

AREA PLANS SUB-COMMITTEE SOUTH

29 October 2014

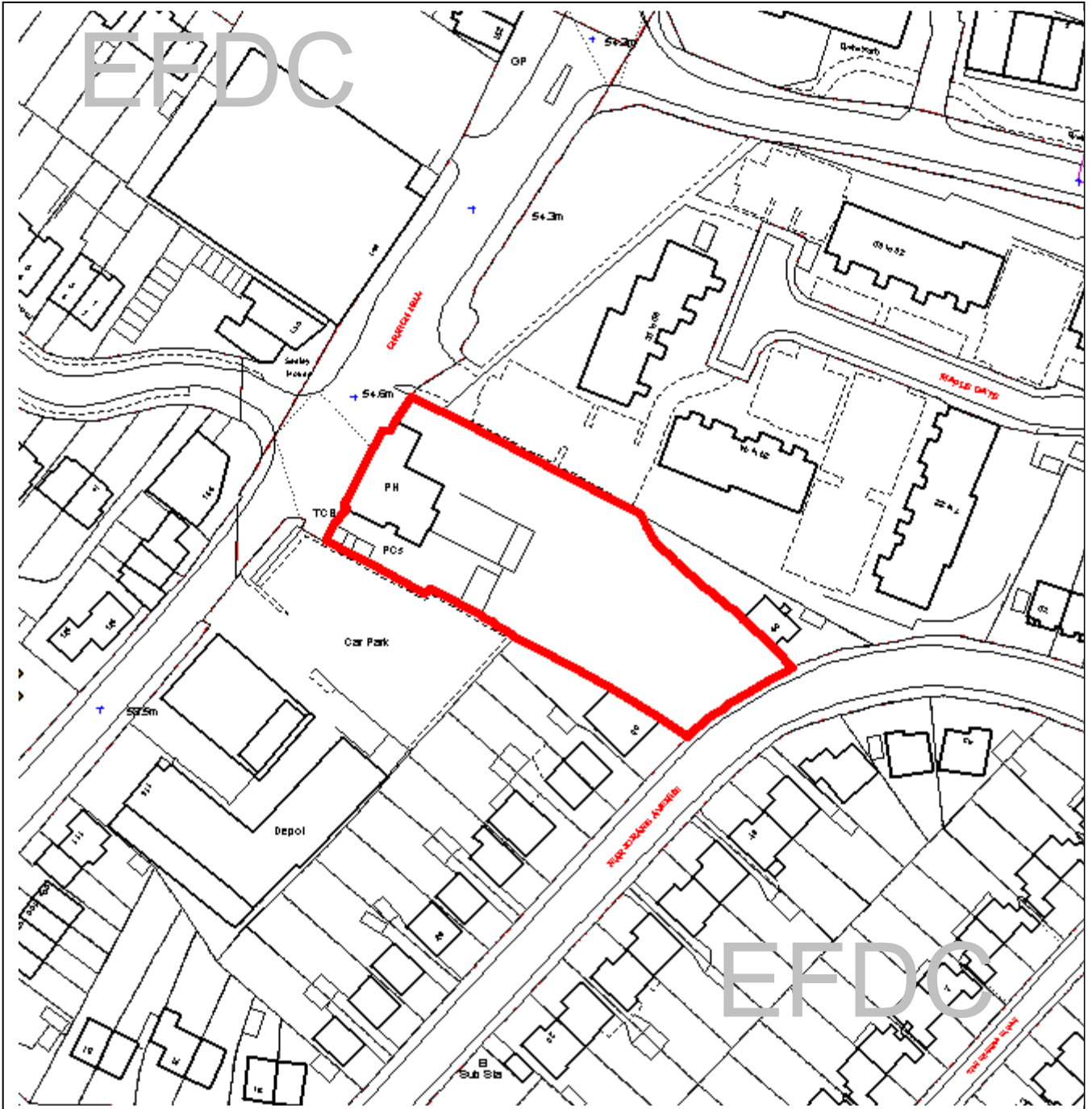
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Epping Forest District Council

AGENDA ITEM NUMBER 1



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Application Number:	EPF/1153/14
Site Name:	Plume of Feathers, 123 Church Hill Loughton, IG10 1QR
Scale of Plot:	1/1250

Report Item No: 1

APPLICATION No:	EPF/1153/14
SITE ADDRESS:	Plume of Feathers 123 Church Hill Loughton Essex IG10 1QR
PARISH:	Loughton
WARD:	Loughton St Johns
APPLICANT:	Mitchells & Butlers
DESCRIPTION OF PROPOSAL:	Extension of existing car park with minor amendments to existing paved areas, boundary details and external lighting. Construction of new rear entrance lobby.
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=563512

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 Details of the proposed car park lighting columns, including their height, finish, and direction and amount of light cast, shall be submitted to and approved by the local planning authority before any work commences on site. Once approved these details shall be implemented in full as part of the development.
- 3 No development, including works of demolition or site clearance, shall take place until a Tree Protection Plan Arboricultural Method Statement and site monitoring schedule in accordance with BS:5837:2012 (Trees in relation to design, demolition and construction - recommendations) has been submitted to the Local Planning Authority and approved in writing. The development shall be carried out only in accordance with the approved documents unless the Local Planning Authority gives its written consent to any variation.

Reason:- To comply with the duties indicated in Section 197 of the Town & Country Planning Act 1990 so as to ensure that the amenity value of the existing trees are safeguarded, in accordance with the guidance contained within the National Planning Policy Framework and policy LL10 of the adopted Local Plan and Alterations.

- 4 A Landscape Management Plan, including long term design objectives, management responsibilities and maintenance schedules for all landscape areas, other than small, privately owned, domestic gardens, shall be submitted to and approved by the Local Planning Authority prior to the occupation of the development or any phase of the development, whichever is the sooner, for its permitted use. The landscape management plan shall be carried out as approved.
- 5 No development, including site clearance, shall take place until a scheme of soft landscaping and a statement of the methods, including a timetable, for its Implementation (linked to the development schedule), have been submitted to the Local Planning Authority and approved in writing. The landscape scheme shall be carried out in accordance with the approved details and the agreed timetable. If any plant dies, becomes diseased or fails to thrive within a period of 5 years from the date of planting, or is removed, uprooted or destroyed, it must be replaced by another plant of the same kind and size and at the same place, unless the Local Planning Authority agrees to a variation beforehand in writing.
- 6 The additional area of car parking hereby approved shall only be used for the purpose of car parking for customers of the Plume of Feathers. It shall not be used for any other purpose, including use as an outside eating or drinking area.

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) contrary to more than two objections received which are also 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

The Plume of Feathers is a sizeable pub and restaurant located on the south east side of Church Hill, and it has a car park at the rear which can accommodate 20 cars. Also included in the site is a large area of woodland and vegetation to the rear which faces on to Marjorams Avenue. This woodland area, which makes up some 40% of the curtilage of the site, is not used for purposes related to the pub, and some 11 trees in this woodland are protected by a Tree Preservation Order served in 1994. The property is not listed nor does it lie within a conservation area.

Description of Proposal:

Extension of existing car park with minor amendments to existing paved areas, boundary details, and external lighting. Construction of new rear entrance lobby. The proposals provide for a total of 29 car spaces, with 2 bays near the rear of the pub being larger bays for the disabled.

Relevant History:

EPF/61/94 – conditional permission granted for refurbishment and extension of the pub and car park. The car park extension would have provided some 7 additional car spaces taking the total to 27 - but the parking element of this approved scheme was not implemented.

Policies Applied:

DBE9 – Loss of amenity.

LL10 – adequacy of provision for landscape retention.

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

Summary of Representations:

LOUGHTON TOWN COUNCIL – The Committee objected to this application which would cause the loss of 10 trees including one TPO tree. The scheme is an overdevelopment of the site, and concern was raised at the removal of so many trees, and that as the car park boundary would be pushed back towards the houses at the rear in Marjorams Avenue, this would affect the amenities of those residents. The Committee viewed the development as an incursion into a refuge for fauna and flora, were concerned for highway safety with the increased flow of vehicles using the narrow entrance to the proposed larger car park. Concern was also raised over the new entrance lobby at the rear and paving amendments - as increased use of these areas could be detrimental to neighbours by creating more noise nuisance with the reduction in tree cover. The committee asked if a bat survey, in addition to a biodiversity and tree survey, be requested by the LPA before a decision was made. If the District Council were minded to grant permission a condition was requested that all lighting be turned off half an hour after closing time. A suitable planting scheme, with hedges instead of plants, should also be requested.

PLANS GROUP, LOUGHTON RESIDENTS ASSOCIATION – object on similar grounds as the Town Council, plus add that customers are likely to linger longer at the rear of the premises and can cause disturbance to residents.

16 neighbours were consulted and some 27 replies have been received:-

41, MARJORAMS AVENUE – object - this is a long established undisturbed habitat , and the council has placed TPO's on 13 trees. The proposal to destroy a significant part of this woodland area for car parking will have a detrimental effect. At present we can hear customers outside on the terraced area, and the wooded area acts as some buffer to stop this noise. However the removal of trees and bushes will mean customer cars being closer to our houses and noise will emanate from 'long goodbyes' and car doors being slammed etc. If it goes ahead it will reduce the quality of life for residents in Marjorams Avenue. The proposal will also have a major impact on trees and wildlife, will result in removal of a tree covered by a TPO contrary to Council policy, and the proposal would give rise to possible damage to other preserved trees.

4, SEDLEY RISE – object – destruction of wildlife habitat, the destruction of trees for concrete is unacceptable, including the loss of a TPO tree. The proposal will aggravate noise pollution and safety issues with regard to access and ingress to the site on to the A121 main road.

50, MARJORAMS AVENUE – object – will increase noise being heard from car doors, and shouting and aggressive behaviour in the car park. It will aggravate exhaust pollution and disrupt wildlife eg trees, plants birds, foxes etc.

45, MARJORAMS AVENUE – object – the wooded area is a haven for wildlife and acts as a barrier for noise emanating from the terraced outdoor platform to the rear of the pub. It will cause more light and pollution. Concerned that car park may be used by customers of any proposed Sainsburys local store that may be allowed on the adjoining vacant site, and that the proposal will increase traffic movements onto the main road.

FLAT IN MAPLE COURT – require trees to be retained so as to screen car park which can be noisy at night, and new lights should not interfere with windows to these flats.

MARJORAMS AVENUE – numbers 32, 43, 33, 26, 28, 30, 60, 62, 25, 27, 24, 31, 41, 24, 38, 54, 56, 58, 29, 33, 63, 27. A copy of the same letter was received from these houses objecting on the following grounds – detrimental effect on quality of life for residents, including increased noise pollution from customers and their vehicles and increased exhaust fumes pollution. There will be a major disruption to existing habitat and wildlife. The proposal provides for destruction of a TPO

tree and other trees and bushes, and will increase possible damage to other trees which are protected under TPO's.

TREES AND LANDSCAPE GROUP, EFDC – After negotiations and revisions to plans we have no objection subject to imposition of conditions requiring further details to be submitted of a) tree protection, b) a landscape management plan, and c) a landscaping scheme, and these to be approved before any works commence. (see below for further comments)

COUNTRYCARE TEAM, EFDC – the trees which are suitable for bats are staying in place and therefore there is no need for a bat survey. There is also no need for a phase 1 habitat survey as the area is surrounded by houses and roads and therefore cut off from any suitable habitat for protected species. The only thing to take account is nesting birds and hence I would recommend that any clearance works take place between October and February (inclusive) so as not to disturb any nesting birds.

ESSEX COUNTY COUNCIL HIGHWAYS AUTHORITY – No objections to the revised plans (which have now omitted a post and rail fence previously proposed to the front of the public house but which was proposed on highway land). The existing access on to Church Hill enjoys good driver visibility sight lines.

Issues and Considerations:

The proposal provides for a rectangular sideways extension of the car park into the existing 'wooded' area. However, this new area of car parking will only cover some one third of the large woodland area at the rear of the site and hence the new boundary of the car park will still be over 13m from the back edge of pavement in Marjorams Avenue. This 13m minimum depth of land, with a width of 26m, will remain undisturbed, and trees and bushes in it will still act as a visual screen and noise muffler from the car park. In addition a 1.8m high boarded fence is proposed along the new edge of the car park which will further help to reduce noise. The new area of car park does not extend to the side boundaries with houses at numbers 40 and 50 Marjorams Avenue – a 4m buffer strip will be retained in relation to number 40, and a minimum of 9m buffer strip retained with number 50. These buffer strips will retain many trees and bushes and 3 new trees are proposed in the 4m strip close to the rear of no.40. Although low level lighting columns, casting light onto the car park and not towards these houses, are proposed, the existing and proposed trees and bushes will again limit any impact from new lighting columns to an acceptable level. Further details of this lighting is also to be required by a condition. Although the concerns of residents about noise and light pollution are acknowledged the amount of land being given over to the new car park is limited and reasonable. Because of improvement to existing car spaces and provision of 2 disabled bays the overall number of car spaces is only being increased from 20 to 29. Such an increase is not an excessive one and compares also with the 27 spaces allowed by the 1994 planning permission for extension to the car park. For these reasons therefore the proposals will not have a significant adverse effect on the amenity of nearby residents.

In terms of trees one tree covered by a TPO is to be removed. The Council's Trees and Landscape section state that this Ash tree is very damaged and part fallen and in fact constitutes a dangerous tree. They have therefore no objection to its removal. Some 10 other non protected smaller trees will be removed and hence replacement planting will be required. Illustrative plans submitted show 19 new trees to be planted and a condition is proposed ensuring that proper details of such planting needs to be provided before any works commence. As mentioned above many trees will be retained on site and to reduce possible damage to low lying branches the proposal has been amended to show a 'goal post' restricted height entry into the new car parking area being proposed. This will ensure high sided vehicles will not be able to access the new car spaces, and hence damage to low lying branches can be avoided. The new surface of the car park will be laid over the existing ground levels to avoid any excavation/digging that could harm tree

roots, and details of this car park design, including level changes and ramping into the no dig zone, are covered by another condition requiring details to be submitted before works commence.

As objectors have pointed out the wooded area at the rear does provide some habitat for wildlife. However, the views of the Council's Country Care team have been obtained as set out above, and the retention of most trees on the site will mean that this area's wildlife value will not be unduly harmed.

Some objectors, including the Town Council are concerned over increased traffic movements to and from Church Hill. However the County Council have no objections to the proposal from a highways perspective, and they add that visibility sightlines are good onto Church Hill.

The proposed new rear entrance porch is a minor change to the appearance of the pub and is acceptable.

Comments on representations received

The Town Council feel that the proposal is an overdevelopment. However what is proposed is provision of a hard surface over a modest amount of land at the rear to improve parking facilities, and a refusal on grounds of overdevelopment would be difficult to sustain. Concerns raised about late night anti-social behaviour are sympathised with – however this issue is more of a licensing one concerning the duration of pub opening times rather than a planning consideration – and residents can call for a review of the license if they so wish. Most of the other concerns raised have been addressed in the above paragraphs.

Conclusions:

The Plume of Feathers is a long established pub and restaurant local business which operates a ticket system for car parking in its rear car park. The proposal represents a reasonable and proportionate extension of its parking area - but at the same time the proposal retains most of the existing trees and bushes, and replacement planting will compensate for trees that are removed. In practical terms the Council's Trees and Landscape section feel that the scheme can be implemented without material detriment to protected trees - but conditions are imposed requiring further details to be submitted to ensure this is the case. For these reasons, and those set out in the remainder of this 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:

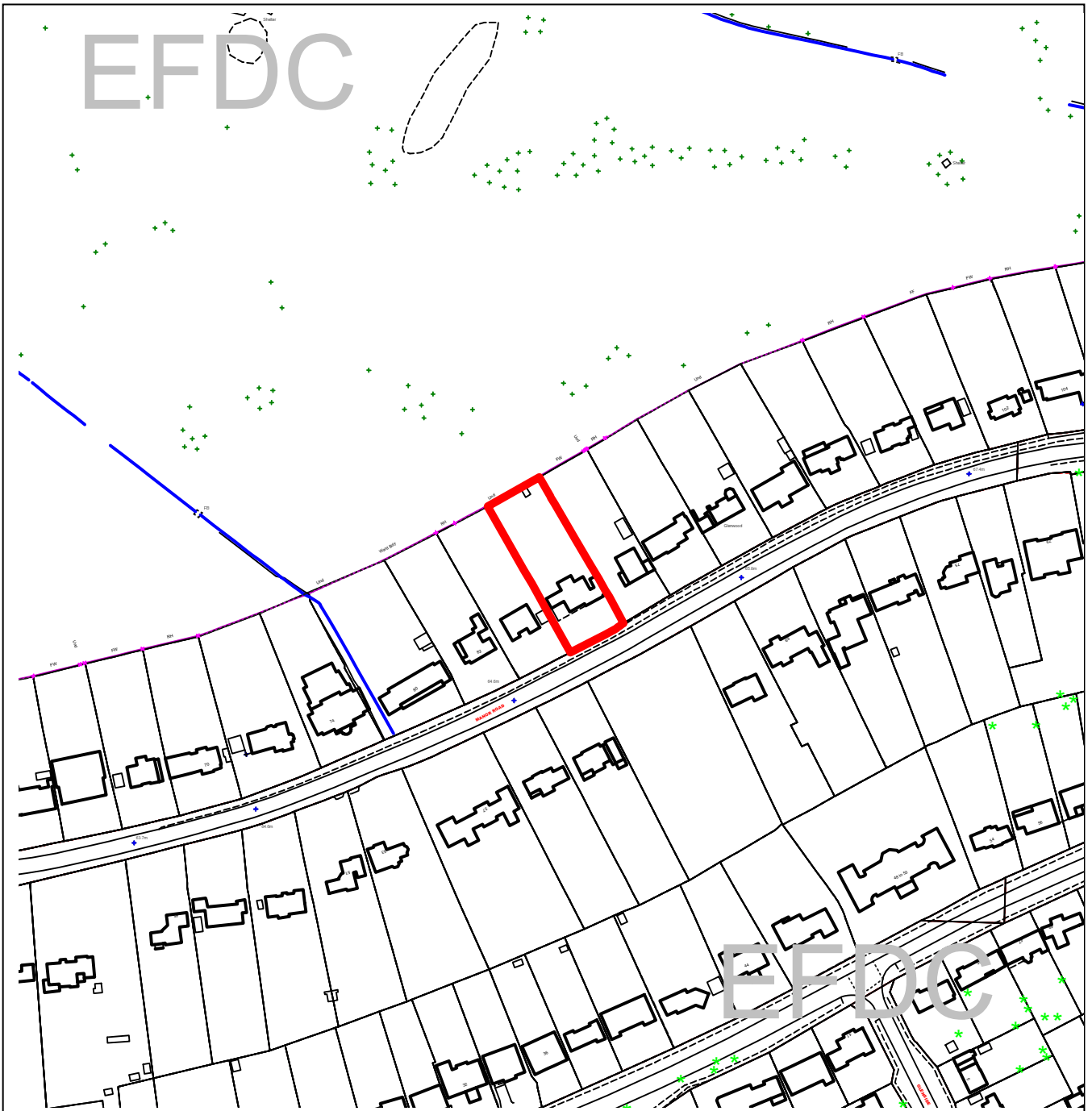
***Planning Application Case Officer: David Baker
Direct Line Telephone Number: 01992 564514***

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



Epping Forest District Council

AGENDA ITEM NUMBER 2



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Application Number:	EPF/1575/14
Site Name:	86 Manor Road, Chigwell IG7 5PQ
Scale of Plot:	1/2500

Report Item No: 2

APPLICATION No:	EPF/1575/14
SITE ADDRESS:	86 Manor Road Chigwell Essex IG7 5PQ
PARISH:	Chigwell
WARD:	Grange Hill
APPLICANT:	Mr D Sumal
DESCRIPTION OF PROPOSAL:	First floor side extension and new raised roof.
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=565411

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 functions, Schedule 1, Appendix A.(g))

Description of Site:

The application site is a two-storey detached house located in the built up area of Chigwell. It has a single storey extension on the east side with a flat roof over.

The rear boundary of the application site abuts the Green Belt.

Manor Road has detached wide fronted houses with varying elevations and ridge heights. The street scene is characterised by the spaciousness and openness of the place.

Description of Proposal:

The proposal seeks permission to extend the first floor on the east side above the existing single storey side extension to house a bedroom, dressing and bathroom and to raise the roof height of the main original house by 1.0 metre.

The proposal has been amended during the course of the application to offset the first floor side extension by 1.5 metres from the east side.

Relevant History:

EPF/1286/86 – Two storey front extension – Granted with conditions.

EPF/0671/95 – Single storey kitchen extension to rear – Granted with conditions.

EPF/1841/02 – Conservatory over swimming pool - refused

CLD/EPF/0126/04 - Certificate of lawfulness for a proposed glazed structure to form an enclosure over an existing swimming pool and an addition to the existing outbuilding – Lawful.

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

Responses received:

88 MANOR ROAD - Objection:

1. The side extension would be overbearing on the existing windows in the flank elevation that serve habitable rooms even though the first floor side extension is off-set by 1.5 metres.
2. The raised ridge height would not be in keeping with the locality.

CHIGWELL PARISH COUNCIL: 'The Council OBJECTS to this application as there is not a one metre gap between properties.'

Main Issues and Considerations:

The first floor extension as proposed initially was not off-set from the side. At the planning officer's suggestion, the applicant has amended the proposal, addressing the concerns and overcoming the Parish Council's objections. This report is based on the amended drawings.

The amended proposal has been off-set by 1.5 metres on the east side. There are no windows proposed in the flank wall. The main roof height is proposed to be 8.5 metres from the existing ground level, which would be 1 metre higher than the existing ridge height.

The neighbouring property to the east, No 88 Manor Road, is a double storey detached house. It has a single storey extension to its west flank, with a pitched roof over. Upper level windows on the flank elevation serve habitable rooms on the first and second floor.

No 88 has objected on the grounds that the first floor extension to the application site would be overbearing on his property

The off-set of 1.5 metres will provide sufficient gap between the two properties to negate any potential terracing effect and overbearing impact. No windows are proposed to the flank elevation therefore the neighbour's privacy will be protected.

There are varying house ridge levels on this road. The raised ridge level at 8.5 metres would be in keeping with the locality in general and would add positively to the design. The street scene would not be adversely affected.

Conclusion:

The proposed extension, as revised, would appear acceptable with regards to the street scene and the existing house. Moreover, as a result of careful amendments to the design, the extensions would not cause any harm to the living conditions of neighbours. The proposal therefore 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: Sangeeta Dhavde
Direct Line Telephone Number: 01992 564109***

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



Epping Forest District Council

AGENDA ITEM NUMBER 3



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Application Number:	EPF/1701/14
Site Name:	142 Queens Road, Buckhurst Hill IG9 5BJ
Scale of Plot:	1/1250

Report Item No: 3

APPLICATION No:	EPF/1701/14
SITE ADDRESS:	142 Queens Road Buckhurst Hill Essex IG9 5BJ
PARISH:	Buckhurst Hill
WARD:	Buckhurst Hill West
APPLICANT:	Mr Kevin Braysher
DESCRIPTION OF PROPOSAL:	First floor front 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/AniTelM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=565913

CONDITIONS

- 1 The development hereby permitted must be begun not later than the expiration of three years beginning with the date of this notice.

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 built up area of Buckhurst Hill. The existing building is a two storey semi detached property situated within a relatively long, narrow plot. The neighbouring properties are similar dwellings, however Queens Road is varied in terms of built form and there is no definitive style. The application property and the adjacent neighbours (144 Queens Road) have both already built on the boundary at first floor and therefore appear attached.

Description of proposal

The proposed development is for a first floor addition to an existing single storey side element which will bring the first floor closer to the front elevation.

Relevant History:

None relevant

Policies Applied:

CP2 – Protecting the Quality of the Rural and Built Environment
DBE10 – Design
DBE9:- Loss of Amenity

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:

9 Neighbours consulted –

144 QUEENS ROAD – OBJECTION – Harm to light levels in the bathroom, hall and kitchen and the resulting tunnel effect will cause excessive harm to our property.

BUCKHURST HILL PARISH COUNCIL – OBJECTION – Loss of amenity to neighbours and harm to the street scene.

Issues and considerations

The main issues to consider when assessing this application are the effects of the proposed development on the amenities of neighbours and the design in regards to the existing building and its setting.

Neighbour Amenity

The proposed extension will bring the first floor element forward on the shared boundary with no.144. This neighbour has two windows close to the extension on the front elevation, one which faces the application site and another which faces towards Queens Road. There will be no loss of sunlight because these windows are north facing and limited by the main building, and with the roof level kept low, there will be only limited loss of daylight and outlook to windows which in any case do not serve primary living areas. The resultant impact will not be to a level that justifies a refusal. Therefore the extension is not contrary to the provisions of policy DBE9 of the Adopted Local Plan and Alterations.

Design

Both the application property and the neighbours (no.144) have been extended to the boundary at first floor. Given that the extension will be built against the backdrop of the existing first floor element, its harm to the street scene will be limited. The extension is conventional, continuing the slope of the main roof, similar to examples on neighbouring houses in the locality. It will still be set back from the front wall of this and the adjacent house such that it will not be dominant in the street scene. It complies with Policy DBE10.

Conclusion

The proposed extension will not harm the living conditions of the neighbours and is of a conventional design which does not harm the character of the street scene. 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:

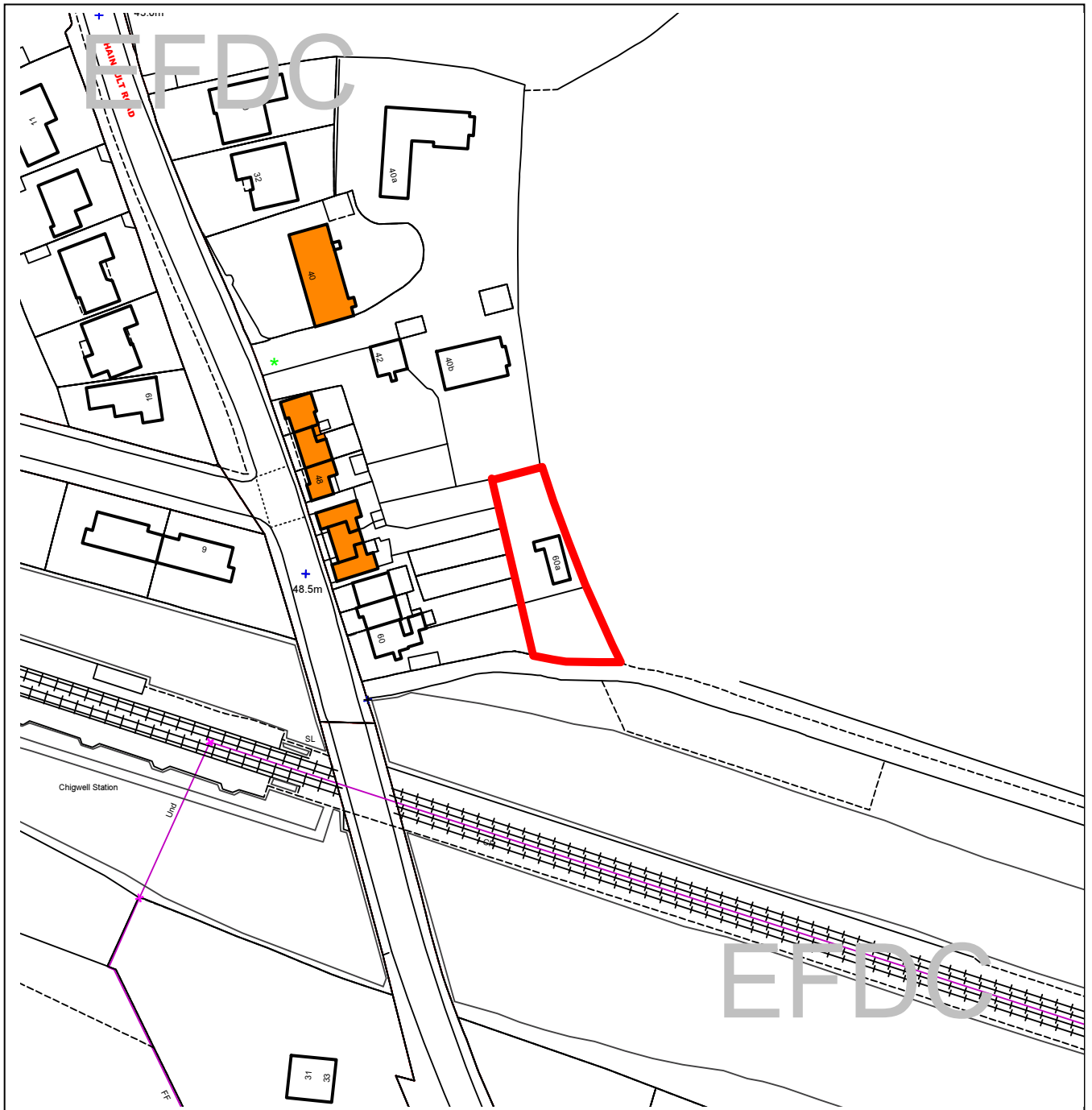
Planning Application Case Officer: James Rogers
Direct Line Telephone Number: 01992 564103

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Epping Forest District Council

AGENDA ITEM NUMBER 4



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Application Number:	EPF/1857/14
Site Name:	The Stables, 60A Hainault Road Chigwell, IG7 6QX
Scale of Plot:	1/1250

Report Item No: 4

APPLICATION No:	EPF/1857/14
SITE ADDRESS:	The Stables 60A Hainault Road Chigwell Essex IG7 6QX
PARISH:	Chigwell
WARD:	Chigwell Village
APPLICANT:	Kenneth Cooper
DESCRIPTION OF PROPOSAL:	Ground floor side extension
RECOMMENDED DECISION:	Grant Permission (With Conditions)

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

http://planpub.eppingforestdc.gov.uk/AniteIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=566693

CONDITIONS

- 1 The development hereby permitted must be begun not later than the expiration of three years beginning with the date of this notice.

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 is located on a private carriageway leading off from Hainault Road, within the built up area of Chigwell. The existing building is a single storey stable conversion which is being used as a dwelling house. The dwelling is not visible from views of Hainault Road. The application site is adjacent to the Metropolitan Green Belt.

Description of proposal

The proposed development is for a single storey side extension 4.1m wide and 3.2m high.

Relevant History:

EPF/1111/02 – Erection of stable block – Approved
EPF/0027/05 – Change of use of stable block to dwelling - Approved
EPF/1647/08 - Single storey side extension and one window to kitchen – Approved
EPF/2387/13 - Erection of porch - Approved

Policies Applied:

CP2 – Protecting the Quality of the Rural and Built Environment
DBE10 – Design
DBE9:- Loss of Amenity
GB7A – Conspicuous Development from the Green Belt.

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:

7 Neighbours consulted – No comments received

CHIGWELL PARISH COUNCIL – OBJECTION – It is overdevelopment of the area, there are (sic) no special circumstances as it is in Green Belt land and would be contrary to planning policies, it is over 30% of the foot print and there are major concerns over highways sight lines.

Issues and considerations

The main issue is whether this extension will harm the amenities of residents living in adjacent residential properties, is it of acceptable appearance, will it increase harm to highway safety and will it appear conspicuous from the adjacent Green Belt.

Neighbouring living conditions

The extension is of a reasonable height which is set far from any other dwellings. As such there will be no harm to neighbours and the proposal complies with policy DBE9 of the Adopted Local Plan and Alterations.

Design

The proposed extension is of a conventional design which will not harm the character or appearance of the surrounding area. Furthermore, the curtilage of the dwelling is sufficiently large so that the addition will not appear to have a cramped or overdeveloped appearance. Given that the dwelling will not be visible from public areas of Hainault Road, it will not appear overly prominent in the street scene. Therefore the proposal complies with policies CP2 and DBE10 of the Adopted Local Plan and Alterations.

Highway Safety

There have been no highway safety objections when the building was converted in 2005 and previously extended. This proposal is for an additional room and traffic movements along the track are low, only to and from this site and the fields beyond. There will be no changes to sight lines or highway harm caused as a result of this addition.

Green Belt

The site is not in the Green Belt and therefore floorspace percentage addition is not a criteria for deciding whether it is a disproportionate addition, in Green Belt terms. There is screening along the boundary to the fields behind and the single storey extension will not appear conspicuous to the Green Belt. It complies with policy GB7A.

Conclusion

The development will not harm the living conditions of neighbours and is of a conventional design which will not harm the character or appearance of the street scene or the Adjacent Green Belt. Highway safety in this case is virtually a non-consideration. Therefore it is recommended that the planning 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:

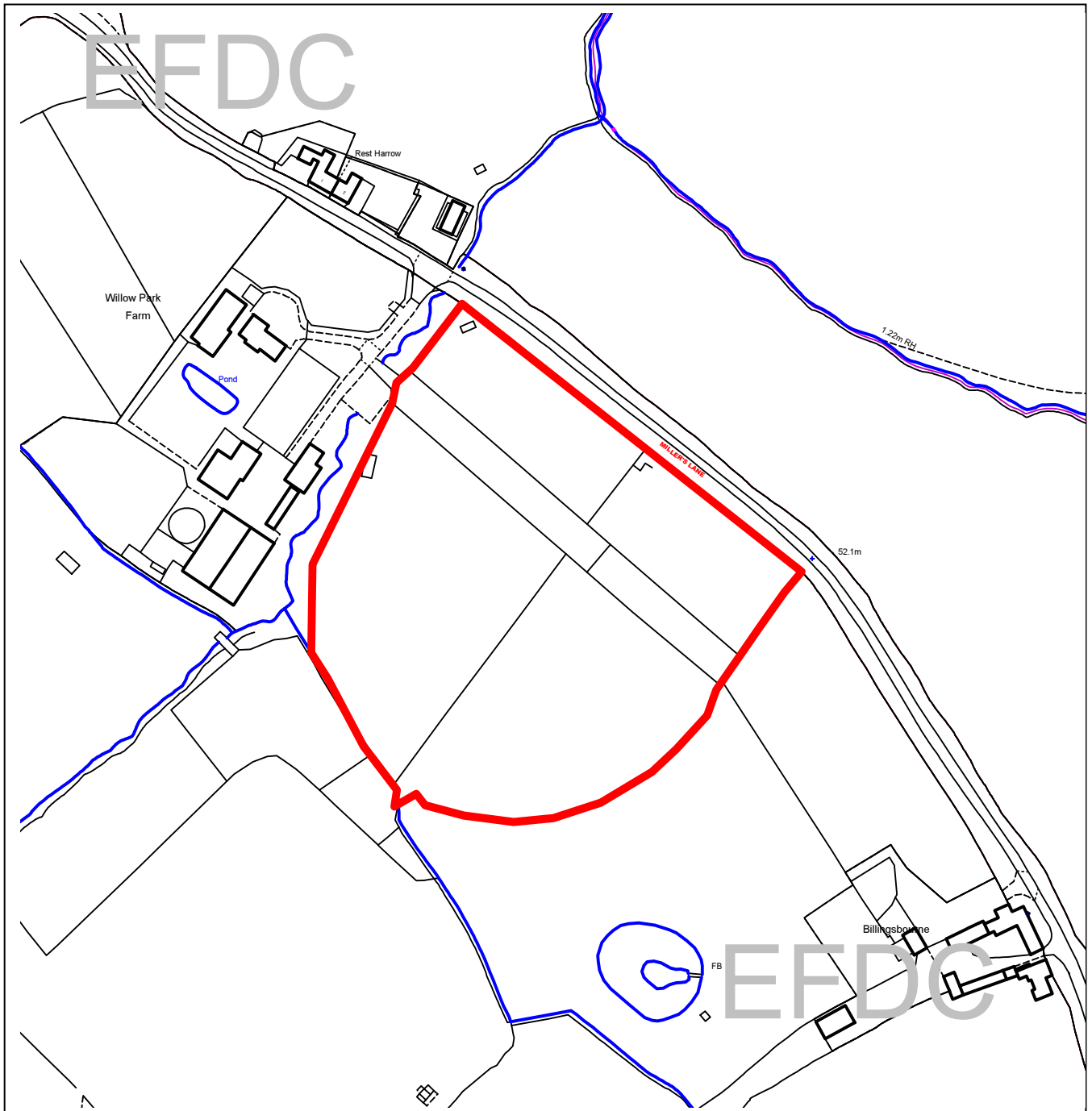
***Planning Application Case Officer: James Rogers
Direct Line Telephone Number: 01992 564103***

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AGENDA ITEM NUMBER 5



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Application Number:	EPF/1940/14
Site Name:	Willow Park Farm, Millers Lane Chigwell, IG7 6DG
Scale of Plot:	1/2500

Report Item No: 5

APPLICATION No:	EPF/1940/14
SITE ADDRESS:	Willow Park Farm Millers Lane Chigwell Essex IG7 6DG
PARISH:	Chigwell
WARD:	Chigwell Row
APPLICANT:	Mr Hussain
DESCRIPTION OF PROPOSAL:	Demolition of buildings at Willow Park Farm and erection of new detached dwelling on adjacent field.
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=567015

REASON FOR REFUSAL

- 1 The proposed new dwellinghouse and ancillary garage building are inappropriate development in the Green Belt that would be harmful to its openness and to the open character of the site and locality. The harm caused would be exacerbated by proposed ancillary hard surfacing, driveway and vehicular access. The proposed demolition of buildings on the site and on adjoining land in the applicant's ownership would not outweigh the harm caused by the proposed new development. No other material considerations that outweigh the harm that would be caused exist therefore no very special circumstances in favour of the development can be demonstrated. Accordingly, the proposed development is contrary to the policies of the National Planning Policy Framework and contrary to Local Plan and Alterations Policies GB2A, GB7A and LL2, which are consistent with the policies of the Framework.

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

Description of Site:

The application site comprises part of an open grassed field east of the former farmyard at Willow Park Farm that was last used for grazing and exercising horses. The field's area is 2.84 hectares while the application site is 0.7 hectares. Both are directly accessed from the former farmyard. .

The former farmyard together with a farmhouse west of it are accessed via a wide drive off the southwest side of Millers Lane, a short distance from its junction with Gravel Lane. Planning

permission has been given on appeal to erect a substantial replacement house immediately rear of the farmhouse, PINS ref APP/J1535/A/12/2181575; EFDC ref EPF/0334/12. The former farmyard, farmhouse and field to the west are all in the applicant's ownership.

Land at the application site gently rises to the southeast. Land to the west of the former farmyard rises to the west to Gravel Lane. The site boundary with Millers Lane is enclosed by a hedge comprising elm, ash, hawthorne, willow and elder. Mature hedgerow encloses the remaining site boundaries.

The application site is within the Metropolitan Green Belt. It is not within a conservation area or vicinity of listed or locally listed buildings. A watercourse known as Little London Brook passes some 10m west of the application site within the surrounding land in the applicant's ownership. A section of it is culverted.

The former farmyard and associated buildings together with the part of a redundant ménage west of the application site was the subject of an application in respect of their use for the purposes of storage and distribution (Use Class B8). The application was refused and a subsequent appeal dismissed, PINS ref APP/J1535/A/12/2181576; EFDC ref EPF/0392/12. An appeal against a planning enforcement notice requiring the cessation of the use of the buildings for the purpose storage was dismissed and the Notice upheld with variation to its requirements such that they do not apply to Buildings A and E, PINS ref APP/J1535/C/13/2198082.

Description of Proposal:

It is proposed to erect a house and adjacent garage building, form a new vehicular access and close an existing field access off Millers Lane, and carry out environmental improvements to Little London Brook including removal of the existing 21m long culvert of Little London Brook.

The proposed house and garage would be situated in the approximate centre of the field. They are identical to those proposed in application EPF/1927/13, which was refused. The siting is revised placing the current proposal slightly nearer the adjacent farmyard (26m) and slightly further from Millers Lane (20m).

As with the previously refused proposal, the house would be orientated to face the site boundary with Millers Lane. The garage block would be set forward of the house at right angles to it, its front elevation aligning with the eastern flank. A large rectangular hardsurfaced area would be formed in front of both buildings and be linked to Millers Lane by a long driveway.

A new vehicular access would be formed at Millers Lane, which would require the removal of some hedgerow. An existing gated access off Millers Lane would be removed.

The proposed curtilage of the house would be restricted to the application site.

The house would comprise a three storey building with the second floor contained within the roof space. It would have a rectangular plan, some 26m by 15.5m. The roof would be a crown roof – flat with sloping sides – and contained by a parapet. A series of dormer windows in each roof slope would serve the upper floor rooms. The roof height of the house would be some 9.3m.

The house would have a classical appearance, the front elevation focused on a centrally positioned portico and bay over. A centrally positioned colonnaded balcony would project 3.5m from the rear elevation and single-storey wings would project 1.5m from the side elevations. Windows would be arranged symmetrically, decreasing in size on upper floors. Materials would be painted render to the ground floor, brick to the first floor and slate for the roof slopes. Stone would be used for detailing.

No details of the proposed garage building are provided other than an indication of its location, ground area and volume.

In connection with the proposal the application proposed the demolition of 1 building on the application site, a building in the field that contains the application site and 6 buildings on the adjacent former farmyard, which is in the applicant's ownership. The buildings to be demolished on the application site and field containing it (Units H and I) are modest single-storey buildings located on the site boundaries amongst the hedgerow. Four of the buildings to be demolished on the former farmyard, Units A, B, C and G, are large modern agricultural barns presently in use for storage. Unit E, which adjoins a residential outbuilding for the farmhouse is a much lower structure originally built as a stable but subsequently converted to residential use. Unit F is also a former stables.

Key facts of the proposal are as follows:

Total ground/floor area of buildings to be demolished:	1375m ²
Total volume of buildings to be demolished:	5565m ³
Total ground area of buildings to be erected:	554m ²
Total 'external floor area' of buildings to be erected:	1242m ²
Total volume of buildings to be erected:	3526m ³
Total reduction in ground area:	821m ² (60%)
Total reduction in built volume:	2036m ³ (37%)

The above figures are taken from/based on those specified on the submitted drawings. Buildings to be erected are the proposed house and proposed garage building.

Details of proposed environmental improvements are set out in a report prepared by TEP (reference 4361.002 – version 2 dated February 2014)

Relevant History:

- EPF/0587/10 Demolition of existing house and selected outbuildings and replace them with a single-family dwelling house on a new plot served by new access. Resulting in a change of use of land from agriculture to residential. Withdrawn.
- EPF/0147/1 Demolition of existing house and selected outbuildings and replace them with a single family dwelling house. Refused on the basis that the proposal is inappropriate development in the Green Belt, harmful to its openness and to the character of the locality.
- EPF/1022/13 Demolition of buildings at adjacent former farmyard and at application site (units A, C, E, G, H and I) and erection of new detached residential dwelling, ancillary garage building, ancillary hardsurfacing and driveway, establishment of residential curtilage and formation of new vehicular access onto Millers Lane. Withdrawn
- EPF/1927/13 Demolition of buildings at adjacent former farmyard and at application site (units A, C, E, G, H and I) and erection of new detached residential dwelling, ancillary garage building, ancillary hardsurfacing and driveway, establishment of residential curtilage, formation of new vehicular access onto Millers Lane and closure of existing field access. Refused on the basis that the proposal is inappropriate development in the Green Belt, harmful to its openness and to the character of the locality.

- EPF/2031/13 Certificate of lawful development for existing use of building 'E' for residential purposes (Use Class C3 (dwellinghouses)). Withdrawn
- EPF/2067/13 Certificate of lawful development for existing use of Building 'A' for storage (Use Class B8). Withdrawn
- EPF/0473/14 Demolition of buildings at Willow Park (units A, B, C, E, F, G, H and I) and erection of new detached dwelling house on adjoining field parcel with ancillary garage building, ancillary hardstanding and driveway, formation of new vehicular access onto Millers Lane and closure of existing field access. A scheme of landscaping and ecological enhancement to Little London Brook to include 'deculverting' of section of brook. Withdrawn

As stated above, planning permission has been given for the erection of a replacement house immediately rear of the farmhouse on land to west of the application site, PINS ref APP/J1535/A/12/2181575; EFDC ref EPF/0334/12. The applicant confirms he intends to build the consented house and the presently proposed house should consent be given.

A proposal to use the farmyard buildings west of the application site for storage considered at the same time was refused PINS ref APP/J1535/A/12/2181576; EFDC ref EPF/0392/12. Since the use is taking place a planning enforcement notice was issued requiring its cessation on 10 April 2013. An appeal has been submitted against the notice, PINS ref APP/J1535/C/13/2198082; EFDC ref ENF/0137/11. The appeal is to be decided following a public inquiry. The applicant indicates the appeal may be withdrawn if the present proposal is approved since the buildings concerned would be demolished as a consequence of consent being given.

Policies Applied:

Policies contained within the National Planning Policy Framework, particularly paragraphs 79, 80, 87, 88 and 89.

The following Local Plan and Alterations policies are found to be consistent with those of the NPPF and consequently given weight:

CP2	Protecting the Quality of the Rural and Built Environment
GB2A	Development within the Green Belt
GB7A	Conspicuous Development
NC4	Protection of Established Habitat
DBE1	Design of New Buildings
DBE2	Effect on Neighbouring Properties
DBE4	Design in the Green Belt
DBE8	Private Amenity Space
DBE9	Loss of Amenity
LL1	Rural Landscape
LL2	Inappropriate Rural Development
LL10	Adequacy of Provision for Landscape Retention
LL11	Landscaping Schemes
ST4	Road Safety
ST6	Vehicle Parking

Consultation Carried Out and Summary of Representations Received

Number of neighbours consulted. 5
 Site notice posted. Yes
 Responses received: No response received from neighbours.

CHIGWELL PARISH COUNCIL: Objection – :“The Council **OBJECTS** to this application because of the uncertainty as to whether the essential requirement for special circumstances exists for this proposed development on green belt land, and is also unsure of the volumetric ratio of what is to be demolished in relation to what is constructed adheres to current planning policy.”

Main Issues and Considerations:

The main issues raised by the proposal are its appropriateness in the Green Belt, impact on the openness of the Green Belt and character of the locality.

The new vehicular access would not be harmful to highway safety and, indeed, would be likely to have better visibility than the existing gated access on Millers Lane. The house would exceed Council standards for off-street vehicle parking provision and garden space. Of itself, the detailed design of the house is acceptable but its consequence for the character of the locality is also a material consideration. The proposed environmental improvements are in the interests of biodiversity and can be secured by condition since they relate to land in the applicant's ownership.

In relation to the objection of the Parish Council, the key facts of the proposal set out above clarify the scale of proposed building and demolition works. The assessment below deals with the planning policy considerations.

Appropriateness in the Green Belt:

The proposal is primarily for the erection of new buildings. The buildings are a dwellinghouse and ancillary garage. They are inappropriate development.

The proposal also includes the demolition of modern agricultural barns and other smaller buildings largely on land outside of the application site but in the applicant's ownership. The overall volume of the proposed buildings is significantly less than that of the total volume of the buildings to be demolished while the ground area of the proposed buildings is also significantly less than the total area of the buildings to be demolished. However, the proposed house and garage would not amount to replacement buildings since their proposed use is not the same as the buildings to be demolished.

The lawful use of most of the buildings to be demolished is agriculture. Buildings A and E have a deemed planning permission for use for a mixed use for purposes of agriculture and storage following the decision on the recent planning enforcement appeal. Evidence does indicate building E had been used for residential purposes in the past for over 4 years, but it is unclear whether that use was as a separate house or as an ancillary dwelling to Willow Park Farm to provide staff accommodation. An inspection of the buildings by Planning Enforcement Officers in June 2014 found the requirements of the Enforcement Notice upheld at appeal were being complied with. The buildings inspected were B, C, F and G and were found to be unused.

With the possible exception of building E, which has a volume of 251m³ and a floor area of 82m², the proposed house and ancillary garage would not be used for the same purposes of the buildings to be demolished. Consequently the proposal does not amount to the erection of replacement buildings. The fact that the proposed buildings would be on a different site to those that would be demolished supports the finding that they are not proposed as replacement buildings.

The fact that the proposed buildings are not replacement buildings reinforces the conclusion that they are inappropriate development in the Green Belt. The applicants planning statement does not disagree with this.

Impact on Openness:

The proposed demolition of buildings would enhance the openness of the Green Belt and the proposed new buildings would cause harm to such openness. The question of whether the harm to the openness caused by the new buildings is outweighed by the enhancement of openness arising from the demolition of buildings therefore arises.

The proposed buildings would be sited in the approximate centre of an open field where there would be clear views of them across the application site and obscured views from adjacent land and Millers Lane. As a consequence of their height, bulk and massing they would appear as highly prominent imposing structures in this location. Their detailed design would reinforce their weighty appearance. The visual impact of the proposed buildings, together with that of the associated area of hardstanding, driveway and new vehicular access, would be highly intrusive when seen on the site. It is also likely the proposed vehicular access and associated means of enclosure would appear prominent when seen from Millers Lane, further eroding openness. Overall, it is found the proposal would cause very considerable harm to the openness of the Green Belt.

Of the buildings to be demolished, units A, B, C and G are less prominent than the proposed house due to their siting adjacent to site boundaries on slightly lower land levels and since, at a maximum of 5m high, they are considerably lower buildings than the 9.3m high proposed house. They are nonetheless substantial structures of significant bulk. Unit E is a considerably lower structure that is situated abutting a substantial residential outbuilding serving the farmhouse at Willow Park Farm. Unit F is larger, but is also a much lower and less prominent building than the larger agricultural buildings at the former farmyard.

All those buildings are seen within the context of a farmyard and were designed and built for the purposes of agriculture. They are therefore not inappropriate development in the Green Belt and their visual impact and consequence for openness is mitigated by that fact. In the circumstances, the improvement to openness arising from their demolition would not outweigh the considerable harm caused by the proposal.

Units H and I are much smaller low buildings that are seen within the context of existing hedgerow that largely screens views of them from outside of the application site and mitigates their impact when seen within the application site. Moreover, they were also designed and built for the purpose of agriculture and consequently are not inappropriate development. The value of their demolition in terms of the enhancement of openness is very limited and adds little to the benefits of demolishing the units at the former farmyard.

While comparisons of volume and floor area assist an assessment of impact on openness, they must be considered within the context of the site and the detail of the proposal. That has been assessed above and the exercise does not support the applicant's contention that the proposal would actually be beneficial to openness. Indeed, due to the prominence of the proposed buildings within the field they would be sited in, the opposite is the case and, on the matter of openness, the proposal is found to be excessively harmful.

That conclusion is supported by the fact that the part of the field outside of the application site would be very unlikely to be used for agriculture in the event of the proposal being implemented. It is much more likely to be maintained as grounds for the setting of the proposed house such that the character of the entire field would become residential rather than a mix of agriculture and residential.

Character and Appearance:

Policies LL1 and LL2 seek to conserve the character and appearance of the countryside and ensure any development respects its character. The dominant characteristic of the appeal site is its openness. There is no doubt that, of itself, the proposed house, garage and associated works would cause very serious harm to that character and consequently fails to respect it.

Within the wider locality there are a number of examples of large houses within open settings. The circumstances that led to their development have to do with the specific circumstances of the site in question and may not be comparable to those of this site. Their existence does form a component of the locality, but that locality is predominantly characterised by open fields enclosed by hedgerow.

By erecting a further large house in that context the balance of openness against built form would be tipped towards built form. The harm to the character of the site arising from its loss of openness would therefore be compounded by an undermining of the open character of the wider locality. For these reasons the proposal is found to be harmful to the character and appearance of the locality.

Policy DBE4 seeks to ensure new buildings in the Green Belt respects the wider landscape setting of the site and are of a design which respects local character. In giving planning permission for a replacement house of similar scale at Willow Park Farm the Planning Inspector found there is a variety of design of buildings in the rural area around Chigwell. "Particularly noticeable is the presence of a significant number of large houses of fairly recent date, some standing in large grounds. These tend to espouse either an Arts and Crafts design idiom, like the new house permitted at the kennels site [opposite the access to Willow Park Farm], of, more typically, a neo-Georgian style." In the circumstances, it would be difficult to maintain a position that the design of the house is at odds with the local character and contrary to Local Plan policy DBE4.

Existence of Very Special Circumstances

The applicant contends that the reduction in openness together with the environmental enhancement of Little London Brook outweigh the harm to the Green Belt caused by reason of the proposal being inappropriate development. The applicant also contends the harm caused is outweighed to such an extent that those benefits amount to very special circumstances in favour of the development.

The applicant is reinforced in his view by the minutes of this Committee's decision to refuse planning application EPF/1927/13. They state:

"Members found no justification for the proposal on the restricted application site but were of the view that there may be a case for development that replaced all the former farm buildings on adjacent land if the proposed house were sited in the former farmyard. The scale of any such proposal would require careful examination however."

This proposal includes the demolition of all of the farm buildings in the former farmyard, but the new buildings would be sited on an adjacent open field. For the reasons set out above, it is concluded that the degree of harm caused by the proposal to the openness of the Green Belt is not outweighed by the reduction in the spread and volume of built form the proposal would achieve. In summary, the proposal would introduce very substantial built form into an open field that would result in the complete loss of its openness while the buildings to be demolished are lower, less prominent buildings that are, of themselves, not inappropriate development in the Green Belt. It is concluded the proposal as a whole would cause very substantial harm to the Green Belt.

The biodiversity enhancements are welcome, but they are not of such significance that they alone, or together with the reduction in built form, outweigh the harm that would be caused by reason of inappropriateness or harm to openness.

Since none of the matters in favour of the proposal are found to outweigh the harm it would cause, those matters do not amount to very special circumstances in favour of the development.

Whether there is a Way Forward

The minutes of the decision to refuse application EPF/1927/13 do state that there may be a case in favour of very special circumstances should the proposed house be sited in the former farmyard rather than in the adjacent open field. The minutes do go on to make clear that Members view was the scale of any such proposal would require careful examination.

The applicant has given careful consideration to the option of siting the house in the former farmyard and has concluded that would be a much poorer development than the current proposal. The applicant considers scale of the proposal would not sit well with the house previously approved on appeal with little opportunity to create a landscaped setting and retention of the culvert over the brook.

Weighed against that is such a proposal would have the benefit of not introducing substantial built form into an open field and it would certainly be possible to construct a significantly smaller house. That is likely to work better in design terms if the approved replacement house was not completed and an overall scheme for two smaller houses of traditional proportions were put forward as a replacement for all of the buildings at Willow Park Farm, including the original house. Such a proposal would still require careful examination since that may still not comply with Green Belt policy as set out in either the Local Plan or the National Planning Policy Framework.

More fundamentally, such a proposal is very unlikely to meet the aspirations of the applicant therefore it is unlikely to be put forward. In the circumstances, therefore, it appears unlikely that there is a realistic way forward that would deliver a development which meets the applicant's aspirations and complies with planning policy.

Conclusion:

The proposal is inappropriate development in the Green Belt that would be harmful to its openness and the open character and appearance of the locality. No very special circumstances in favour of the proposal exist. For that reason it is recommended that planning permission be refused.

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***

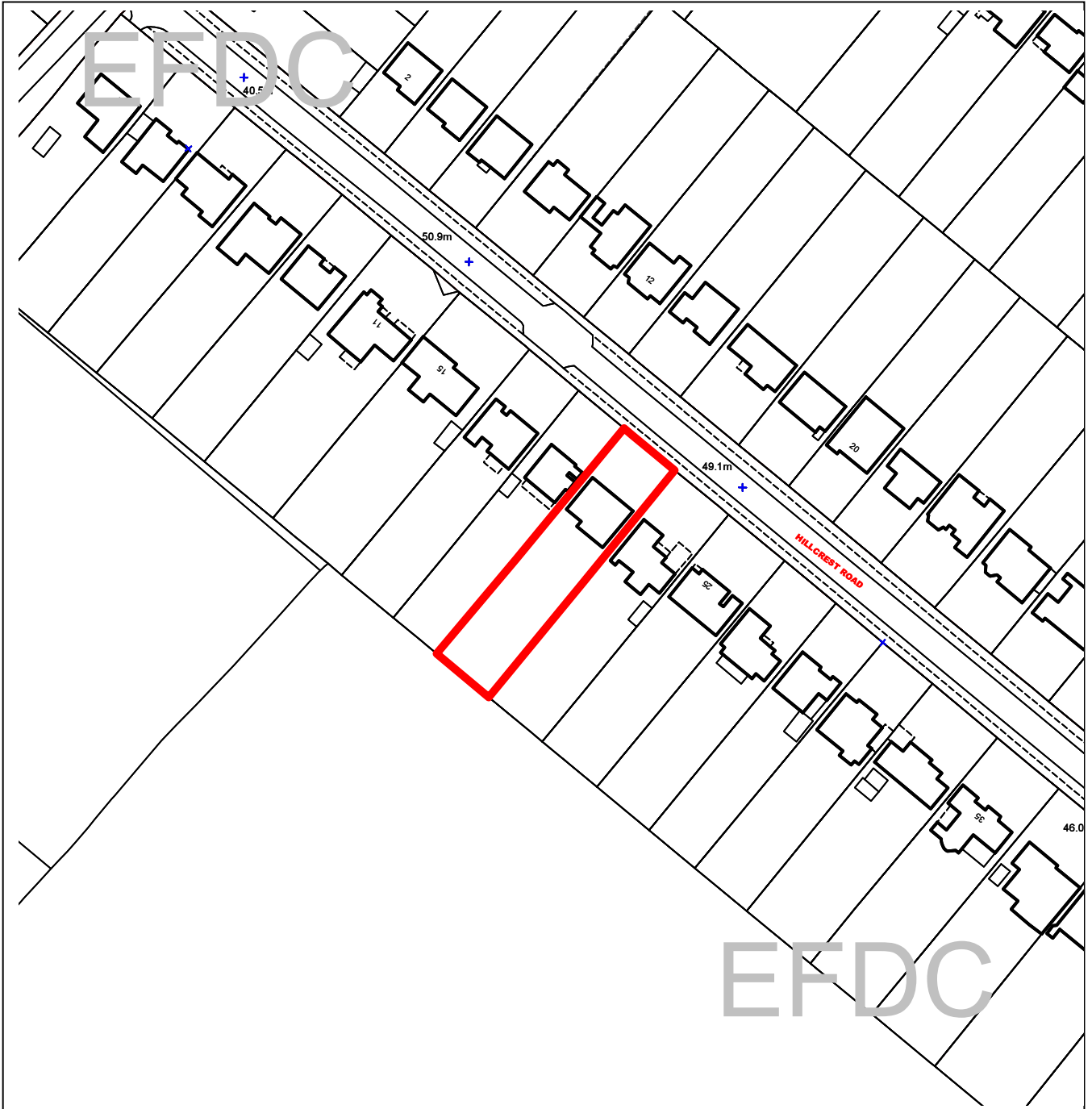
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Epping Forest District Council

AGENDA ITEM NUMBER 6



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Application Number:	EPF/2016/14
Site Name:	21 Hillcrest Road, Loughton IG10 4QH
Scale of Plot:	1/1250

Report Item No: 6

APPLICATION No:	EPF/2016/14
SITE ADDRESS:	21 Hillcrest Road Loughton Essex IG10 4QH
PARISH:	Loughton
WARD:	Loughton Forest
APPLICANT:	Mr Matthew Mead
DESCRIPTION OF PROPOSAL:	Proposed extension to existing front wall.
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=567431

CONDITIONS

- 1 The development hereby permitted must be begun not later than the expiration of three years beginning with the date of this notice.

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:

Hillcrest Road is located within the built up area of Loughton. The existing building is a detached property which has a long garden area to the rear. The surrounding neighbours are similar detached properties. Many of the properties have open frontages; however there are examples of relatively low front walls in the locality. Hillcrest Road slopes rather sharply from north to south.

Description of proposal

The proposed development is for a front wall and gates. It proposes to build wrought iron railings onto the existing wall to an overall height of 1.5m and extend the current brick pillars to 1.55m one end and 1.7m high at the other, which is due to the slope on the ground.

Relevant History

EPF/0907/14 – Proposed front wall – Refused permission.

Policies Applied

CP2 – Protecting the Quality of the Rural and Built Environment

DBE1 – Design
DBE9 – Impact on amenity

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

4 Neighbours consulted – No comments received

LOUGHTON TOWN COUNCIL – OBJECTION – the proposed boundary treatment is harmful to the street scene and would adversely impact the beautiful open aspect of the road.

Issues and Considerations

This is a revised application to a previous refusal (EPF/0907/14) which was refused, against the planning officer's recommendation, for the following reason:

The proposed wall and gates, by reason of its height and appearance, would be out of keeping and have a detrimental impact on the street scene contrary to policies CP2, DBE1 (i) of the Councils Adopted Local Plan and Alterations and the National Planning Policy Framework

The main issues to consider when assessing this application are whether the reason for refusal has been overcome through this revised application.

Although the proposed boundary treatment has a similar height as that previously refused under EPF/0907/14, the design has been altered to include wrought iron instead of the previously refused full solid brick wall. As such the boundary treatment will not give such an enclosed feel to the currently open fronted street scene. Furthermore given the proposed boundary treatment is not too dissimilar to some existing examples in the street scene, Officers consider that the potential harm will not be excessive on character and appearance. The application therefore complies with policies CP2 and DBE1 of the Adopted Local Plan and Alterations.

Conclusion

Officers consider that this proposal has overcome the previous reason for refusal and 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 564103***

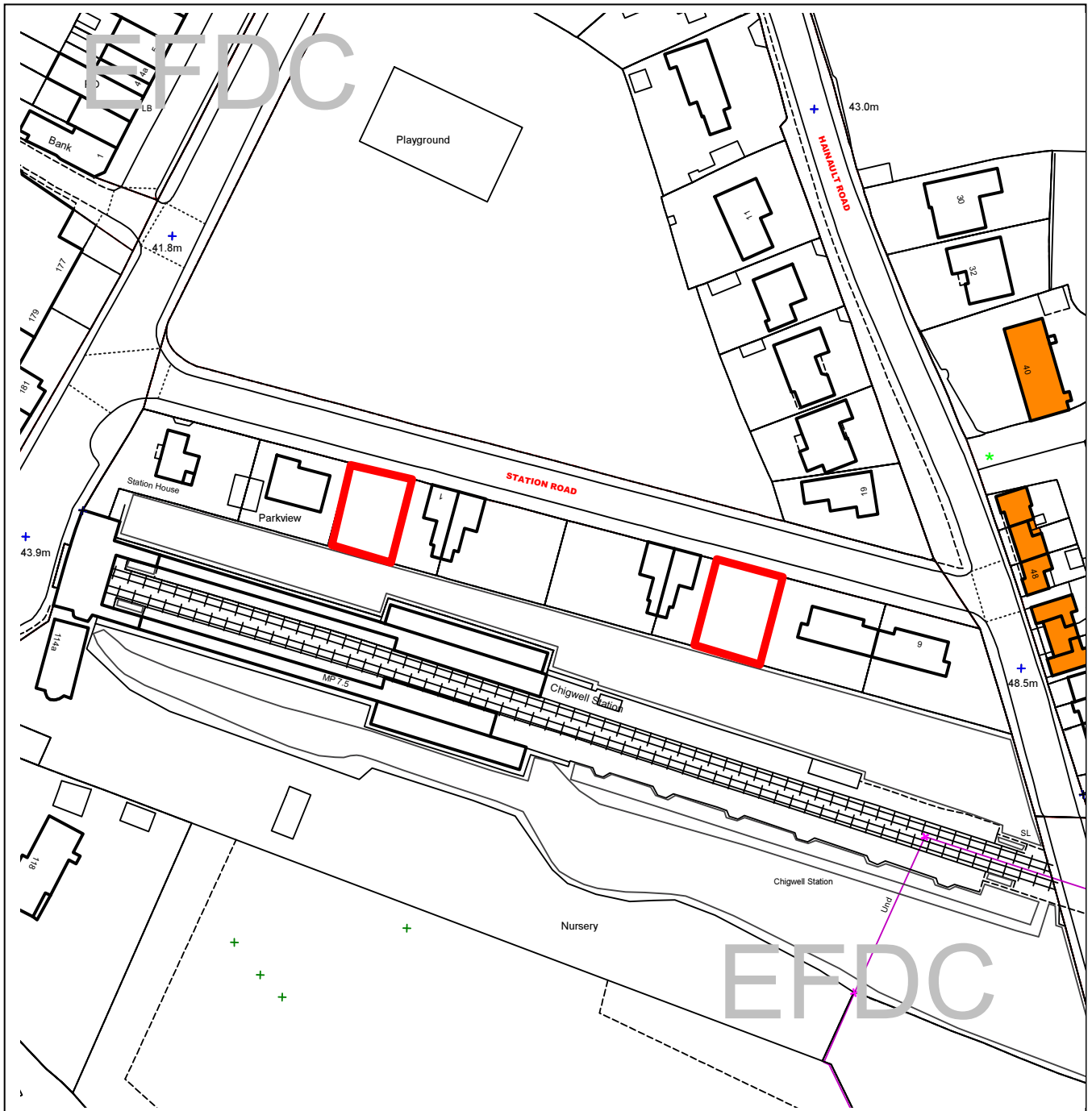
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Epping Forest District Council

AGENDA ITEM NUMBER 7



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Application Number:	EPF/2079/14
Site Name:	Land between Parkview & 1 Station Road and Land between 4 & 5 Station Road, Chigwell, IG7 6QT
Scale of Plot:	1/1250

Report Item No: 7

APPLICATION No:	EPF/2079/14
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 2 pairs of semi-detached 3 bedroom semi-detached properties with on-street parking on land referred to as plots 1 and 2 adjoining numbers 1,4 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/AniTelM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=567753

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 C, CHI PL 00 03 rev B, CHI PL 00 04 rev C, CHI PL 00 05 rev C, CHI PL 00 06 rev C, CHI PL 00 07 rev B and rev C, CHI PL 00 08 rev C and CHI PL 00 09 rev C.
- 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 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.
- 6 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.
- 7 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.
- 8 No unbound material shall be used in the surface treatment of the vehicular access within 6 metres of the highway boundary.
- 9 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.
- 10 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.

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

storey with a more prominent part of each pair to the front with a narrower 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.

With the exception of gable windows in the flank of the larger forward part of each house, the houses would have no upper level flank windows. 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.

The proposal is a revision of the development proposed under application EPF/1170/14, which was refused by this Sub-Committee on 6 August. The main revision is a reduction in ridge height of 1.25m such that the ridge of the proposed houses would match that of the adjacent former railway workers cottages. The reduction in ridge height results in a small reduction in pitch. A further significant change is the removal of a prominent recessed car port to the side of each house.

Relevant History:

EPF/1170/14 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. Refused on the basis that they would not sit well in the street scene and would be harmful to the amenities of neighbours due to their height and bulk.

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

Responses received:

181 HIGH ROAD: Objection

PARKVIEW, STATION ROAD: Objection

1 STATION ROAD: Objection

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

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

The proposal is little changed from the refused development and would cause the same harm.

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 size and bulk of the rear projection beyond the rear of adjacent houses would appear visually intrusive and over-dominant when seen from the neighbouring properties, resulting in overshadowing of the rear of Parkview, 1, 4 and 5 Station Road.

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.

Station Road is part of a bus route and there have been numerous collisions between vehicles at its junction with the High Road, sometimes involving buses. The proposal would result in a more intense development on Station Road and that will cause major congestion/disruption and safety concerns. That could have a harmful consequence for the trade of local businesses.

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 SUPPORTS this application providing it is built strictly in accordance with the plans.

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 proposal is put forward in response to the Council's decision to refuse application EPF/1170/14. Council minutes show that when making that decision Members suggested a way forward of reducing the height and bulk of the proposal such that it would be more in keeping with the existing railway cottages. Having regard to those minutes and the reasons for refusal the main issues to consider when assessing the merits of the revised proposal are the consequence for the character and appearance of the locality and impact on neighbours' living conditions. Other matters include whether adequate private amenity space and off-street parking is provided.

Character and Appearance:

The buildings proposed take their design cue from the former railway workers 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 ridge heights would be identical and their eaves height would be very similar. The width of each pair of houses would be significantly less than that of the former railway workers cottages. Having regard to the matching roof height and narrower frontage the proposed houses would appear less prominent within the street scene than the existing buildings. The relatively narrower width of the proposed houses gives them a somewhat greater vertical emphasis than the railway worker cottages, but to a significantly smaller degree than the higher refused proposal. That degree of variation is not of an order that harm would cause any harm to the street scene, particularly since the street scene also includes much more substantial modern houses. Indeed, since the revised proposal is for a development that more closely follows the appearance of the railway workers cottages, it is concluded that it would enhance the street scene by 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.

On the matter of character and appearance, the revised proposal properly addresses the first reason of refusal of application EPF/1170/14, which concerned design.

Living Conditions:

With the exception of gable windows in the flank of the larger forward part of each house, the houses would have no upper level flank windows. 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. That window arrangement would ensure that no excessive overlooking of neighbouring properties would arise from the proposal.

The greater bulk of the front of each pair of houses would be in approximate alignment with the flanks of the neighbouring houses. A minimum distance of 2.7m would separate the flanks of the front part of the houses from the site boundary. The narrower and lower rear projections take their cue from similar depth rear projections to the rear of the former railway worker cottages and would be of similar depth. A distance of 3.8m would separate the rear projection from the site boundaries. There would be a minimum of 6.1m between the forward part of the proposed houses and the flank walls of the neighbouring houses.

As a consequence of their siting and the distances separating the houses from both the site boundaries and flank walls of neighbouring houses the proposed houses would not have any overbearing impact when seen from the neighbouring properties. The removal of the car ports from the previously refused proposal further assists in achieving a positive relationship with neighbouring properties.

While the degree of change in outlook from neighbouring properties, especially from their side gardens, would be substantial, the nature of the change would not be harmful to their living conditions.

On the matter of living conditions, the revised proposal properly addresses the second reason of refusal of application EPF/1170/14, which concerned that matter.

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 parking spaces. That level of provision more than accords with the adopted vehicle parking standards in such a sustainable location in such close walking distance to a tube station, bus routes and local shops.

The arrangement of each plot with space for parking to the side of the house linked to the rear garden area adjacent to the rear projection is such that future owners could, if they wished, achieve a third parking space within the plot. It is very unlikely that any owner would actually do that however, since it would result in less private amenity space. That point does illustrate the adaptability of the proposed development to accommodate changes in the priorities of owners.

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.

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. Thames Water has requested the imposition of a short informative on any decision to grant planning permission in order to assist the very detailed design of the proposed houses.

Conclusion:

The proposal would secure additional housing within a sustainable location within an urban area. The proposals are a revision to a previously refused development that properly addresses the

reasons for refusal and reflects the way forward indicated by Members. It is concluded that the revised proposal is now acceptable in design terms and 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