes and proposed numbers /densities where appropriate. If within a period of five years from the date of the planting or establishment of any tree, or shrub or plant, that tree, shrub, or plant or any replacement is removed, uprooted or destroyed or dies or becomes seriously damaged or defective another tree or shrub, or plant of the same species and size as that originally planted shall be planted at the same place, unless the Local Planning Authority gives its written consent to any variation.

- 5 The front (northern) opening of the car ports serving each house shall not be enclosed and the car ports shall not be subdivided by any physical structure. No doors, wall or other means of enclosure or subdivision shall be erected at the front (northern) opening of the car ports or within the car ports. For the avoidance of doubt, this condition does not prohibit the enclosure of the rear (southern) opening of the car ports.
- 6 Prior to first occupation of the development the vehicular accesses shall be constructed at right angles to the highway boundary and to the existing carriageway. The width of the accesses at its junction with the highway shall not be less than 3 metres site and shall be provided with an appropriate dropped kerb vehicular crossing of the footway.
- 7 Prior to first occupation of the development a 1.5 metre x 1.5 metre pedestrian visibility splay, as measured from and along the highway boundary, shall be provided on both sides of the vehicular access. Such visibility splays shall be retained free of any obstruction in perpetuity.
- 8 Prior to commencement of the development details showing the means to prevent the discharge of surface water from the development onto the highway shall be submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be carried out in its entirety prior to the access becoming operational and shall be retained at all times.
- 9 No unbound material shall be used in the surface treatment of the vehicular access within 6 metres of the highway boundary.
- 10 A flood risk assessment and management and maintenance plan shall be submitted to and approved by the Local Planning Authority prior to commencement of development. The assessment shall include calculations of increased run-off and associated volume of storm detention using WinDes or other similar best practice tools. The approved measures shall be carried out prior to the substantial completion of the development and shall be adequately maintained in accordance with the management and maintenance plan.

- 11 The development hereby permitted shall not be commenced until detailed design and method statements (in consultation with London Underground) for all of the foundations, basement and ground floor structures, or for any other structures below ground level, including piling (temporary and permanent), have been submitted to and approved in writing by the local planning authority which:
1. provide details on all below ground and ground level structures.
 2. demonstrate works would accommodate the location of the existing London Underground structures.
 3. provide defined and surveyed property boundary.
 4. provide clarification of site plans and measurements of the proposed new buildings to London Underground property boundary.
 5. demonstrate access to elevations of the building adjacent to the property boundary with London Underground can be undertaken without recourse to entering operational land.
 6. demonstrate mitigation of potential security risk to the railway, operational land and structures within it.
 7. demonstrate ground movement arising from the construction of the development would not impact on operational land.
 8. include proposals to mitigate the effects of noise and vibration arising from the construction work on the railway, operational land and structures within it.

The development shall thereafter be carried out in accordance with the approved design and method statements, and all structures and works comprised within the development hereby permitted which are required by the approved design statements in order to procure the matters mentioned in paragraphs of this condition shall be completed, in their entirety, before any part of the buildings hereby permitted are occupied.

- 12 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.

- 13 The proposed use of this site has been identified as being particularly vulnerable if land contamination is present, despite no specific former potentially contaminating uses having been identified for this site.

Should any discoloured or odorous soils be encountered during development works or should any hazardous materials or significant quantities of non-soil forming materials be found, then all development works should be stopped, the Local Planning Authority contacted and a scheme to investigate the risks and / or the adoption of any required remedial measures be submitted to, agreed and approved in writing by the Local Planning Authority prior to the recommencement of development works.

Following the completion of development works and prior to the first occupation of the site, sufficient information must be submitted to demonstrate that any required remedial measures were satisfactorily implemented or confirmation provided that no unexpected contamination was encountered.

This application is before this Committee 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 Directorate – Delegation of Council function, Schedule 1, Appendix A.(f).)

Description of Site:

The application site comprises two plots of land on the south site of Station Road adjoining the side/rear gardens of nos. 1 and 4 Station Road. They do not form part of the curtilage of any building. Similar areas of land at 2 and 3 Station Road provide garden space for those houses, and are therefore included in their curtilage. Nos 1 & 2 Station Road together with nos. 3 and 4 Station Road each form a pair of substantial semi-detached houses built off the back edge of the footway and backing onto Chigwell Station. Parkview, to the south, and no. 5 Station Road, to the north, are more modern two-storey houses set back from the footway.

Opposite the site is a large green that includes a formal playground. The commercial area of Chigwell is located a short distance to the west.

Description of Proposal:

It is proposed to erect a pair of semi-detached houses in each plot. The houses would be positioned centrally, abutting the back edge of the footway. They would be two-storey with a more prominent part of each pair to the front with a recessed car port to the side and a narrower, somewhat subordinate element, of each pair to the rear. Private garden space would be to the rear and side and the pattern of provision would be repeated at the host house.

Since submission, upper level flank windows have been deleted, with the exception of gable windows in the flank of the larger forward part of each house. The gable windows would be obscure glazed. Each house would have a single rooflight in the front and rear roof slope of its forward part.

A total of two parking spaces would be provided at each house. Parking provision for the host houses would be unchanged.

Relevant History:

None

Policies Applied:

CP2	Quality of Rural and Built Environment
CP3	New Development
CP7	Urban Form and Quality
RP4	Contaminated Land
RP5A	Adverse Environmental Impacts
H2A	Previously Developed Land
U2B	Flood Risk Assessment Zones
DBE1	Design of New Buildings
DBE2	Effect on Neighbouring Properties
DBE6	Car Parking in New Development
DBE8	Private Amenity Space
LL10	Adequacy of Provision for Landscape Retention
ST4	Road Safety
ST6	Vehicle Parking

NPPF

Consultation Carried Out and Summary of Representations Received

Number of neighbours consulted. 11

Site notice posted: Yes

Responses received:

PARKVIEW, STATION ROAD: Objection

1 STATION ROAD: Objection

RESIDENTS ASSOCIATION, STATION ROAD (signed by the occupants of 1, 2, 3, 4 and 6 Station Road): Objection

The above have submitted near identical letters raising objection to the proposal. The objections are summarised as follows:

The proposed development is a direct contravention of these policies. It does not respect local context and street pattern or, in particular, the scale and proportions of surrounding buildings, and would be entirely out of the character of the area, to the detriment of the local environment. The proposed dwelling would significantly alter the fabric of the area and amount to serious 'cramming' in what is a low density road. The proposal allows very little space for landscaping. It would be a gross over-development of the site.

The proposed development is a direct contravention of local planning policy. The design of the proposed development does not afford adequate privacy for the occupants of the building or of adjacent residential properties, particularly with regard to their right to the quiet enjoyment of garden amenities. The nature and orientation of the plot means that the garden would actually be very small for a three-storey 3 bedroom dwelling, which is totally inadequate for the proposed properties. Parkview, 1, 4 and 5 Station Road would be seriously overlooked by the new houses with their occupants being able to see directly into our living rooms, kitchens, dining rooms, hallways and gardens. The proposed development would have a dominating impact on us and impact on our human right to the quiet enjoyment of our properties.

The proposed development does not provide sufficient parking space to meet its requirements. In addition to this, there is already intense on-street parking pressure on Station Road. The lack of adequate parking provision for a property of this size will damage both highway safety and residential amenity.

There are existing issues with the water mains in Station Road as all the houses in Station Road are currently supplied their mains water from Station House, High Road Chigwell. The houses in Station Road already suffer from extremely low water pressure and have required the installation of electric pumps to showers etc. Therefore the addition of an extra 4 three bedroom houses will severely increase the issues already experienced. As it currently stands the proposed developments cannot be accommodated within the existing infrastructure of the area.

The application does not include sufficient information to properly assess the proposal. The submitted plans are inadequate and no information on trees has been submitted.

CHIGWELL PARISH COUNCIL: The Council has ***NO OBJECTION*** to this application.

Main Issues and Considerations:

The proposal is for the erection of houses in a residential area within an urban area well served by public transport and services. Although it would make use of existing garden areas, the proposed houses would front the street, matching the front elevation of the older houses in the street. Such

development is acceptable in principle and would contribute towards meeting the general need for housing in the locality. As a whole, the proposal is too small to justify seeking any affordable housing in connection with or as part of it. It is also too small to trigger any need to make a financial contribution to education provision within the locality.

The main issues to consider when assessing the merits of the proposal, therefore, are the consequence for the character and appearance of the locality, impact on neighbours living conditions and whether adequate private amenity space and off-street parking is provided.

Character and Appearance:

The buildings proposed take their design cue from the host houses, which have a good deal of charm. The proposed houses are therefore traditional in form and reflect the positioning of their hosts. Similar external materials would be used. Their roof heights would be greater at the eaves and ridge but their basic form would be very similar. As a consequence of their additional height, the proposed houses would appear somewhat more prominent within the street scene. That prominence would be assisted by the height of the roofs of the recessed side car ports, which are of more modern design. The degree of variation in prominence is not so great that harm would be caused to the street scene. As a whole, the proposal would enhance the street scene giving it a more unified appearance, countering the contrast between the older houses in the central part of the street with the more modern houses at the ends of it.

Living Conditions:

As submitted, the proposal included significant upper level windows in the flank elevations. They would have caused significant overlooking of neighbouring houses and their gardens, as pointed out by the objectors. At Officers request those windows at first floor have been deleted and the flank gable windows, which look onto less sensitive parts of the neighbouring properties, have been obscure glazed. In order to provide some outlook from the rooms served by the gable windows, conservation type roof lights would be provided in the front and rear roof slopes. No excessive overlooking would arise from them.

The greater bulk of the proposals would be sited in alignment with that of the host houses and would not have any overbearing impact. The more subordinate, but still substantial, rear projections would be set 3.8m from the site boundaries. That is sufficient for those elements to not appear excessively overbearing, but they would nonetheless appear highly prominent when seen from Parkview, 1, 4 and 5 Station Road. The degree of change in outlook for those neighbours would be very significant. However, that relationship would not be unacceptable in a new development within an urban area and it while neighbours outlook would be harmed, the degree of harm to the living conditions of those properties would not be so great as to warrant withholding planning permission.

Private Amenity Space:

The proposed houses would have limited private amenity space, however the consequence for the living conditions of the proposed houses arising from the shortfall is more than mitigated by the availability of a large public amenity green directly opposite the houses.

Parking:

Parking provision would amount to the equivalent of two 4.5m long parking spaces. This does not entirely accord with the adopted vehicle parking standards which seek longer spaces. On-street parking is also available, although it is limited to a restricted part of the northern side of Station Road only. The demand for on-street parking normally arises from commuter parking therefore between 08:00 to 19:00 Monday to Friday such space is not likely to be available. However, given

the sustainable location of the site, the level and manner of off-street parking provision is acceptable. It is necessary to require the front of the car ports is not enclosed since their conversion to garages would result in parking spaces of a very substandard length (3.7m) in front to the garages that are formed. The Highway Authority has no objection to the proposals subject to the inclusion of suitable additional conditions in the interests of highway safety.

Other matters:

The proposal is acceptable in terms of its landscape impact and the Council's Tree and Landscape Team raises no objections subject to the imposition of a condition to secure landscaping.

The quality of the submission is sufficient to properly assess the impact of the proposals, and that assessment is set out above. There is no difficulty with the submitted plans.

The potential impact on the adjacent Central Line railway and Chigwell Station can be addressed by appropriate conditions, as suggested by London Underground.

While the comments of neighbours relating to the adequacy of water pressure in the locality, the matter of water supply is not the responsibility of the Local Planning Authority. It is the responsibility of the relevant utility company and therefore not a material planning consideration in this case.

Conclusion:

The proposal would secure additional housing within a sustainable location within an urban area. The proposals are acceptable in design terms and, following modification since submission, are also acceptable in terms of the consequences for the living conditions of neighbours. Amenity space provision and off-street parking provision is acceptable in this particular context. It is therefore concluded that the proposal complies with relevant planning policy and it is recommended that planning permission be granted

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

***Planning Application Case Officer: Stephan Solon
Direct Line Telephone Number: 01992 564018***

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



Epping Forest District Council

AGENDA ITEM NUMBER 8



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Application Number:	EPF/1177/14
Site Name:	1 Willow Close Buckhurst Hill IG9 6HS
Scale of Plot:	1/1250

Report Item No: 8

APPLICATION No:	EPF/1177/14
SITE ADDRESS:	1 Willow Close Buckhurst Hill Essex IG9 6HS
PARISH:	Buckhurst Hill
WARD:	Buckhurst Hill East
APPLICANT:	Mr Michael Smith
DESCRIPTION OF PROPOSAL:	Part two storey, part single storey rear extensions and new two storey side extension. Including alterations and conversion to two dwellings with associated parking and amenity space
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/AniteIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=563597

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 Notwithstanding the provisions of the Town and Country Planning General Permitted Development Order 1995 as amended no extensions to either of the two dwellings within the red lined site that are generally permitted by virtue of Class A of Part 1 of Schedule 2 to the Order shall be undertaken without the prior written permission of the Local Planning Authority.
- 4 All material excavated from the below ground works hereby approved shall be removed from the site unless otherwise agreed in writing by the Local Planning Authority.
- 5 No development shall take place until wheel washing or other cleaning facilities for vehicles leaving the site during construction works have been installed in accordance with details which shall be submitted to and agreed in writing by the Local Planning Authority. The approved installed cleaning facilities shall be used to clean vehicles immediately before leaving the site.

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

This application is before this Committee since the recommendation is for approval contrary to an objection from a local council 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

Willow Close is a cul-de-sac located within the built up area of Buckhurst Hill. No.1 is a two storey end of terrace property with its principal elevation fronting onto Willow Close and side elevation fronting onto Buckhurst Way. Currently the property has a two storey side extension which extends close to the side boundary fronting Buckhurst Way. 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 part single, part two storey rear extension to no.1. The two storey element will be set 2.5m from the boundary with no.2 and will project 3m from the existing rear wall and have a maximum height of 7.5m. The single storey element is set on the boundary to no.2; It will have a depth of 3m and a maximum height of 3.5m. The application also includes a rear dormer window as part of a loft conversion.

The application is also for the conversion of the extended building into two dwellings. This involves separating the curtilage of the existing dwelling into half to give approximately equal amenity space for the new and host dwelling. The new house will be two storeys high and extend to the boundary, fronting onto Buckhurst Way. The rear building line of the property will be two storeys high and will mirror the depth of the proposed extension of the host dwelling in this application. Access to the property will be from Willow Close.

Relevant History

EPF/0385/87- Erection of a two storey side extension – Approved

Policies Applied

CP2 – Protecting the Quality of the Rural and Built Environment

CP7 – Urban Form and Quality

H2A – Previously developed land

DBE1 – Design of new buildings

DBE2 – Effect on neighbouring properties

DBE3 – Design in Urban areas

DBE6 – Car Parking in New Development

DBE8 – Private amenity Space

DBE9 – Impact on amenity

ST6 – Vehicle Parking

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

12 Neighbours consulted – No comments received

BUCKHURST HILL PARISH COUNCIL – OBJECTION – Overdevelopment of site Loss of amenity to neighbouring properties.

Issues and considerations

The new dwelling is situated on previously developed land, provides a good standard of living accommodation, suitable amenity space and adequate car parking. Therefore the main issues to consider when assessing this application are the effects of the proposal on the living conditions of neighbours and the design of the proposal in regards to the existing building and its setting

Neighbour Amenity

Proposed rear extension

The first floor element of the rear extension leaves a reasonable gap of 2.5m from the shared boundary with no.2. A 45 degree line taken from the centre of the nearest first floor habitable room window is not intercepted; as such the extension will not appear overbearing when viewed from the neighbouring property. Given its significant separation from the boundary there will also be no loss of light. The single storey element extends to the boundary with no.2; however it is the same height as the neighbour's extension and has the same projection from the rear elevation. Therefore it is concluded that there will be no harm to the living conditions of no.18 as a result of this development.

Proposed new dwelling

Buckhurst Hill Parish Council have expressed concern that the new dwelling will appear overbearing and cause overlooking into private areas of neighbouring dwellings. However, the first floor rear building line will be exactly the same size as the host dwelling's extension through this application. As such the dwelling will not appear overbearing to no.1 or allow any overlooking into private areas of the dwelling.

Were the dwelling to be approved, it is acknowledged that it could be extended further through permitted development rights. This could excessively add to its built form, to the detriment of the living conditions of no.2. Therefore it is reasonable and necessary to remove Class A permitted development rights for both the host dwelling and the new dwelling to allow the Council the ability to control development at the site.

Design

Proposed rear extension

The rear extension is of a conventional design which respects the existing building. Furthermore it will not be visible from public viewpoints and therefore is appropriate.

Proposed new dwelling

The new dwelling is of a conventional design which will mirror the size and dimension of the host property. The eaves and ridge height will also be exactly the same as the host property and therefore will not appear overly prominent when viewed from public areas of the locality. It is acknowledged that the property extends to the boundary fronting Buckhurst Way and this will be particularly prominent when viewed from public viewpoints. However, there is a very similar example of a new dwelling set up to the boundary at Lime Close, which is close to the site. Planning permission was also granted recently by the Area Plans South Subcommittee for a new dwelling at nearby Maple Close (EPF/0515/14) This consent allowed the dwelling up to the boundary fronting Buckhurst Way. As such the precedence is evident from previous planning consents. Therefore the new dwelling will not appear excessively overbearing from the street scene.

Conclusion

The application demonstrates compliance with all the relevant policies and 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 564 103***

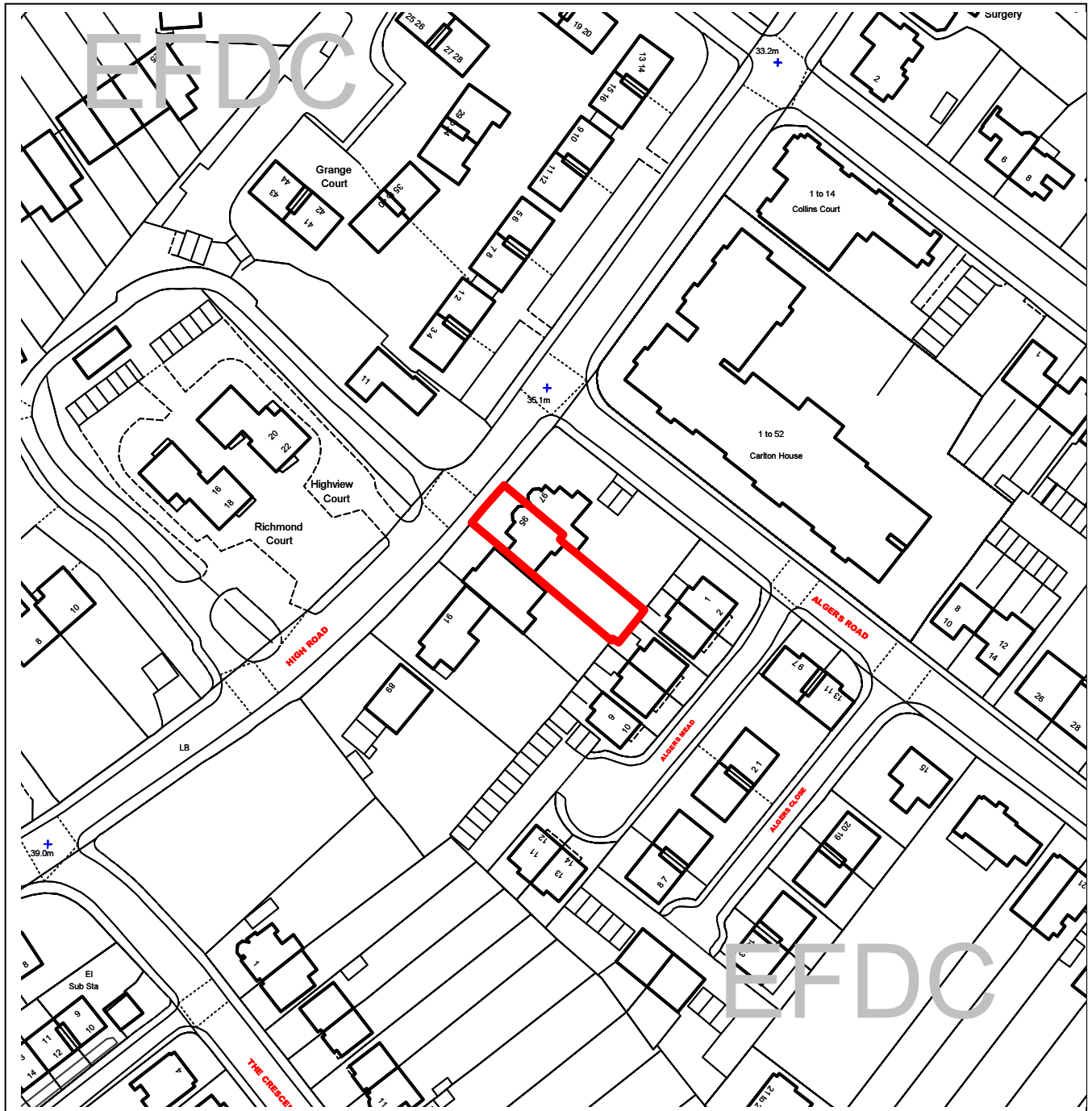
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Epping Forest District Council

AGENDA ITEM NUMBER 9



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Application Number:	EPF/1183/14
Site Name:	95 High Road Loughton IG10 4JD
Scale of Plot:	1/1250

Report Item No: 9

APPLICATION No:	EPF/1183/14
SITE ADDRESS:	95 High Road Loughton Essex IG10 4JD
PARISH:	Loughton
WARD:	Loughton Forest
APPLICANT:	Mr Harpal Lakhan
DESCRIPTION OF PROPOSAL:	Proposed double storey rear extension including enlargement of existing basement and loft conversion with 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/AniteIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=563613

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.

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:

The application site comprises a two-storey semi-detached house that has an unusual form, which is described in more detail below. The original house may have been extended to the flank and rear but its present form is that which existed in July 1948. The site is situated on the south east side of High Road Loughton between its junctions with Algiers Road and The Crescent. Rear of the site are the very short rear gardens of maisonettes on the north west side of Algiers Mead. It is not within a conservation area and the house is not listed. There are no preserved trees at the site or adjacent to it.

Land levels fall to the south-east with the rear garden level beyond an existing patio well below that of the ground floor level of the house. The attached neighbour, 97 High Road, has a substantial two-storey rear projection that wraps around the rear wall of 95 up to a ground floor bay in its rear elevation. The projection, which appears to pre-date 1948, projects 4.3m beyond

the rear main wall of 95 High Road, 3.2m beyond the rear of the bay. The distances referred to are those measured on site by the case officer. The projection has a gabled roof with eaves and a gutter over-sailing the bay and adjacent first floor rear elevation window.

Land levels also fall gently to the south-west towards the detached neighbour, 93 High Road. A recessed south-west element of the house together with rear rooms in the southern corner of the house have floor levels approximately 600mm lower than the adjacent rooms in the remainder of the house, which appears to comprise the original building and a rear addition. A substantial bay dominates the front elevation and is part of the original building.

The roof of the house is predominantly a crown roof. A lower south-west element of the house has a very slack hipped roof with an eaves level well below that of the main roof of the house, with the top of the roof rising slightly above the eaves level of the main roof.

That part of the house immediately to the rear of the south-west element matches the height of the main part of the house and has a gabled roof whose ridge is in alignment with the rear ridge of the crown roof. As indicated above, the floor levels of that part of the house are lower than those in the main part, which has facilitated the provision of a room in the roof. The rear roof slope of the house appears to have a slightly steeper pitch to that at the front of the house and contains dormer window serving the room in the roof that breaks the eaves.

No 93 High Road is a large two-storey detached house built in the 1990's on land that was previously part of the garden of 95 High Road. The flank of 93 is constructed on the boundary with the application site with a measured distance of 1.1m separating its flank from that of the nearest part of the house at 95, the ground floor of its south-west element. At upper level the separation distance is 2.4m.

No 93 projects considerably beyond the rear of 95 such that its rear elevation is in approximate alignment with the rear elevation of the two-storey addition to 97 High Road. No 93 has a gabled roof alongside the site boundary with the gable ends to the front and rear elevations. Its eaves level is just above the level of the top of first floor windows.

Description of Proposal:

It is proposed to erect a two-storey rear extension including an enlargement of existing basement and loft conversion with rear dormer windows. The development proposed is a significant revision to the developments proposed in applications referred to in the relevant history section of this report, all of which were refused.

Previous proposals included a two-storey side extension. This is deleted from the current proposal which confines the addition to the rear elevation of the house. The addition would project the depth of the adjacent rear projection to the attached neighbour, 97 High Road. It would have a crown roof with the edges pitched to match the pitch of the existing roof. The rear roof slope would contain a pair of dormer windows with gabled roofs. The flank nearest 97 High Road would be separated from the rear projection of 97 by 200mm. That nearest 93 High Road would align with the existing upper level flank wall of the house and consequently be set 2.4m from the flank wall of 93.

There would be no new windows in the flank of the proposed extension. A new flank window would be provided in the existing side elevation of the house facing 93 High Road. It requires planning permission because it would be clear glazed and should therefore be assessed as part of the overall proposal. The new window would be off-set 1.3m from a similar window in the flank of 93. The window would serve an existing bedroom.

The enlarged basement would only be part of the width of the proposed extension and would adjoin 97 High Road. It is in fact a lower ground floor area that would be directly accessed from the rear garden by a short length of descending steps.

The extension would have a 1.5m wide raised platform at its boundary with 97 High Road, approximately 1m above ground level. A 1.8m high obscure privacy screen would be erected at the end of the platform on the site boundary with 97.

External materials would match those of the existing house.

Relevant History:

EPF/2109/12 Three storey rear extension including basement and loft conversion with front and rear dormer windows. Withdrawn

EPF/0468/13 Proposed three storey rear extension including basement and loft conversion. (Revised application). Refused on the basis of poor design and harm to the living conditions of 93 High Road.

The specific reasons for refusal are:

1. By reason of their bulk, height and detailed design the proposed side and rear extensions would fail to complement the design of the existing house and the attached neighbour, 97 High Road. The proposal would appear as a disproportionately large addition to the house and would have a poor roof design to the rear, where the junction with the rear projection of 97 High Road would appear particularly unsympathetic. Furthermore, by reason of its bulk, height and siting, the proposed side extension would appear overbearing in relation to 93 High Road, cramped within the site adjacent to the boundary with 93 and consequently would also result in a terracing effect in which the house at 93 High Road would appear to run into the pair of semi-detached houses that include the application site. The proposal as a whole would therefore fail to complement the appearance of the existing and neighbouring houses and cause harm to the character and appearance of the locality to the detriment of its visual amenities. Accordingly, the proposal is contrary to policies CP2 and DBE10 of the adopted Local Plan and Alterations, which are consistent with the policies of the National Planning Policy Framework.
2. By reason of its bulk, height and siting, the proposed side extension would be likely to cause an excessive loss of light to a habitable room in 93 High Road that is served by a single window in its flank elevation. Furthermore, by reason of its detailed design that includes a large flank bedroom window in approximate alignment with the first floor flank window of 93 High Road, the proposed side extension would give rise to excessive overlooking between 93 and 95 High Road, to the detriment of the privacy of their occupants. Accordingly, the proposal is contrary to policy DBE9 of the adopted Local Plan and Alterations, which is consistent with the policies of the National Planning Policy Framework.

EPF/1500/13 Proposed double storey side and rear extensions and loft conversion with rear dormer windows. Refused on the basis of poor design. Subsequent appeal dismissed.

The specific reason for refusal is:

By reason of its bulk, height and siting, the proposed side extension would appear cramped within the site adjacent to the boundary with 93 and consequently would also result in a terracing effect in which the house at 93 High Road would appear to run into the pair of semi-detached houses that include the application site. The proposal as a whole would therefore fail to complement the appearance of the existing and neighbouring houses and cause harm the character and appearance of the locality to the detriment of its visual amenities. Accordingly, the proposal is contrary to policies CP2 and DBE10 of the adopted Local Plan and Alterations, which are consistent with the policies of the National Planning Policy Framework.

EPF/2606/13 Proposed double storey side and rear extensions and loft conversion with rear dormer windows. This was an identical proposal to that submitted under application EPF/0468/13 and it was refused for the same reasons.

Policies Applied:

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

National Planning Policy Framework

Consultation Carried Out and Summary of Representations Received

Number of neighbours consulted. 17
Site notice posted: No, not required
Responses received:

93 HIGH ROAD: Objection

Although the proposal does not include a side extension, it would have the same bulk, height and siting resulting in a terracing effect with my property. It would also not be in keeping with other buildings on the High Road. The previous reasons for refusal therefore still apply.

The proposal does not refer to any decked area/terrace to the first floor. If that were extended it would result in excessive overlooking of my garden. Even without such a decked area, the proposal would result in a loss of privacy for 93 High Road.

The rear extension would appear unduly oppressive when seen from the side elevation bedroom window of 93. It would also create a very dark tunnelling effect between 93 and 95 High Road.

The proposal would result in a loss of trees that form a natural barrier between 93 and 95 High Road.

The block plan does not accurately show the relationship between 93 and 95 High Road.

97 HIGH ROAD: Objection

“The email appended from our architects makes clear a coherent rationale as to why the Application should be refused. Furthermore, read alongside the reasons for Loughton Town Council’s unequivocal OBJECTION to the Application (minutes of Meeting held on 30 June 2014)

with which I totally concur, this remains 'overbearing', 'monolithic' and crucially an 'overdevelopment' of the site.

This application read in conjunction with the previous Applications EPF/2109/12, EPF/2606/13, EPF/0468/13 and EPF/1500/13 and Appeal with time/cost spent in their consideration by all concerned, I hope that you will refuse this application and direct the applicant to put a stop to the barrage of repeated applications along the same lines."

Email referred to:

"We have compared the current application drawings with the previous EPF/1500/13 and would make the following observations

Basement

The proposed basement is the same as previous application in terms of size and presentation ie showing an extension to the rear in size and position of walls but not hatched as such.

Ground Floor

The proposed Ground Floor is larger in width at rear extending further towards No 93 to the align with existing side wall to 2 storey element adjacent to No93.

First Floor

The proposed First Floor is larger in width at rear extending further towards No 93 to align with existing side wall to 2 storey element adjacent to No93

Second Floor

The proposed second Floor is larger in width at rear extending further towards No 93 to the align with existing side wall to 2 storey element adjacent to No93

Front Elevation

The proposed front elevation contradicts the plan at second floor that shows the bedroom at this level extending full width to align with side wall below the roof therefore can not be sloping as shown.

The scale and mass is larger than previous application

Rear Elevation

Ditto

Side Elevation

Larger in mass than previous application and loss of existing chimney feature.

The window over looking the neighbour is larger and will therefore be of greater harm.

We can not see how the issues that led the scheme to be refused and your concerns of overlooking, scale, mass, etc raised in your previous application have been addressed at all by the new application."

5 ALGERS MEAD: Objection

Due to its height and proximity the proposal would result in a loss of natural daylight and also a severe loss of our valued privacy. The occupants of the extended house would be able to look into our lounge and kitchen.

The proposal will result in a house that is not in keeping with the other houses along Loughton High Road.

6 ALGERS MEAD: Objection

The applicant previously unsuccessfully sought to use the building as a children's nursery. When considering the scale of the proposal and that background I am not confident about his future reasons for enlarging the house to such an extent.

The height, scale and proximity of the proposal would exacerbate existing overlooking of habitable rooms within maisonettes on Algers Mead. It would also appear visually intrusive and result in a loss of light.

The proposal would appear out of scale with its neighbours.

The proposal is very similar to previously rejected proposals and does not overcome previous reasons for refusal.

LOUGHTON TOWN COUNCIL: Objection

The Committee commented that this was the fifth application that had been submitted for this site, which members considered was vexatious and could not understand why an application for a seemingly larger scheme had been submitted to the Local Planning Authority. Members NOTED that they had objected to all previous applications and that these had also been refused by the District Council and even one dismissed on appeal.

The Committee OBJECTED to this application. The proposed scheme was considered overbearing and monolithic in the context of a Victorian pair of semis. It would visually impact on the surrounding properties. The proposal was considered an overdevelopment of the site.

Members were concerned these works would be intrusive to neighbours and cause substantial loss of amenity from overlooking and loss of light to the neighbouring properties at nos 93 and 97 High Road, as well as the dwellings to the rear in Alghers Mead.

There was concern the development would lead to the parking of more vehicles than could be accommodated on the forecourt, as the property fronted the busy A121. Members asked again whether the District Council Arboricultural Officer could place tree preservation orders (TPOs) on the trees in the rear garden to safeguard private amenity.

Main Issues and Considerations:

The main issues raised by the proposal are its consequences for the character and appearance of the locality and living conditions of neighbours.

A material consideration of significant weight is the Planning Inspectors decision in respect of the appeal against the refusal of application EPF/1500/13. While that application was refused on design grounds, the Planning Inspector gave consideration to representations made in respect of the consequence of that proposal for the living conditions of neighbours, impact on trees and parking. In summary, the Inspector concluded:

- The proposed privacy screen to the edge of a "ground floor" balcony would prevent undue overlooking of the rear garden of 97 High Road and could be secured by a planning condition.

- A generous distance would separate the rear elevation of the dwellings of Algiers Mead. Any additional overlooking of these properties would be within acceptable parameters, particularly given that the extension would protrude a comparable distance to dwellings either side.
- The extension would be very close to the first floor flank bedroom window of 93 High Road and consequently would appear unduly oppressive when viewed from this room.
- The extension would not result in the loss of any significant species (of tree).
- Withholding planning permission on grounds of inadequate parking provision would not be reasonable.

The Inspector dismissed the appeal on the basis that the proposed side extension would significantly reduce the visual gap between 93 and 95 High Road, such that the visual effect would unacceptably harm the character and appearance of the street scene. He also found the impact in the flank bedroom window counts against the proposal.

Character and appearance:

The proposal is for an extension to the rear elevation only. It does not include any enlargement to the side. The extension would be no nearer 93 High Road than the existing upper level of the flank wall, some 2.4m. As a consequence, no part of the proposal would intrude into the existing space separating 93 and 95 High Road. Neither direct nor oblique views from the High Road would be materially affected by the proposal. It would therefore have no significant impact on the street scene and no "terracing" effect with 93 High Road would arise. In that respect the proposal overcomes the reason for refusing planning application ref EPF/1500/13 and the main reason the subsequent appeal was dismissed.

The proposed rear extension would only be seen from the rear. Although it would be a large addition, it would be visually contained between the existing substantial rear projection of 97 High Road and the rear of 93 High Road, which extends beyond the existing rear elevation of 95 High Road by a similar distance. Views of the side elevations would therefore be non-existent in the case of the flank adjacent to 97, and largely restricted to the access path between 93 and 95 High Road in the case of the flank adjacent to 93. It is primarily the rear elevation that would be visible. That would be sympathetic to the existing house, complementing its appearance in terms of its scale and proportions.

Overall, the proposal is found to be acceptable in design terms and in terms of its consequence for the character and appearance of the locality.

Living Conditions:

By ensuring the proposal would not narrow the gap separating the flank walls of 93 and 95 High Road the proposal would not have any significant impact on outlook from the flank bedroom window of 93 High Road. That window would look onto the existing flank wall of 95 High Road therefore the living conditions within that bedroom would be unaffected by the proposal.

Having regard to the approximate alignment of the rear elevation of the proposed extension with that of the projections of 93 and 97 High Road the proposal would not cause any loss of light or have any overbearing impact on those properties.

The distance separating rear elevation of the proposal from properties on Algiers would be the same as the dismissed appeal proposal. The Inspector concluded that relationship would not

cause excessive harm. There is no reason to come to a different conclusion in respect of this proposal.

Overall, the proposal is found to safeguard the living conditions of neighbours.

Other matters:

Representations by an architect working for the objector at 97 High Road maintain the proposed extension is wider than the proposal dismissed at appeal. The architect is clearly mistaken. Scaling off the submitted plans of the dismissed and current proposals demonstrate the current proposal is in fact significantly narrower. The dismissed proposal had a width of 8m, whereas the current proposal is 6.6m wide. That reflects the omission of the previously proposed side addition.

The same architect also maintains the second (loft) floor plan is not consistent with the front elevation on the basis it shows the loft bedroom floor starting at the flank adjacent to 93 High Road, preventing the achievement of a sloping roof on that flank. Again, the architect is mistaken. The loft floor plan clearly shows the bedroom floor starting some 1.5m away from the eaves.

Since no revised plans have been submitted since the submission of this application and the correct plans are shown on the Council's website it is not possible to understand how the architect acting for no. 97 has made simple plan reading errors. Extreme caution should therefore be exercised when deciding what weight should be attached to the architects' conclusions. That is because they are based on a misreading of the submitted plans.

It is possible that the house would generate a demand for parking that cannot be met on site. That is not uncommon although it is very unlikely that the amount of additional parking would be harmful to the amenities of the locality. Moreover, since the site is in a sustainable location it is unlikely that there would be a harmful impact. As made clear by the Planning Inspector when dismissing the larger previously refused proposal, withholding planning permission on grounds of inadequate parking provision would not be reasonable.

There are no preserved trees at the application site or adjacent to it that could be affected by the proposals. Furthermore, the proposal would not result in the loss of any other trees of significant amenity value. There are no trees at the site or neighbouring land that merit preservation.

Conclusion:

By removing the previously proposed side addition from the current proposal the Councils previous reason for refusal of application EPF/1500/13 and the Planning Inspectors reasons for dismissing the subsequent appeal. The proposal is acceptable in design terms and would not have any significant effect of the street scene. It is concluded the proposal safeguards the character and appearance of the locality. The proposal would also safeguard the living conditions of neighbours and there are no other matters of weight that warrant withholding planning permission. The proposal accords with relevant local plan and NPPF policy, therefore it is recommended that planning permission be granted.

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

***Planning Application Case Officer: Stephan Solon
Direct Line Telephone Number: 01992 564018***

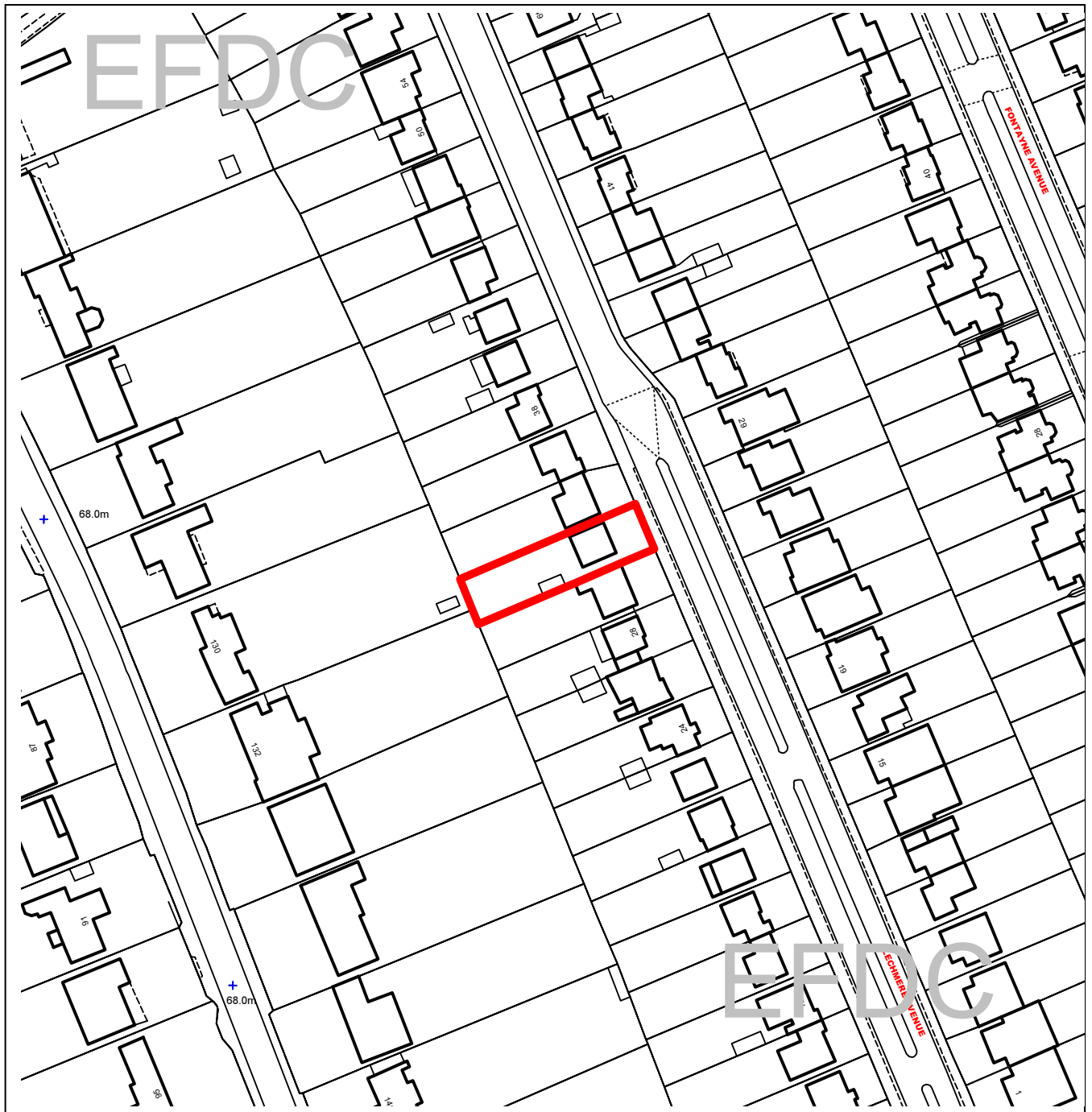
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Epping Forest District Council

AGENDA ITEM NUMBER 10



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Application Number:	EPF/1201/14
Site Name:	32 Lechmere Avenue, Chigwell, IG7 5ET
Scale of Plot:	1/1250

Report Item No: 10

APPLICATION No:	EPF/1201/14
SITE ADDRESS:	32 Lechmere Avenue Chigwell Essex IG7 5ET
PARISH:	Chigwell
WARD:	Grange Hill
APPLICANT:	Mr Vinny Auuza
DESCRIPTION OF PROPOSAL:	Removal of existing raised garage structure and the erection of a two storey side extension, and part two storey and part single storey rear extension. (Revision to application EPF/0577/14 omitting extensions at roof level).
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/AniteIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=563712

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 roof tile to be used on the proposed extensions shall match that used on the existing building, unless otherwise agreed in writing by the Local Planning Authority.

This application is before this Committee since the recommendation for approval is contrary to a) 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 two storey semi detached house in a locality of similar dwellings. The property is not listed nor does it lie within a conservation area.

Description of Proposal:

Removal of existing raised garage structure and the erection of a two storey side extension, and part two storey and part single storey rear extension.(Revision to application EPF/0577/14 omitting dormer window roof extensions at roof level.)

Relevant History:

EPF/2513/13 – a refusal of an application for 2 storey side extension, part 1 and part 3 storey rear extension, raising ridge of roof with side dormers. Reasons for refusal related to the overbearing effect of the size and height of the rear extensions, and the discordant impact of the raising of the roof and dormer extensions.

EPF/577/14 – refusal of application for a 2 storey side extension, part 1 and part 2 storey rear extension, provision of rear and side dormers, along with removal of rear garage. The reason for refusal related to the discordant dormer windows and roof alterations.

Policies Applied:

DBE9 – Loss of amenity.

DBE10 –Residential Extensions.

The above two Local Plan policies are compliant with the NPPF.

Summary of Representations:

CHIGWELL PARISH COUNCIL – Object – we consider the proposal to be an overdevelopment due to the structural changes to the roof, side, and rear of the existing property. There would also be a detrimental impact to the adjacent property, and residential amenity.

NEIGHBOURS – 8 properties consulted and one reply received:-.

34, LECHMERE AVENUE – object – the first floor rear extension adds some 50% to the depth of the building at first floor level and will have a negative impact in terms of loss of amenity and overlooking; the 8m rear ground floor extension would create overlooking of no.34 by way of side facing bi folding doors which would also give rise to noise nuisance; there is a grass verge at the front over which parking is prohibited, and also a narrow single file carriageway which means that kerbside parking prevents medium and large vehicles passing - these constraints mean that an overdevelopment of these properties would result in inadequate on site parking provision; the plans for the roof do not appear to be coherent and may be detrimental to the street scene.

Issues and Considerations:

The previous application EPF/577/14 was refused on the basis that the roof alterations, particularly the dormer windows, would have been unattractive features which would have detracted from the street scene. A way forward suggested was to remove these dormer windows and roof alterations. This current application removes these dormer windows and no accommodation is now proposed at second floor level.

The 2 storey side extension will have a roof sloping roof over that will tie into the main roof in an acceptable manner, and this sloping roof over will have a better appearance than several other flat roofed 2 storey side extensions that have been built nearby eg at nos.30 and 24. The first floor of the side extension is set in one metre from the boundary, and hence a cramped effect will not be created. In conclusion, the 2 storey side extension has an appropriate design and form, and will not look out of place in the street scene.

A rear extension of 8m in depth is proposed close to the boundary with no.30. However a 5m long garage, currently located to the rear of the house close to this same boundary, is to be removed. This rear garage is positioned on a higher ground level whereas the proposed ground floor extension will be at a lower level and therefore will 'eat into' the rising slope of the rear garden. In

addition no.30 has a 2.5m rear extension of its own adjoining this boundary so the net projection will be 5.5m. Taking these physical factors into account this 8m rear extension will not have a significant effect on the outlook and amenity of no.30.

On the other side a 4m ground floor extension will be erected at 1m distance from the boundary with no.34. This extension is acceptable and will not unduly affect amenity to no.34. A first floor 4m depth extension is also proposed and would be positioned 2m in from either side boundary. This first floor addition will not breach 45 degree lines drawn from the nearest bedroom windows in neighbouring properties. It is acknowledged that this extension will cause some loss of amenity and early morning sunlight to no.34 - but this adverse effect will not be a significant one. It is also noted that there are other properties nearby with similar first floor rear projections, and the 2m gap between this first floor extension and both side boundaries will reduce its impact. This first floor extension will have a sloping roof feature around it topped by a flat crown, and its appearance will be satisfactory.

Comments on representations received

In respect of the objection from the parish council the only roof extension is one that will cap the 2 storey side extension in an acceptable manner. In terms of overdevelopment the rear garden will still have a considerable depth of 16m and 20m after the extensions are built. As stated above other properties have similar extensions, and the proposal will not result in an excessive development of the site. Regarding other concerns of the neighbour not addressed above the side facing bi folding windows will be sited 6m from the boundary with no.34 and this distance, plus their ground floor position, will not result in undue overlooking or loss of privacy. The neighbour is also concerned that narrow windows to be proposed either side of the first floor extension will give rise to overlooking of adjoining gardens - but these windows are not side facing and any overlooking will not be materially different from other forms of rear facing window.

Conclusions:

This current application addresses the reasons for refusal made on recently refused applications, and accommodation at second floor has now been omitted. Although the extensions at ground and first floor level are fairly significant they can be accommodated satisfactorily on this plot without serious loss of amenity. Other properties have also been extended in a similar manner. For these reasons, and those set out in this report, the proposal is now acceptable and it is recommended that conditional planning permission be granted.

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

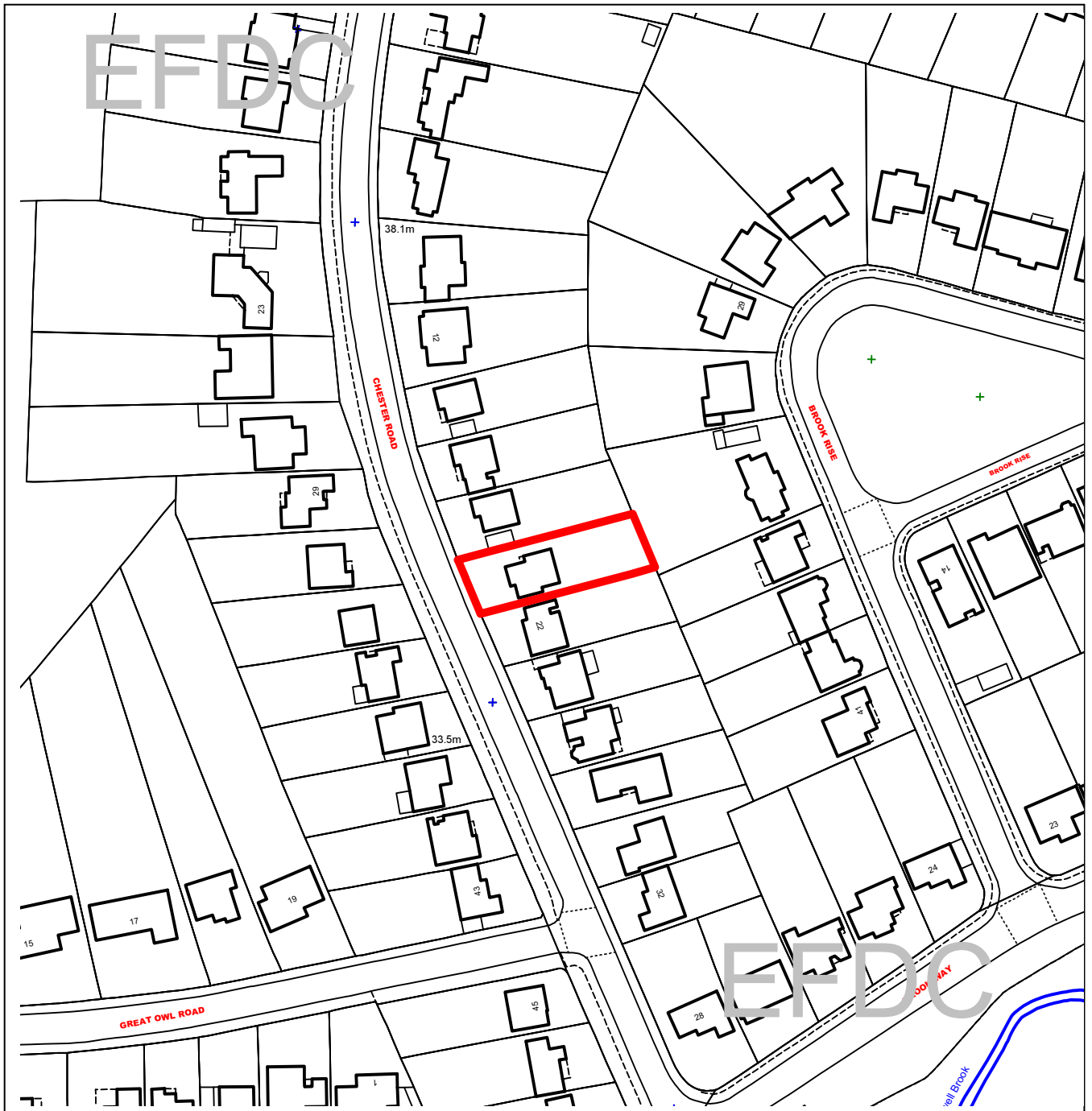
***Planning Application Case Officer: David Baker
Direct Line Telephone Number: 01992 564514***

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



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AGENDA ITEM NUMBER 11



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Application Number:	EPF/1236/14
Site Name:	20 Chester Road, Chigwell, IG7 6AJ
Scale of Plot:	1/1250

Report Item No: 11

APPLICATION No:	EPF/1236/14
SITE ADDRESS:	20 Chester Road Chigwell Essex IG7 6AJ
PARISH:	Chigwell
WARD:	Chigwell Village
APPLICANT:	Dr Vivian Chen
DESCRIPTION OF PROPOSAL:	Removal of existing flat roof, raise ridge height by 850mm to form 1 no. rear dormer with 2 no. side dormers and 3 no. rooflights to front and 2 no. rooflights to each side. New pitched roof over 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/AniteIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=563812

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 Prior to first occupation of the development hereby approved, the proposed dormer in the north side roof slope and any glazing within the dormer in the south side side roof slope shall be entirely fitted with obscured glass and have fixed frames to a height of 1.7 metres above the floor of the room in which the window is installed and shall be permanently retained in that condition.

This application is presented to this committee because 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:

The application site comprises a detached dwelling situated on the eastern side of Chester Road a residential road on the north western edge of Chigwell.

The road which has a gentle curve and fall in level from north to south is fronted on either side by continuous detached dwellings within regular building lines.

No.20 the application site has a width of approximately 12m and an overall depth of approximately 40m. The existing dwelling is a two storey property with a pronounced front porch/portico, semi-circular front bay and a two storey flat roofed side extension.

Constructed of red brick and tile it is of similar scale to its neighbours several of which to its immediate north have higher roofs and converted lofts with dormer additions.

Description of Proposal:

Removal of existing two storey flat roof and replacement with new roof with 850mm raised ridge, conversion of roof space and installation of one rear dormer, two side dormers and three rooflights to front and two rooflights to each side. New pitched roof over existing flat roofed rear extension.

Relevant History:

EPF/1666/88 – Single storey rear extension – Grant/Cond – 29/12/88

EPF/1081/79 – Front extension to garage – Grant/Cond 9/8/79

EPF/044/79 – Two storey front extension – Grant/Cond – 16/2/79

EPF/0590/78 – Two storey side extension – Grant/Cond – 16/2/79

Policies Applied:

CP2 Quality of Rural and Built Environment

DBE9 Loss of Amenity

DBE10 Residential Extensions

NPPF

Consultation Carried Out and Summary of Representations Received

Number of neighbours consulted. 6

Site notice posted: No, not required

Responses received: No response received from neighbours.

Local Council: Object to this proposal due to the potential for overdevelopment and proposed increase in ridge height. Proposal would appear to have negative impact on existing street scene.

The present plans are defunct of a required street scene.

Main Issues and Considerations:

The key considerations in this case relate to the design and appearance of the proposed alterations, their effect upon the appearance of the existing house and the street scene and on the amenities of adjacent neighbours.

In its section relating to the extensions of houses the Local Plan suggests that any extension should follow from a detailed appraisal of the existing house with an aim to produce an addition which is in harmony with the original. It goes on to suggest that in a case where a building has

previously been extended in an unsympathetic fashion any further extension should, where possible attempt to rectify the situation.

In this case the proposals whilst marginally increasing the height of the dwelling and adding further details to an already complicated roof they do generally improve the dwellings overall appearance. By removing a two storey flat roof arrangement on the front of the house its appearance within the street scene is enhanced. Similarly by replacing a flat roof on the rear extension with a hipped, pitched roof, the rear elevation is also enhanced.

A possible retrograde step is the introduction of flat roofed dormers into the rear and north side roof slopes.

Although these additions are unfortunate they are not dissimilar to that already introduced into the roofs of several other neighbouring dwellings. However, one important aspect of these particular elements is that they will not be readily visible within the street scene. In fact the additional use of the roof space is only discernable from the road by the introduction of three small roof lights in the front slope and one each in the sides, near the front.

Whilst there have been no objections to these proposals by neighbours Chigwell Parish Council are concerned about the amount of development and the increase in roof height and its effect upon the street scene.

Although in theory this objection is understandable the reality is that in this case neither aspect will cause any real harm to the appearance of the street scene or the character of the area.

Many of the houses in this section of Chester Road have themselves been increased in both size and scale such that No.20 although already extended several times still looks smaller when viewed against its neighbours.

Despite the extent of alterations now proposed the current proposals will not create a dwelling that appears 1236/out of scale with the surrounding properties and the 800mm increase in roof height will still equate well with the houses immediately to the north of No.20 (irrespective of the difference in levels).

Since it is not considered that the alterations will detract from the street scene or neighbours' amenities and that the form and design of the alterations pay sufficient attention to the style and character of the existing dwelling no defensible reasons for refusal are considered to exist here.

Conclusion:

Overall the proposals are considered to amount to an acceptable scheme of addition to this property and to comply with the various requirements of relevant planning policy. In view of this conclusion it is recommended, subject to the imposed conditions, 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: Stephan Solon
Direct Line Telephone Number: 01992 564018**

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



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AGENDA ITEM NUMBER 12



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Application Number:	EPF/1247/14
Site Name:	69 Queens Road, Buckhurst Hill, IG9 5BW
Scale of Plot:	1/1250

Report Item No: 12

APPLICATION No:	EPF/1247/14
SITE ADDRESS:	69 Queens Road Buckhurst Hill Essex IG9 5BW
PARISH:	Buckhurst Hill
WARD:	Buckhurst Hill West
APPLICANT:	Mrs Sevi Stamboliyski
DESCRIPTION OF PROPOSAL:	Retrospective application for new extraction system to the rear of the property.
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/AniteIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=563850

CONDITIONS

- 1 The extraction system as shown on the revised plan number SEV/300A shall be installed within six weeks of this decision and shall be maintained in that condition as long as the use continues on the site.

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

Queens Road is located within the Town Centre of Buckhurst Hill. No.69 is currently used lawfully as a restaurant and has associated extraction to the rear which has been used for a number of years. There are various residential properties located along Kings Avenue which back onto the application site. The property is not located within the boundaries of the Metropolitan Green Belt and it is not in a conservation area.

Description of proposal

The development is for a new extraction system to be erected at the rear of the property. The development has already taken place. However the applicant has revised the application so that the extraction system will project upwards by 1m from the existing.

Relevant History

EPF/1807/09 - Change of use from A1 retail to A3 restaurant use. – Approved

EPF/1487/13 - Ground floor rear extension. – Approved

EPF/0942/14 - Ground floor rear extension. – Refused by committee – Appeal pending

Policies Applied

CP2 – Protecting the Quality of the Rural and Built Environment

DBE9 – Impact on amenity

RP5A – Adverse environmental impacts

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 representation received

12 Neighbours consulted –

9 Hills Road – (not located near the application site) OBJECTION - Noxious fumes and odours will harm living conditions of 2, 2a and 4 Kings Avenue

4 Kings Avenue – OBJECTION – The extraction system causes strong odours and noise to my property and is unsightly to look at.

2 Kings Avenue – OBJECTION – The extraction system causes noise pollution and unpleasant odours. The equipment is large and overbearing.

Buckhurst Hill Parish Council – OBJECTION – Loss of amenity to neighbours, lack of information on compliance with statutory regulations, the design is not satisfactory for a residential area and is an eyesore.

NB Since the original consultation amended plans have been submitted to try to overcome some of the issues raised. Reconsultation has been carried out allowing two weeks for response but this report has been completed before the end of that consultation period. Any further responses received will be reported verbally at committee.

Issues and considerations

The main issues to consider are the potential harm to the character and appearance of the street scene and to the living conditions of neighbouring dwellings.

Character and appearance

The extraction system as proposed will extend just above the eaves of the rear elevation. Given that it is on the rear elevation it will not be visible from public areas of Kings Avenue. As such it will not appear overly prominent in the street scene. Extraction equipment is common for businesses with a lawful use as a restaurant, particularly in a town centre location such as this. Therefore there will be no harm caused to the interests of the character and appearance of the street scene and the development complies with policy CP2 of the Adopted Local Plan and alterations.

Living conditions of Neighbours

There is an existing vertical, small coned extraction flue to the rear of the property which has been used by the business for a number of years and does not form part of this application. The new extraction flue is angled horizontally and exhales fumes thusly. Given the close proximity to the neighbours on Kings Avenue and the opinions raised by these neighbours the Environmental Health Officer raised concerns about the type of extraction system that had been installed stating that:

I have carried out several monitoring visits to assess whether the smoke and odour emanating from the system is such so as to constitute a Statutory Nuisance. I am of the opinion that the ventilation system in its current state is not sufficient to prevent a Statutory Nuisance due to smoke and odour.

The Environmental health officer suggested the following alterations to the current ventilation system in order to remedy the situation so that no significant harm is caused to neighbouring living conditions.

- *The existing flue to be raised 1 metre above the eaves level;*
- *An accelerator cone to be fitted at the point of discharge; and*
- *The discharge to be positioned vertically upwards*

As a result the applicant has changed the design of the flue so that it conforms to an extent which is acceptable in the professional opinion of the Environmental Health Officer. A planning condition can be imposed to ensure that the changes shown on the revised plan received on 17th July are completed within six weeks of this decision. However the Officer has stated that there will be monitoring carried out after the alterations have taken place in order to fully assess whether or not there will be harm caused to neighbouring living conditions. This is controlled under the section 79 of the Environmental Protection Act, 1990, which is separate legislation to that used by the planning system and has the authority to suspend trading until the issue is sufficiently remedied.

Concerns have been raised by an objector stating that the extraction system will appear excessively overbearing and is not appropriate for a residential area such as this. However the flue is set against the backdrop of the existing building and is a significant distance from the shared boundary with 2 and 2a Kings Avenue. Furthermore these types of extraction ventilation systems are not uncommon in town centre locations such as this. It is not considered that it will appear overbearing to the neighbours or inappropriate in this location.

Given the significant changes that the applicant is proposing as well as the opinion of the Environmental Health Officer, there will be no excessive harm caused to the living conditions of the neighbours which back onto the application site, namely 2, 2a and 4 Kings Avenue or any other neighbour in the surrounding area. Therefore the proposal demonstrates compliance with policies DBE9 and RP5A of the Adopted Local Plan and Alterations.

Conclusion

The extraction system will not cause any significant harm to the visual amenity of the street scene in this location and it will not cause excessive harm to the living conditions of the neighbouring residents. Therefore it is recommended that the committee grant planning permission.

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 564 103**

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

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AGENDA ITEM NUMBER 13



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Application Number:	EPF/1248/14
Site Name:	18 Stradbroke Grove Buckhurst Hill IG9 7LL
Scale of Plot:	1/1250

Report Item No: 13

APPLICATION No:	EPF/1248/14
SITE ADDRESS:	18 Stradbroke Grove Buckhurst Hill Essex IG9 7LL
PARISH:	Buckhurst Hill
WARD:	Buckhurst Hill West
APPLICANT:	Mr Michael Crawford
DESCRIPTION OF PROPOSAL:	Part one and part two storey rear extension, first floor side extension, and enlargement of roof with rear second floor dormer window.
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/AniteIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=563851

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 Site:

The application site comprises of an extended two-storey detached house situated on the west side of Stradbroke Grove, a short distance north of its junction with The Meadway. Land rises gently beyond the rear elevation. The house, and its immediate neighbours, have generous rear gardens of significant width.

To the south is an extended bungalow with accommodation in the roof space, no 16 Stradbroke Grove. It has a single-storey rear addition on the boundary with the application site whose rear wall is in approximate alignment with that of a rear conservatory at no. 18. To the north is an extended two-storey house, no 20 Stradbroke Grove. It has a single-storey living room extension, set well away from the application site.

The locality is not within a conservation area.

Description of Proposal:

Part one and part two storey rear extension, first floor side extension, and enlargement of roof with rear second floor dormer window.

The first floor side extension would be to the northern flank. It would be set in 1m from the site boundary with 20 Stradbroke Grove and extend its full depth.

The rear extension would extend to the depth of an existing conservatory addition at ground floor, some 5m beyond the original rear wall and 3.6m beyond the existing rear wall. It would be the width of the existing house.

The first floor of the rear addition would extend an existing first floor rear projection some 3m rearwards. An existing set in from the ground floor flank walls would be maintained leaving the southern flank 3.5m from the site boundary with 16 Stradbroke Grove and the northern flank a similar distance from the boundary no. 20.

A rear facing dormer window would be set in the rear facing roof slope. It has been reduced in size since submission.

Relevant History:

EPF/0620/01	Single storey side extension to existing garage.	Approved	
EPF/1111/05	Single storey side infill extension. (Revised application)	Approved	
EPF/1763/13	First floor side extension and ground floor hall and porch extension.		Approved

Policies Applied:

CP2	Quality of Rural and Built Environment
DBE9	Loss of Amenity
DBE10	Residential Extensions

NPPF

Consultation Carried Out and Summary of Representations Received

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

16 STRADBROKE DRIVE: "We strongly object to the proposed development at 18 Stradbroke Grove. The size of the extension to the rear is intrusive and the side extension will affect the light to our Ground Floor Kitchen and Bathroom and our 1st Floor Bedroom. The proposed side entrance would be in line with our existing kitchen window and will provide views directly into our property. We did not object to the recent extension to the front of the building. This new proposal is not acceptable."

BUCKHURST HILL RESIDENTS SOCIETY: "We object to this application due to the bulk of the development, the loss of amenity to both neighbours, especially with regard to light. We also would point out the practice of showing the proposed floor plans at a smaller scale to the existing plans. If the proposed plans were drawn to the same scale they would not fit on the page. This application should be refused."

BUCKHURST HILL PARISH COUNCIL: "OBJECTION. Overdevelopment of the site."

Main Issues and Considerations:

The main issues are design and impact on the living conditions of neighbours.

Design:

The proposal would complement the design of the existing house. The house would be enlarged north of the existing front bay at first floor, towards 20 Stradbroke Grove. This would give greater balance to the front elevation, while maintaining good separation to the flank of no. 20. To the rear the first floor bulk would be set well away from boundaries and the entire addition would follow the form of the existing house. As originally proposed the rear facing dormer was found over dominant in the roof slope. Following Officers request the applicant has reduced its size, achieving more pleasing proportions.

Living Conditions:

The proposal would safeguard the living conditions of neighbours.

Number 16 Stradbroke Grove would only be affected by the proposed rear extension. Since it is situated to the north of 16 Stradbroke Drive, no part of the proposal would cast any shadow over that property and no loss of light would be caused to it. Due to the degree of set in from the site boundary the proposal would not appear excessively overbearing when seen from 16. Moreover, any potential overbearing impact would be mitigated by the existing rear projection of no. 16 together with the width and length of its rear garden.

The proposal would have a greater effect on number 20 Stradbroke Grove, but its impact would not be harmful. The side addition, which would be set away from the site boundary, would somewhat reduce light to a secondary flank kitchen window and, to a lesser extent, a first floor flank bathroom window. There would be no significant effect on light to any other windows. The main impact would be on outlook from within a small patio area contained between the rear extension to no 20 and the site boundary. That impact would solely arise from the first floor rear addition, and since it is set well away from the site boundary it would not appear excessively overbearing. As for no 16, the width and length of the rear garden at no. 20 would mitigate any potential overbearing impact.

Conclusion:

The proposal is acceptable in design terms and would not cause excessive harm to the living conditions of neighbours. As a consequence it complies with relevant planning policy and it is recommended that planning permission be granted.

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

**Planning Application Case Officer: Stephan Solon
Direct Line Telephone Number: 01992 564018**

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