

Report Item No: 1

APPLICATION No:	EPF/0853/14
SITE ADDRESS:	Tottenham Hotspur Training Ground Luxborough Lane Chigwell Essex
PARISH:	Chigwell
WARD:	
DESCRIPTION OF PROPOSAL:	Redevelopment of former Tottenham Hotspur training ground with an autistic spectrum disorder school, comprising a 3800 sq metre school building to accommodate up to 128 pupils aged 4-19, a mixed use games area, playing fields, 100 parking spaces and a minibus drop off area. Additionally, the development of 60 dwellings on land to the west of the proposed school to act as enabling development to facilitate delivery of the school.
DECISION:	Refer to District Development Control Committee

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=562230

Members referred this item to District Development Control Committee with a recommendation that planning permission be granted subject to an additional condition concerning lighting. Members requested information about where the contribution to secondary education would be spent and expressed concern that it should be spent for the benefit of Chigwell residents. If that were not likely, Members were open to the contribution being diverted towards the provision of affordable housing instead.

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 following approved drawings numbers, unless otherwise agreed in accordance with the terms of the agreement under S106 of the Town and Country Planning Act 1990 that accompanies this planning permission:

Location and masterplan and levels:

1324_0005 D, 1324_0100 H, 1324_0009 A, 1324_0010 A

NAS School:

1324_0110 F, 1324_0120 F, 1324_0121 F, 1324_0130 E, 1324_0131 E, 1324_0133 E, 1324_0134 E, 1324_0135 E, 1324_0136 E, 1324_0137 E, 1324_0140 D, 1324_0200 D, 1324_0202 C, 1324_0203 C, 1324_0204 C, 1324_0205 C, 1324_0220 D, 1324_0221 D

Housing:

1324_0150 F, 1324_0151 B, 1324_0152 B, 1324_0155 F, 1324_0160 B, 1324_0161 B, 1324_0162 B, 1324_0163 B, 1324_0164 B, 1324_0165 B, 1324_0166 B,

1324_0167 B, 1324_0170 A, 1324_0171 A, 1324_0172 A, 1324_0173 A,
1324_0174 A, 1324_0175 A, 1324_0176 A, 1324_0250 B, 1324_0251 B

Adoptable Road Layout:
ST-2012-37

- 3 No development, including works of demolition or site clearance, shall take place until a Tree Protection Plan Arboricultural Method Statement and site monitoring schedule in accordance with BS:5837:2012 (Trees in relation to design, demolition and construction - recommendations) has been submitted to the Local Planning Authority and approved in writing. The development shall be carried out only in accordance with the approved documents unless the Local Planning Authority gives its written consent to any variation.
- 4 No development shall take place, 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 No development shall take place, including any works of demolition, until a Construction Method Statement has been submitted to, and approved in writing by, the Local Planning Authority. The approved Statement shall be adhered to throughout the construction period. The Statement shall provide for:
 1. The parking of vehicles of site operatives and visitors
 2. Loading and unloading of plant and materials
 3. Storage of plant and materials used in constructing the development
 4. The erection and maintenance of security hoarding including decorative displays and facilities for public viewing, where appropriate
 5. Measures to control the emission of dust and dirt during construction, including wheel washing.
 6. A scheme for recycling/disposing of waste resulting from demolition and construction works.
- 6 All construction/demolition works and ancillary operations, including vehicle movement on site which are audible at the boundary of noise sensitive premises, shall only take place between the hours of 07.30 to 18.30 Monday to Friday and 08.00 to 13.00 hours on Saturday, and at no time during Sundays and Public/Bank Holidays unless otherwise agreed in writing by the Local Planning Authority.

- 7 No construction works above ground level shall take place until documentary and photographic details of the types and colours of the external finishes have been submitted to and approved by the Local Planning Authority, in writing. The development shall be implemented in accordance with such approved details.
- 8 The development hereby permitted shall not be commenced until a detailed surface water drainage scheme for the site, based on the agreed Flood Risk Assessment (Stomor, Ref ST-2012/FRA-1403-Luxborough Lane, March 2014) has been submitted to and approved in writing by the local planning authority. The drainage strategy shall include a restriction in run-off and surface water storage on site as outlined. The scheme shall subsequently be implemented in accordance with the approved details before the development is completed.
- 9 No development shall take place until the applicant has secured the implementation of a programme of archaeological work in accordance with a written scheme of investigation which has been submitted by the applicant and approved in writing by the Planning Authority.
- 10 The development hereby approved shall be undertaken only in accordance with the mitigation strategy the recommendations of the Bat Survey and Reptile and Amphibian Survey dated 13 March 2014, ref DFCP 2600
- 11 Prior to first occupation of the development, the Developer shall be responsible for the provision and implementation, per dwelling, of a Residential Travel Information Pack for sustainable transport, approved by Essex County Council.
- 12 Prior to the occupation of the houses referred to in this condition, the entire length of the rear facing balustrades enclosing the roof terraces of houses at plot numbers 8, 27, 28, 35 and 38 (as indicated on drawing number 1324_0152 B) shall be supplemented by an obscure glazed privacy screen that extends from the top of the balustrade to a height of 1.8m above the floor level of the roof terrace. Thereafter the rear facing balustrades shall be permanently enclosed in that manner.
- 13 The first floor rear elevation window in the flat-roofed part of the house at plot 8, as identified on drawing numbers 1324_0152 B and 1324_0175 A, shall be obscure glazed up to a minimum height of 1.8m above the floor level of the room served by the window prior to the occupation of that house and shall thereafter be permanently maintained in that condition.
- 14 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, roof enlargements, swimming pools, ponds or outbuildings with foundations 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.
- 15 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 new buildings and extension to any building generally permitted by virtue of Class A of Part 32 of Schedule 2 to the Order shall be undertaken without the prior written permission of the Local Planning Authority.

Subject to the completion, within 3 months, of an agreement under S106 of the Town and Country Planning Act 1990 in respect of the following matters:

- 1. Contaminated land investigation and remediation across the site.**
- 2. A financial contribution of £459,179 towards education, comprising £66,701 towards early years and childcare, £194,994 towards primary education, and £197,484 towards secondary education.**
- 3. A financial contribution of £19,740 towards the capital costs of the NHS for provision of additional healthcare services.**
- 4. Completion of the improvements to/widening of Luxborough Lane prior to first occupation of the development, in accordance with details previously agreed with the Highway Authority.**
- 5. Provision and implementation of a Travel Plan for the proposed school and residential scheme to be monitored and reviewed annually, the provision of a Travel Plan Co-ordinator to give advice and the payment of £3,000 monitoring fee for Essex County Council**
- 6. Completion of the ASD school development prior to first occupation of the residential component.**
- 7. To not permit pupils to attend the school who are not diagnosed with Autistic Spectrum Disorder.**
- 8. The management of the school to become the responsibility of the National Autistic Society.**
- 9. The submission to the Local Planning Authority for approval details of the management company that will be responsible for the maintenance of roads, public open space and landscaped areas and the establishment of a management company in accordance with the approved details prior to the first occupation of the development.**

And subject to any direction given by the Secretary of State following referral to the National Planning Casework Unit under the Town and Country Planning (Consultation) (England) (Direction) 2009.

Report Item No: 2

APPLICATION No:	EPF/1793/14
SITE ADDRESS:	59 Manor Road Chigwell Essex IG7 5PH
PARISH:	Chigwell
WARD:	Grange Hill
DESCRIPTION OF PROPOSAL:	Erection of replacement dwelling with basement.
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=566291

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: FDY-10/C, FDY-11/D, FDY-12/C, FDY-13/C and FDY-14/B
- 3 No construction works above ground level shall take place until documentary and photographic details of the types and colours of the external finishes have been submitted to and approved by the Local Planning Authority, in writing. The development shall be implemented in accordance with such approved details.
- 4 No development shall take place until details of levels have been submitted to and approved by the Local Planning Authority showing cross-sections and elevations of the levels of the site prior to development and the proposed levels of all ground floor slabs of the house, rear patio and front and rear gardens in relation to neighbouring land. The development shall be carried out in accordance with those approved details.
- 5 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.

- 6 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.
- 7 No development shall take place, including any works of demolition, until a Construction Method Statement has been submitted to, and approved in writing by, the Local Planning Authority. The approved Statement shall be adhered to throughout the construction period. The Statement shall provide for:
 1. The parking of vehicles of site operatives and visitors
 2. Loading and unloading of plant and materials
 3. Storage of plant and materials used in constructing the development
 4. The erection and maintenance of security hoarding including decorative displays and facilities for public viewing, where appropriate
 5. Measures to control the emission of dust and dirt during construction.
 6. A scheme for recycling/disposing of waste resulting from demolition and construction works.
- 8 No development shall take place until wheel washing or other cleaning facilities for vehicles leaving the site during construction works have been installed. The installed cleaning facilities shall be retained for the duration of external works and shall be used to clean vehicles immediately before leaving the site.
- 9 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.
- 10 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.
- 11 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 and roof enlargements generally permitted by virtue of Classes A and B of Part 1 of Schedule 2 to the Order shall be undertaken without the prior written permission of the Local Planning Authority.
- 12 Other than the first floor roof terrace indicated on drawing no. FDY-12/C, access to the flat roof areas of the house hereby approved shall be for maintenance or emergency purposes only and those flat roof areas shall not be used as seating areas, roof gardens, terraces, patios or similar amenity areas.
- 13 The obscure glazed privacy screens to the flanks of the first floor terrace shown on drawing numbers FDY-12/C and FDY-13/C shall be installed prior to the first use of the terrace and thereafter be permanently retained.

Report Item No: 3

APPLICATION No:	EPF/1946/14
SITE ADDRESS:	30 Lyndhurst Rise Chigwell Essex IG7 5BA
PARISH:	Chigwell
WARD:	Chigwell Village
DESCRIPTION OF PROPOSAL:	Demolition of existing garage. Proposed two storey side extension and single storey rear extension. (Revised application to EPF/2723/13 and EPF/0871/14)
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=567050

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.

Report Item No: 4

APPLICATION No:	EPF/2104/14
SITE ADDRESS:	29 Luctons Avenue Buckhurst Hill Essex IG9 5SG
PARISH:	Buckhurst Hill
WARD:	Buckhurst Hill West
DESCRIPTION OF PROPOSAL:	Two storey side extension, loft conversion with rear dormer and 3 no. rooflights.
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=567835

CONDITIONS

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

Report Item No: 5

APPLICATION No:	EPF/2119/14
SITE ADDRESS:	25 Lee Grove Chigwell Essex IG7 6AD
PARISH:	Chigwell
WARD:	Chigwell Village
DESCRIPTION OF PROPOSAL:	Erection of single and two storey rear extension, roof extension and front porch (Revised application to EPF/1096/14)
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=567895

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 Access to the flat roof over the extension hereby approved shall be for maintenance or emergency purposes only and the flat roof shall not be used as a seating area, roof garden, terrace, patio or similar amenity area.
- 3 All construction/demolition works and ancillary operations, including vehicle movement on site which are audible at the boundary of noise sensitive premises, shall only take place between the hours of 07.30 to 18.30 Monday to Friday and 08.00 to 13.00 hours on Saturday, and at no time during Sundays and Public/Bank Holidays unless otherwise agreed in writing by the Local Planning Authority.

Report Item No: 6

APPLICATION No:	EPF/2147/14
SITE ADDRESS:	5 Salisbury Gardens Buckhurst Hill Essex IG9 5ER
PARISH:	Buckhurst Hill
WARD:	Buckhurst Hill West
DESCRIPTION OF PROPOSAL:	Two storey side extension and internal alterations.
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=568051

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 No development, including works of demolition or site clearance, shall take place until a Tree Protection Plan Arboricultural Method Statement and site monitoring schedule in accordance with BS:5837:2012 (Trees in relation to design, demolition and construction - recommendations) has been submitted to the Local Planning Authority and approved in writing. The development shall be carried out only in accordance with the approved documents unless the Local Planning Authority gives its written consent to any variation.
- 4 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.
- 5 Prior to first occupation of the development hereby approved, the proposed window opening(s) in the south facing window (front elevation) at first floor 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.

Report Item No: 7

APPLICATION No:	EPF/2186/14
SITE ADDRESS:	9 Bradwell Road Buckhurst Hill Essex IG9 6BY
PARISH:	Buckhurst Hill
WARD:	Buckhurst Hill East
DESCRIPTION OF PROPOSAL:	Two-storey rear extension and extension to rear dormer window.
DECISION:	Grant Permission (Subject to Legal Agreement)

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

http://planpub.eppingforestdc.gov.uk/AniTelM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=568211

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.

And the completion by the 1 March 2015 (unless otherwise agreed in writing by the Local Planning Authority) of a legal agreement under section 106 of the Town and Country Planning Act to ensure that the extension is built at the same time as EPF/2187/14 (11 Bradwell Road). In the event that the developer/applicant fails to complete a Section 106 Agreement within the stated time period, Members delegate authority to officers to refuse planning permission on the basis that the proposed development would harm the living conditions of 11 Bradwell Road.

Report Item No: 8

APPLICATION No:	EPF/2187/14
SITE ADDRESS:	11 Bradwell Road Buckhurst Hill Essex IG9 6BY
PARISH:	Buckhurst Hill
WARD:	Buckhurst Hill East
DESCRIPTION OF PROPOSAL:	Two-storey rear extension and rear dormer window.
DECISION:	Grant Permission (Subject to Legal Agreement)

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

http://planpub.eppingforestdc.gov.uk/AniTelM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=568212

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.

And the completion by the 1 March 2015 (unless otherwise agreed in writing by the Local Planning Authority) of a legal agreement under section 106 of the Town and Country Planning Act to ensure that the extension is built at the same time as EPF/2186/14 (9 Bradwell Road). In the event that the developer/applicant fails to complete a Section 106 Agreement within the stated time period, Members delegate authority to officers to refuse planning permission on the basis that the proposed development would harm the living conditions of 9 Bradwell Road.

Report Item No: 9

APPLICATION No:	EPF/2228/14
SITE ADDRESS:	Cycle Rhythm 228B High Road Loughton Essex IG10 1ET
PARISH:	Loughton
WARD:	Loughton St Marys
DESCRIPTION OF PROPOSAL:	Retrospective application for retention of internally illuminated 'Cycle Rhythm' sign on exposed south facing flank wall at first floor level - in connection with gymnasium/leisure use.
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=568371

CONDITIONS

STANDARD ADVERTISEMENT CONDITIONS ONLY

Report Item No: 10

APPLICATION No:	EPF/2232/14
SITE ADDRESS:	12 High Road Buckhurst Hill Essex IG9 5HP
PARISH:	Buckhurst Hill
WARD:	Buckhurst Hill West
DESCRIPTION OF PROPOSAL:	Variation of condition 4 'obscure glazed non opening window' of EPF/1597/14 (Use of 1 bedroom outbuilding as bed and breakfast accommodation) to permit the window to be openable for emergency access.
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=568391

CONDITIONS

- 1 The development hereby permitted will be completed strictly in accordance with the approved drawings nos: D.A.1 and the submitted location Plan and Block Plan
- 2 The use hereby permitted shall cease on or before the following date: 2 September 2017.
- 3 The use hereby approved shall only be carried out by an occupier of the house at 12 High Road, Buckhurst Hill.
- 4 The use hereby approved shall not commence until the window opening to the Cot Room identified on drawing number D.A.1 is fitted with an obscure glass window up to a minimum height of 1.7m above the floor level of the room. Thereafter the window shall be maintained in that condition.
- 5 The new 1.8m high fencing and pedestrian gates between the outbuilding and the house at 12 High Road, Buckhurst Hill, indicated on the submitted Block Plan and drawing number D.A.1 shall be retained so long as the use hereby approved is carried out.

Report Item No: 11

APPLICATION No:	EPF/2237/14
SITE ADDRESS:	50 Princes Road Buckhurst Hill Essex IG9 5EE
PARISH:	Buckhurst Hill
WARD:	Buckhurst Hill West
DESCRIPTION OF PROPOSAL:	Erection of a ground floor side infill extension, ground floor rear extensions, and part one / part two storey rear extension to existing house, including removal of existing conservatory.
DECISION:	Refuse Permission (Householder)

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=568452

REASON FOR REFUSAL

- 1 The proposed first floor rear extension, by reason of its depth, width, and flat roof profile, would represent an unneighbourly development which would detract from the outlook, light, and visual amenity of neighbouring residents. The proposal is therefore contrary to policies DBE9 and DBE10 of the adopted Local Plan and Alterations and contrary to the National Planning Policy Framework.
- 2 The proposed use of timber cladding and welsh slate on the walls of the first floor and ground floor extensions would be out of keeping with neighbouring properties, and would detract from the visual amenity of nearby residents. The proposal would therefore be contrary to policy DBE10 of the adopted Local Plan and Alterations, and contrary to the National Planning Policy Framework.

WAY FORWARD

A Way Forward suggested by Members is for a proposal to erect replacement additions that are not materially larger at first floor than that which presently exists. Such an approval should use materials that compliment those of the original house.

Report Item No: 12

APPLICATION No:	EPF/2238/14
SITE ADDRESS:	1 Chigwell Park Drive Chigwell Essex IG7 5BD
PARISH:	Chigwell
WARD:	Chigwell Village
DESCRIPTION OF PROPOSAL:	Remove roof to existing bungalow. Erect full first floor extension with new pitched roof and dormers. (Revised application to EPF/1274/14)
DECISION:	Refuse Permission)Householder)

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=568453

REASON FOR REFUSAL

- 1 By reason of its height, bulk and proximity to the site boundaries the proposed extension would appear excessively over-dominant in relation to the bungalow 3 Chigwell Park Drive and disproportionately large in relation to 3 and 5 Chigwell Park Drive. That relationship is exacerbated by the relatively higher level of the application site. As a consequence the extended house would detract from the appearance of the street scene and therefore be harmful to the character and appearance of the locality. Accordingly, the proposal is contrary to policies CP2(iv) and DBE10 of the Local Plan and Alterations, which are consistent with the policies of the National Planning Policy Framework.
- 2 By reason of its height, bulk and proximity to the site boundaries the proposed extension would appear excessively overbearing when seen from the gardens of 3 Chigwell Park Drive and 2 Coolgardie Avenue. Consequently the proposal would detract from the enjoyment of the gardens by the occupants of those houses to the detriment of their living conditions. Accordingly, the proposal is contrary to policy DBE9 of the Local Plan and Alterations, which is consistent with the policies of the National Planning Policy Framework.

WAY FORWARD

In reaching their decision Members gave weight to the positive contribution the group of 3 bungalows comprising of 1, 3 and 5 Chigwell Park Drive make to the character and appearance of the locality. They considered they contributed to a spacious feel to the street scene and, notwithstanding the existence of other two-storey houses in the locality, concluded the character of the area is not sufficiently robust to accommodate an enlargement of the house of the scale proposed without visual harm arising. The fact that the site is on higher land than 3 and 5 Chigwell Park Drive was also given weight when assessing the merits of the proposal.

Although the proposal reduces the upper level bulk of the house adjacent to the boundary with 2 Coolgardie Avenue when compared to the previously refused extensions proposed in application

ref. EPF/1274/14, the bulk and height of the proposal was still considered to be excessive and likely to result in harm to the character and appearance of the locality and to the living conditions of the immediate neighbours.

Members gave consideration to a possible way forward for the applicant that would address their objections. They concluded a proposal that amounted to an enlargement to the existing roof of the house to provide a first floor within it may form the basis for a successful proposal. However, it was recognised that such a proposal would not achieve the additional floorspace sought by the applicant. The Local Planning Authority is willing to give pre-application advice to assist in the development of such a proposal.

Report Item No: 13

APPLICATION No:	EPF/2251/14
SITE ADDRESS:	30 Albion Hill Loughton Essex IG10 4RD
PARISH:	Loughton
WARD:	Loughton Forest
DESCRIPTION OF PROPOSAL:	Retrospective application for revisions to EPF/0823/13 (Loft conversion, hip to gable, two storey front projection and internal alterations). Revisions comprising changes to detailing of windows and door on front elevation, removal of single rooflight. Removal of first floor side window and addition of ground floor porch side window facing Pollards Close. Additional high level rear side facing roof light and new window in rear gable. New rear facing rooflight in main roof and ground floor porch side window facing 28 Albion Hill.
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=568532

CONDITIONS

- 1 Within 6 months of the date of this permission, the proposed roof light in the rear projection facing 28 Albion Hill 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.