

AREA PLANS SUB-COMMITTEE SOUTH

4 March 2015

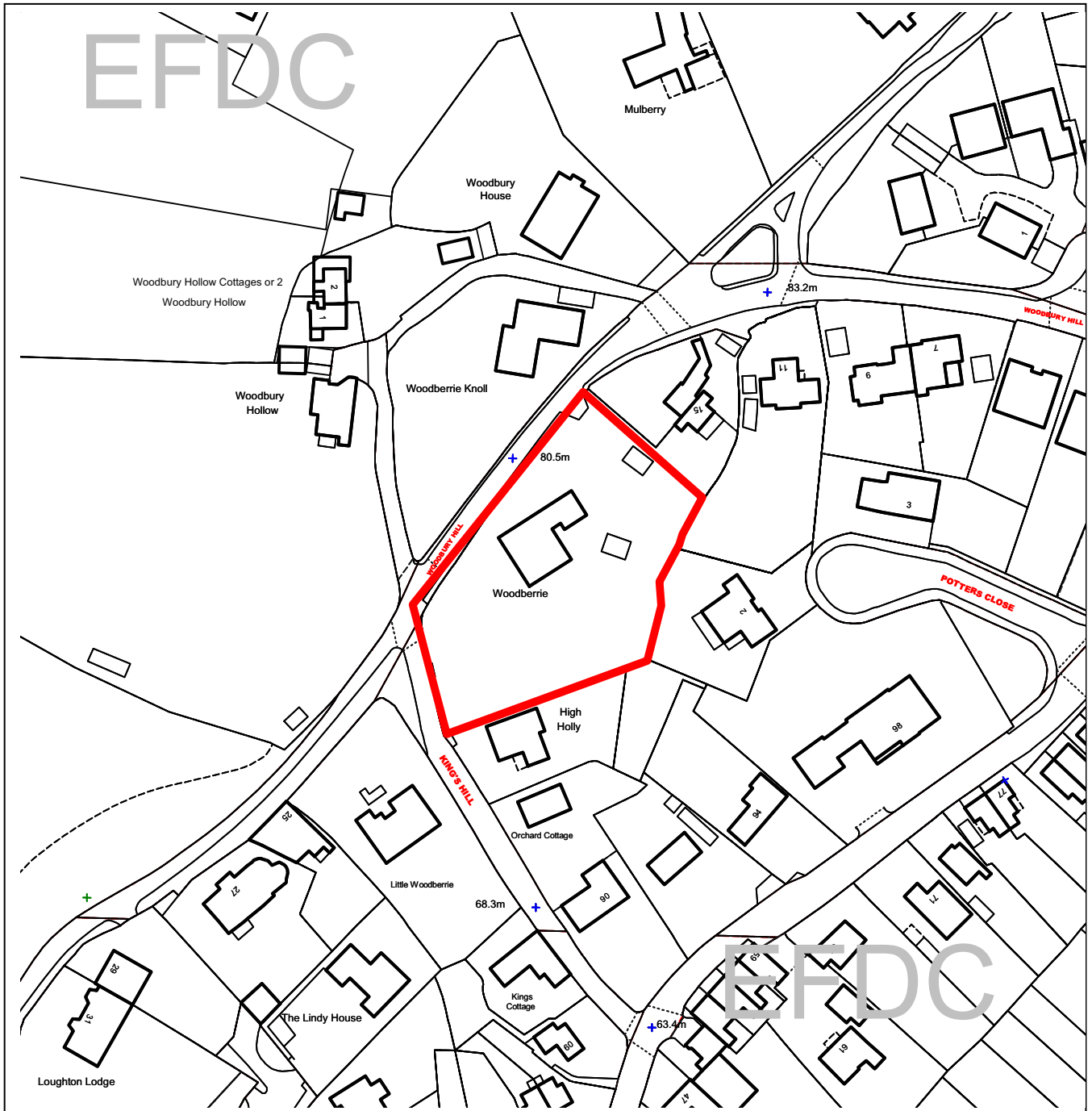
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Epping Forest District Council

AGENDA ITEM NUMBER 1



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Application Number:	EPF/1840/14
Site Name:	Woodberrie, Woodbury Hill Loughton, IG10 1JB
Scale of Plot:	1/1250

Report Item No: 1

APPLICATION No:	EPF/1840/14
SITE ADDRESS:	Woodberrie Woodbury Hill Loughton Essex IG10 1JB
PARISH:	Loughton
WARD:	Loughton St Johns
APPLICANT:	Mrs Patricia Cowey
DESCRIPTION OF PROPOSAL:	Demolition of an existing garage and the erection of a two storey extension to an existing dwelling house.
RECOMMENDED DECISION:	Grant Permission (With Conditions)

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

http://planpub.eppingforestdc.gov.uk/NIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=566572

CONDITIONS

- 1 The development hereby permitted must be begun not later than the expiration of three years beginning with the date of this notice.
- 2 No development shall have taken place until samples of the types and colours of the external finishes have been submitted to and approved by the Local Planning Authority in writing prior to the commencement of the development. The development shall be implemented in accordance with such approved details. For the purposes of this condition, the samples shall only be made available for inspection by the Local Planning Authority at the planning application site itself.
- 3 Additional drawings, that show details of proposed new windows and doors and junction between the glazed link and the existing building, by section and elevation, at scales between 1:20 and 1:1 as appropriate, shall be submitted to and approved by the LPA in writing prior to the commencement of any works.
- 4 Additional drawings that show details of the proposed new gate and proposed finish shall be submitted to and agreed in writing by the Local Planning Authority prior to the commencement of any works. The development shall then be implemented and maintained thereafter in accordance with the agreed details.
- 5 No development shall take place until details of the proposed surface materials for the additional driveway to the new garage have been submitted to and approved in writing by the Local Planning Authority. The agreed surfacing shall be made of porous materials and retained thereafter or provision shall be made and retained thereafter to direct run-off water from the hard surface to a permeable or porous area or surface within the curtilage of the property.

- 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 until details of surface water disposal have been submitted to and approved in writing by the Local Planning Authority. The development shall be implemented in accordance with such agreed details.
- 8 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 buildings, roadways and accessways and landscaped areas. The development shall be carried out in accordance with those approved details.
- 9 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.

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))*
- *it is for a type of development that cannot be determined by Officers if more than four objections material to the planning merits of the proposal to be approved are received (Pursuant to The Constitution, Part Three: Planning Services – Delegation of Council functions, Schedule 1, Appendix A.(f).)*

Description of Site:

The application site is within the York Hill Conservation Area and Woodberrie is a locally listed building dating from the turn of the 20th century. It was built for the widow of Robin Allen; the Allen family occupied and largely rebuilt the nearby Dryads Hall in the late 19th century. The architect was Herbert Tooley, a local architect based in Buckhurst Hill, and the house is built in his characteristic Arts and Crafts style. It is prominent on Woodbury Hill given its distinctive catslide roof (although a later addition) and typical Arts and Crafts detailing, and it contributes both to the historic interest and appearance of the area, which contains a number of other buildings of a similar style.

The York Hill Conservation Area's special interest is derived from various examples of Arts and Crafts architecture and varied architectural interest and the spacing and landscaping around the buildings.

Woodberrie is a three storey pitched roof property with first floor accommodation provided above the eaves within a steeply pitched roof, and the second floor in the upper roof area. The property is set within a generous plot, benefits from a link attached garage and trees around the boundaries of the site are subject to a Preservation Order.

Description of Proposal:

The applicant seeks permission to remove the link attached garage on the northern side of the site and erect a two storey contemporary extension with a flat roof on the southern side of the building attached via glazed link. The extension would serve as a kitchen/diner on the ground floor and the first floor would serve as a master bedroom suite with dressing room, roof terrace and ensuite.

In order to attach the extension, the proposed glazed link would result in the removal of an existing portico projection. This is not an original feature.

The proposals also seek to revise the dormer window and recessed roof window on the north-western elevation, with a single dormer window. The proposals also include a new detached garage building. The application also seeks consent for a gate on the existing access to the south west of the house.

Relevant History:

None.

Policies Applied:

CP2	Quality of Rural and Built Environment
DBE3	Design in Urban Areas
DBE9	Loss of Amenity
DBE10	Residential Extensions
LL10	Adequacy of Provision for Landscape Retention
LL1	Landscaping Schemes
HC6	Character, Appearance and Setting of conservation Areas
HC7	Development within Conservation Areas
HC13A	Local List of Buildings

NPPF

Summary of Representations:

25 Neighbouring properties have been notified. Objections have been received as follows:

1 LITTLE WOODBERRIE, THE COTTAGE 13 AND 15 WOODBERRIE HILL, WOODBERRIE KNOLL, HIGH HOLLY KINGS HILL, HILLS AMENITY SOCIETY.

Objections received express concern regarding the design of the proposals being in stark contrast to the established character of the street, and conflicting with the character of the York Hill Conservation Area and detracting from the appearance of the main property which is a Locally Listed Building. Ground level in the area is such that the proposals would be more visible from the roadside than the plans indicate, and the proposals would result in the loss of space around the property and detract from the presence of the original building. The ground level is such that overlooking of Woodberrie Knoll would arise. The replacement of the existing garage is not

necessary and landscaping would not provide a visual screen in winter months. Also landscape removal would be likely and this would be harmful to local character. The proposals would make use of an access close to a blind bend, in a narrow road, resulting in highway safety issues for cars and other users of the highway. The proposals would also impact on parking issues that already exist in the area. Finally there was concern regarding damage to the recently surfaced highway during construction and suggestions that a method statement should be provided to give details of construction access arrangements.

LOUGHTON RESIDENTS ASSOCIATION PLANS GROUP: We object to this application - this is a Conservation Area, and the modern extension looks wholly out-of-keeping. If nevertheless the District Council is minded to approve the application, we ask for the usual condition limiting working hours during any demolition and building work.

LOUGHTON TOWN COUNCIL: The Council noted the amendments to the proposal but Objected to the application as follows: The contemporary design of the proposed additional structure to the existing house, which was located in the York Hill Conservation Area, was considered unsympathetic and detrimental to street scene.

If the District Council was minded to grant this application, the Committee asked for a condition on working hours because of the difficult access to the site. There were concerns for highway safety during the building works from the narrowness of Woodberry Hill at this location, which is used by pedestrians, particularly school children on a daily basis, and the potential for damage to hedges on the narrow access roads to the site. In addition, the Committee requested an arboricultural report to consider the threat to the trees on the site.

Issues and Considerations:

The main issues that arise with this application are the potential impact to the street scene in the Conservation Area and Locally Listed Building, potential adverse impacts to neighbouring properties, highway and access matters and landscaping.

Street scene in the Conservation Area

The proposed extension and garage has been designed in a contemporary manner in an area generally characterised by properties in a traditional arts and crafts design. Notwithstanding this prevalent character, the proposed contemporary additions provide a clear break from the original property, resulting in a clear visual disparity. The result being the old and the new are viewed together, but the age of the additions are clearly discernible by the nature of the design. The proposed extension is also linked with a modern glazed structure to the original building. The extensions and alterations result in the alteration to the existing dormers to provide a single dormer on the catslide roof and the loss of the portico entrance feature on the property. These features whilst notable, are not original to the main property which has been extensively altered over the years.

During the course of this application the width of the extension has been reduced, the jetty overhang lessened, and the fenestration altered. The glazing on the ground floor has been increased, particularly to the front elevation, to extend the lightweight aspects of the design from the link across into the main body of the extension. The window heights now align with those on the main property and this combined with the alignment of the extension's height with Woodberrie's eaves and the jetty detail with the string course, provides visual ties between the two buildings. Stylistically the design remains unchanged – it is strikingly modern – however, its simple, uncomplicated form and detailing will not overshadow the vernacular, Arts and Crafts style of Woodberrie. The original building will remain clearly readable, as will the different phases of the building.

There is merit in the contemporary design of the extension. The importance of the traditional building forms within the conservation area cannot be understated and the conservation area designation protects this, however, such a designation is aimed at managing, rather than preventing, change in an area whilst preserving character. Good modern design can achieve this and can also add to the architectural interest of an area. There are examples of 20th century design within the conservation area and these buildings now contribute to the architectural variety in the area without diminishing the overarching impact of the more historic, traditional buildings.

The revised design of the dormer window to Woodberrie is an improvement as the dormer is now more in keeping with the building in terms of scale and fenestration.

These views are informed by the Council's Conservation Officer and it is considered that the design of the revised scheme is now of sufficient merit in relation to the original property to satisfy design and heritage policies. Concerns of neighbouring properties regarding visual prominence of the proposed building are noted, however it is not a requirement that extensions be screened by landscaping, nor that alternate design be deterred. There is no policy requirement to replicate existing built form, in a Conservation Area the test is to preserve or to enhance. The proposals are at pains to preserve the existing design in a context where the new extensions would be clearly discernible. The proposals would be clad in timber that could be treated to an appropriate colour. Mindful of this assessment it is considered the impact to the Locally Listed building is mitigated by the separation of the additions.

Neighbouring amenity

The neighbouring properties are well separated by either the generous grounds in the application site or by Woodberry Hill. As a result overlooking, overshadowing and loss of privacy that may arise would not be sufficient to justify refusal due to the degree of separation. Concerns raised regarding ground level are noted and a condition regarding site levels is suggested.

Highways and Access

Concerns from neighbouring properties are noted regarding safety, however there is no policy basis on which to base these concerns. The proposals continue use of an existing access and the proposed gates would be located to allow a car to pull clear of the highway prior to entry to the site. The car parking needs of the property are unchanged and the garage is being replaced, thus the proposals accord with planning criteria. Construction concerns have also been raised and it is possible to affix a condition requiring a construction method statement.

Trees and Landscaping

The Council's Tree Officer has reviewed the submitted details, including the Arboricultural Reports and no objections are raised subject to a standard condition.

Conclusion:

The proposals are considered acceptable and whilst the design is noted to differ from that which is usual in the area, the proposed design is not considered harmful or to compete with the donor building, thus approval is recommended.

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

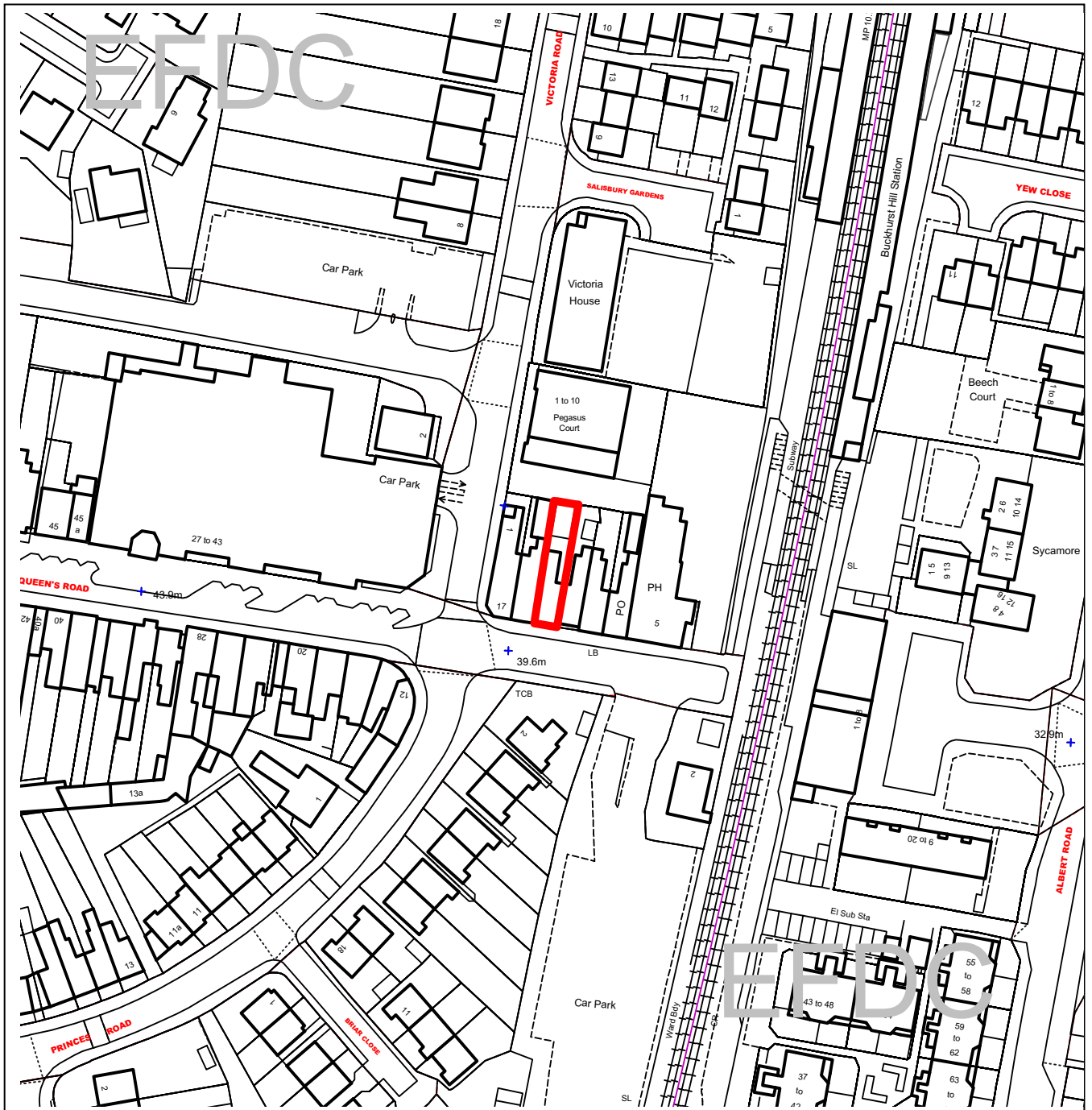
***Planning Application Case Officer: Jenny Cordell
Direct Line Telephone Number: 01992 574481***

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



Epping Forest District Council

AGENDA ITEM NUMBER 2



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Application Number:	EPF/2331/14
Site Name:	Rear of 15 Clippers Quay Travel Queens Road, Buckhurst Hill IG9 5BZ
Scale of Plot:	1/1250

Report Item No: 2

APPLICATION No:	EPF/2331/14
SITE ADDRESS:	Rear of 15 Clippers Quay Travel Queens Road Buckhurst Hill Essex IG9 5BZ
PARISH:	Buckhurst Hill
WARD:	Buckhurst Hill West
APPLICANT:	Mr Gary Lambert
DESCRIPTION OF PROPOSAL:	Demolition of two storey storage building and erection of two storey dwelling to rear of 15 Queens 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/NIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=569010

CONDITIONS

- 1 The development hereby permitted must be begun not later than the expiration of three years beginning with the date of this notice.
- 2 Materials to be used for the external finishes of the proposed development shall match those of the existing building, unless otherwise agreed in writing by the Local Planning Authority.
- 3 Prior to first occupation of the development hereby approved, the proposed window openings in the rear (north) elevation and the west flank elevation 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.
- 4 Prior to first occupation of the development hereby approved, the proposed privacy screen at the first floor level in the east flank elevation at the staircase shall be installed and shall be permanently retained in that condition.

This application is before this Committee since it is for a type of development that cannot be determined by Officers if more than four objections material to the planning merits of the proposal to be approved are received (Pursuant to The Constitution, Part Three: Planning Services – Delegation of Council functions, Schedule 1, Appendix A.(f).)

Description of Site:

The application site comprises of a three-storey mid terrace building with original two-storey rear projection and yard area beyond. It is located on the north side of Queens Road, a short distance east of its junction with Victoria Road, within the designated local town centre of Buckhurst Hill. Rear of the yard is a private access way off Victoria Road that provides access to the rear of the terrace and to Pegasus Court, a three-storey block of flats with under-croft parking situated on the opposite side of the access way.

The ground floor is shop premises and the upper floors comprise a 3 bedroom flat accessed via an external stair in the rear yard. The rear yard is largely taken up by metal clad storage building of two-storey height.

Description of Proposal:

It is proposed to demolish the existing storage building and erect a two-storey dwelling that would be attached to the original two-storey rear projection of the main building. The new house would take up most of the yard area, leaving a 1m wide path on the boundary with 17 Queens Road linking the access way to a repositioned external stair and extended first floor landing that provides access to the existing first floor flat. The house would be accessed directly from the access way and comprise of a kitchen/living room at ground floor with the first floor laid out as two bedrooms and a bathroom. The building would have a mono-pitched roof with the ridge on the boundary with 13 Queens Road. It would be finished in yellow stocks and slates.

Relevant History:

CHI/0343/62 Conversion of rooms over shop to maisonette – Granted with conditions.
EPF/1079/86 Change of use to restaurant – Refused.
EPF/0176/06 Two storey rear extension to existing shop and self contained office unit – Granted with conditions.

The recent planning history for the adjoining property, 13 Queens Road is also a material consideration when assessing the merits of this proposal.

EPF/1192/14 Change of use of part ground floor from A1 (Shop) to C3 (Residential) and two storey dwelling to rear to replace existing single storey storage building to create two bedroom dwelling. Approved but no work has started on the approved dwelling.

Policies Applied:

CP2	Quality of Rural and Built Environment.
CP6	Achieving Sustainable Urban Development Patterns.
CP7	Urban form and Quality.
TC3	Town Centre Functions.
ST6	Vehicle Parking.
DBE1	Design of New Buildings.
DBE2	Effect on neighbouring properties.
DBE3	Design in Urban Areas.
DBE9	Loss of Amenity.

The above policies are consistent with the NPPF.

Consultation Carried Out and Summary of Representations Received

Number of neighbours consulted: 23

Site notice displayed.

Responses received: 9 neighbour's objections have been received from Flats 1,2,4,5,6,7,8,9,and 10 PEGASUS COURT, VICTORIA ROAD:

- The development would not enhance the rural built environment.
- The proposal would lead to overdevelopment of the site.
- There is no provision for amenity space.
- The proposal would have adverse impact on the parking amenities of the neighbours.

BUCKHURST HILL PARISH COUNCIL: No Objection

Main Issues and Considerations:

The main issues to be considered are design, living conditions, access and parking.

In principle the development of a dwelling unit in a designated local town centre accords with policy subject to detail matters proving to be acceptable.

Design:

The location of the site is in a designated local town centre and the locality is fairly densely built. The proposal is to replace the existing two storey storage facility with a dwelling unit that would also be two storeys in height. The adjoining property at No 17 has a two storey rear extension that is approx. 21m deep. Planning permission has also been given for a similar scale house at 13 Queens Road, which the current proposal would be attached to if both developments were carried out. In terms of its details the proposal is of broad traditional form with modern fenestration. On the matter of design it is concluded that the proposed replacement building would respect and complement the character and appearance of the locality.

Living Conditions:

The property at the rear is the east flank of Pegasus Court which is a block of flats. There are windows at first floor level and above serving habitable rooms in this flank wall of Pegasus Court which presently overlook the rear of the application site and the adjoining terrace. The proposed development would have a first floor window in the rear elevation looking towards neighbours at the Pegasus Court. This element of the proposal is different to that approved at No. 13 Queens Road, which does not have windows to habitable rooms in the end elevation. However, the proposed first floor rear elevation window would be a secondary window to the room it serves therefore it can be conditioned to be top hung obscured glass. This is necessary to safeguard the privacy of the neighbours at Pegasus Court.

There are no openings proposed in the east flank facing No 13 Queens Road. The openings in the west flank of the application site would partly overlook the flank wall of No 17. There are existing first floor bathroom windows in the east flank of No 17 which potentially could be overlooked by people accessing the existing upper level flat above the shop at the application site via a proposed extended first floor landing. A privacy screen on the edge of the landing and upper part of the stair is therefore proposed to prevent any excessive overlooking. Similarly, a first floor flank window to a secondary bedroom of the proposal would be obscure glazed and it is possible to require the ground floor flank windows to be obscure glazed up to a height of 1.7m in order to safeguard the privacy of the occupants of the proposed development. Remaining first floor flank

windows are off-set from the flank windows of No. 17, which is sufficient to prevent any excessive overlooking.

Access and Parking:

Most properties in this terrace, including the application site, have direct access to the gated access way between the terrace and Pegasus Court. The proposal would not alter that and the degree of intensification of use of the access way arising from the proposal would be of no consequence. In terms of sustainability the location of the site in the local town centre means that existing local transport facilities together with shops and services can be easily accessed. Accordingly, there is no need to secure off-street parking provision at the site. That is consistent with the recently approved development at 13 Queens Road.

Rear access to the shop is presently severely restricted by an external stair and landing that provides access to the existing flat above the shop. The proposal would similarly restrict direct access to the rear of the shop from the private access way rear of the site. Consequently there would be no significant change in the access arrangements for the shop. Although not a planning matter, the implications for compliance with the Building Regulations was discussed with Building Control Officers in order to confirm whether it is feasible to construct the proposal. Building Control Officers advise that since the distance between the rear of the shop and its entrance off Queens Road is not more than 18m the resulting access arrangement for the shop would not contravene the Building Regulations. Similarly, there is no fundamental issue relating to access to the existing flat since that would be unchanged and the proposal would have to include fire-resistant windows and doors in its flank elevation (controlled under Building Regulations).

Other Matters:

The addition of one dwelling unit would create a need for an additional waste collection bin. Wheeled refuse containers would be placed against the rear wall at the north. An arrangement for these to be collected on collection day is in place.

Conclusion:

Considering the location of the site in a local town centre and the fact that the proposed development relates to a replacement of an existing building, this is a sustainable form of development which would accord with national and relevant local planning policies. Therefore a grant of planning permission is recommended.

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***

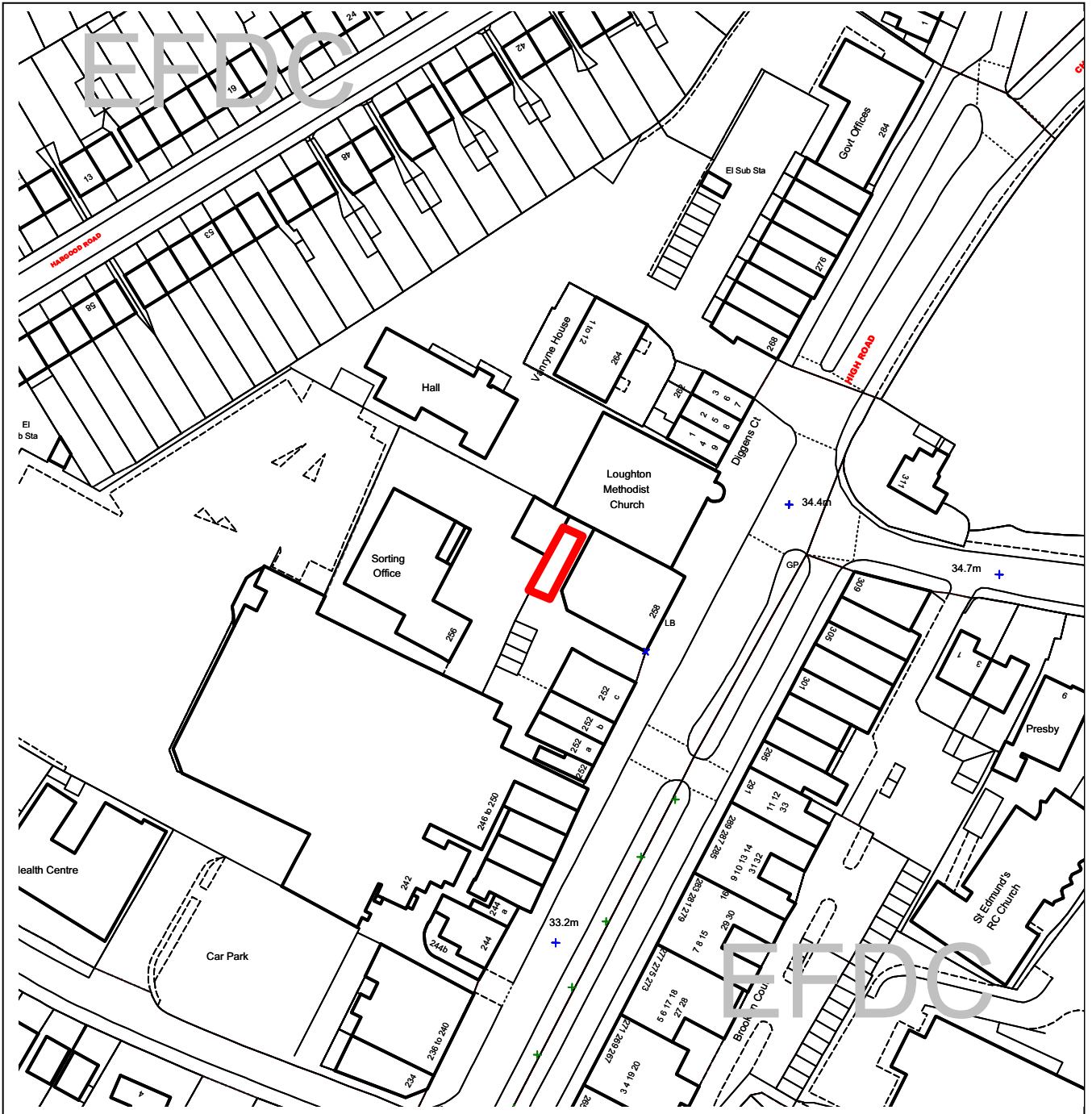
or if no direct contact can be made please email: contactplanning@eppingforestdc.gov.uk

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AGENDA ITEM NUMBER 3



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Application Number:	EPF/2379/14
Site Name:	Lucas McMullen Jacobs 258a High Road, Loughton IG10 1RB
Scale of Plot:	1/1250

Report Item No: 3

APPLICATION No:	EPF/2379/14
SITE ADDRESS:	Lucas McMullen Jacobs 258a High Road Loughton Essex IG10 1RB
PARISH:	Loughton
WARD:	Loughton St Marys
APPLICANT:	Mr Spencer Rose
DESCRIPTION OF PROPOSAL:	Extension of existing building in connection with proposed residential use forming 9 new dwellings (8 x 1 Bed and 1x 2 Bed). Re-submission following withdrawn application EPF/1686/14.
RECOMMENDED DECISION:	Grant Permission (With Conditions)

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

http://planpub.eppingforestdc.gov.uk/NIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=569231

CONDITIONS

- 1 The development hereby permitted will be completed strictly in accordance with the approved drawings nos:
FFO-001 Rev B
FFO-101 Rev A
FFO-201 Rev B
FFO-210 Rev B
FFO-211 Rev A
- 2 The development hereby permitted must be begun not later than the expiration of three years beginning with the date of this notice.
- 3 No construction works above ground level shall take place until documentary and photographic details of the types and colours of the external finishes have been submitted to and approved by the Local Planning Authority, in writing. The development shall be implemented in accordance with such approved details.
- 4 Prior to first occupation of the proposed development, the Developer shall be responsible for the provision and implementation of a Residential Travel Information Pack for sustainable transport, approved by Essex County Council, to include six one day travel vouchers for use with the relevant local public transport operator.
- 5 Prior to the commencement of the development the details of the number, location and design of cycle parking facilities shall be submitted to and approved in writing by the Local Planning Authority. The approved facility shall be secure, convenient and covered and provided prior to first occupation and retained at all times.

- 6 Prior to the commencement of works the developer shall submit annotated drawings and supplementary detail as appropriate for the written approval of the Local Planning Authority, to demonstrate that the ceiling/party floor insulation between the commercial and residential premises complies with the current Approved Document E of the Building Regulations 1984 and, to ensure that the occupiers are provided with reasonable resting/sleeping conditions with reference to British Standard BS8233: 1999 - Sound Insulation and Noise Reduction for Buildings - Code of practice. The development shall then be completed and maintained thereafter in accordance with the approved details.
- 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, including wheel washing.
 6. A scheme for recycling/disposing of waste resulting from demolition and construction works.

This application is before this Committee for the following reasons:

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

Description of Proposal:

This application seeks permission to extend the existing building, creating another floor and providing 9 flats in the existing first and proposed new second floor. In total 8x 1-bed units are proposed and 1x 2-bed unit.

Description of Site:

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

Adjacent the site is the Methodist Church, with two storey pitched roof and varied form, the old sorting office is to the rear of the site and owns the access road alongside the application site and on the other side of the access road, 252 High Road is a 3 storey building with a slack pitched roof

and the ground floor divided into units. On the opposite side of the High Road three and four storey flat roof buildings are set behind a grass verge and access off the High Road. The area is generally urban in character with varied building designs.

Relevant History:

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

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

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

Policies Applied:

Adopted Local Plan and Alterations

H2A – Previously Developed Land

H3A – Housing Density

H4A – Dwelling Mix

H5A – Provision for Affordable Housing

H6A – Site Thresholds for Affordable Housing

CP1 – Achieving Sustainable Development Objectives

CP2 – Protecting the Quality of the Rural and Built Environment

CP3 – New Development

CP4 – Energy Conservation

CP5 – Sustainable Building

DBE1 – Design of New Buildings

DBE2 – Impact of New Buildings

DBE8 – Amenity Space Provision

ST2 – Accessibility of Development

ST4 – Highways Considerations

ST6 – Car Parking Standards

RP5A – Adverse Environmental Impacts

Summary of Representations:

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

The following representations have been received:

THE OLIVE TREE: Object to the proposals due to disruption to business, creation of dust and dirt impacting customers, loss of business, potential future noise complaints from licence available until midnight 7 days, the existing refuse storage issues being exacerbated, parking issues and raising concerns regarding adequacy of foundations.

LOUGHTON SUBWAY: Object as extraction and air conditioning equipment requires repositioning and the proposals would increase existing refuse storage issues and cause problems with vermin.

LOUGHTON METHODIST CHURCH: The proposed flat roof is not in keeping with the area and is disproportionate in scale with the roof of 260. Significant loss of light to the worship area, with the

sole light source being from roof lights. Differing window designs on the proposed development being out of keeping, siting of extraction equipment next to the church being unsuitable, concern about the increase in development from the 5 flats approved earlier this year, no car parking being provided and impacts this may have not only on church worshippers but community groups using the building also.

HOBBS PARKER PROPERTY CONSULTANTS ON BEHALF OF THE FREEHOLDER: Object due to the proposals not being permitted by the terms of the lease, the external storage areas being beyond the areas leased and the likely impact to the ground floor leaseholders business as a result of the proposed works during construction and after occupation due to noise issues, which could impact the viability of the business. Difficulties leasing the ground floor units if residential units are above. The applicants had also not served the appropriate notice on the freeholder initially. Concerns that were the Olive Tree to cease trading then a ground floor unit may prove difficult to let with residential units above, leading to a high street vacancy and impacting vitality of the area. The proposals indicate the relocation of extraction equipment and there is no permission to do so. The proposals make inadequate provision for refuse storage. No designated parking, no evidence the existing building foundations are adequate, concerns regarding the loss of employment with the loss of the flats and that the design proposed is unsuitable.

LOUGHTON TOWN COUNCIL:

3rd November 2014: The Committee considered this proposal was an improvement on the previous plan and had NO OBJECTION. However, there was still concern that no parking provision has been included in the scheme. Members were also concerned that the existing plant equipment, to be retained for the restaurant below, would cause a noise and smell nuisance to the occupiers of the proposed flats above.

16th February 2015: The Committee OBJECTED to the amended application to relocate the bin storage area to the access road, which would result in the loss of a parking space and narrow the road. Members also considered a row of refuse bins would have a detrimental impact on the streetscene, as these would be clearly visible to shoppers and drivers on the High Road. There was additional concern as the access road served other shops/businesses and residents of the flats above, also the former Post Office Sorting Office site earmarked for potential redevelopment for possibly 27 residential units. Members also queried whether the application was viable as it showed on the plans that the land the bins were to be sited on was not under the applicant's ownership.

The Committee was pleased that a bike storage area was included but did not consider this compensated for the scheme's zero parking provision for nine new dwellings.

The Committee NOTED that the existing plant equipment was shown as having been relocated more to the side of the building in this amended application, as it had a previous concern for noise and smell nuisance to the occupiers of the proposed flats above.

Issues and Considerations:

The main issues to be considered are the impact to the streetscene, internal design and refuse layout, impact to neighbouring properties and the retail area, access and parking issues. The previous application which permitted the conversion to five flats must also be a material consideration. Members should be advised that plans were revised and refuse storage was relocated part way through the application to allow for more generous refuse storage to meet policy requirements.

Principle

The provision of residential accommodation in an urban area accords with general development plan policies by making best use of urban land, subject to the detailed criteria of the proposals examined in the sections below.

The NPPF and revisions to the General Permitted Development Order have removed the need for Council's to consider employment first in high street areas and instead residential uses must be considered as reasonable in principle as any employment generating use.

Design

The application seeks to make various external alterations, namely changes to window opening to facilitate the use of the existing structure for flats, the provision of a floor above for the same reason, external refuse storage along the side access to the site and the movement of the location of existing extraction equipment for the ground floor uses.

In design terms the alterations to the windows are considered acceptable. There is no requirement to maintain the same size or scale opening throughout the building, indeed subtle variation can add to the interest of the building. At first floor the scale and proportion of the windows reflects that on the retail premises on the other side of the access road and would not appear out of keeping in the area. The proposed additional storey would not be uncommon in this area, with 252 providing 3 floors and indeed the properties opposite having similar accommodation. The only new feature introduced with this application would be the recessed nature of the upper floor, which by being set in by 1.2-1.5m from the main building façade would reduce the visual prominence of the additional floor and provide future occupants with a limited terrace area. This recess provided is not harmful to streetscene and adds an element of variation to the immediate area.

In respect of internal design and layout, the proposed units benefit from reasonable albeit varied internal accommodation, all habitable rooms would be afforded window openings and the rhythm of openings when viewed externally is acceptable.

The proposals have resulted in the repositioning of extraction equipment. This has no significant impact on streetscene as the revisions are to the rear of the site and no concerns are raised regarding the amenities of future occupiers with similar extraction equipment installed above commercial units across the District. Ownership and tenancy issues have been raised but these are private matters.

Finally in respect of the layout, refuse storage has been revised and is now proposed in a compound area to the side of the building. Permission is being sought from the Post Office for this arrangement. Notwithstanding ownership issues, upon which planning can have little regard, adequate notices have been served. The provision of refuse storage in this location is well set back from the main High Road, would be seen only at glancing views in the context of parked vehicles and would not be uncommon alongside commercial properties in a high street location. As such no concerns are raised regarding the proposed refuse storage, as it would meet adequate standards and be in a location that could be easily collected. A number of comments have been received concerning refuse storage and it would appear a priority on this site to ensure adequate refuse storage to prevent further issues arising and vermin issues.

Impact to neighbouring amenities

Planning policy is aimed at the protection of neighbouring residents with little protection afforded to the amenities of other uses. Notwithstanding this policy vacuum, the proposed change of use within the existing first floor raises no concern to neighbouring sites as there would be no significant adverse impact in respect of outlook, privacy or overshadowing. In respect of the additional floor proposed, the neighbouring premises most likely impacted would be the adjacent Methodist Church. The main light source to the central hall of worship is two clusters of roof lights. One of which would be unaffected, but one cluster would potentially be overshadowed from around mid afternoon due to the orientation of the site. This overshadowing is however mitigated

by both the minimalist flat roof design and the offset from the boundary provided by the terrace. As such, whilst some impact would arise, it is not considered significant enough to justify refusal. Notwithstanding this assessment, Officers also emphasise that no local plan policy affords protection to the amenities of uses other than residential properties.

A number of responses have been received from those with commercial interests in the ground floor uses, expressing concern regarding the potential impacts of the proposed development on the viability of the ground floor units. There is concern that construction and future occupation may both impact negatively. Whilst there would undoubtedly be disruption during construction, this would be for a limited time, during hours which could be controlled by condition. In respect of future occupation, concerns are noted regarding future noise complaints, however occupiers in an urban context benefit not only from modern building standards and associated acoustic measures, but also from the expectation for an urban lifestyle. The location on the High Road would result in a degree of noise from not just units below the proposed flats but from other uses in the area. It is expected that future occupants would be aware of such potential disturbances and would accept these as reasonable for the location. Notwithstanding this view, Environmental Health have been consulted on the application and have no objections subject to a condition requiring adequate acoustic provision between the floor of the residences and ceiling of the commercial properties.

Parking and Access

In terms of parking and access, access would remain unchanged around the site and no parking is provided. Comments have been submitted concerned at the absence of parking however, in the District's largest urban centre with good access to shops, services and public transport, it is entirely reasonable to consider that daily needs could be met without the need for a car. Officers are satisfied that this area is suitable for development without parking, and whilst this does not prevent future occupiers from owning a vehicle, should they do so, it would be in the knowledge of the difficulties faced with parking in the area.

Officers note that the applicant provides bike storage at ground floor within the main building for 8 cycles.

Other Matters

Concern has been raised regarding the adequacy of the existing foundations. This is a matter that would be dealt with and assured by Building Regulations.

Issues have been raised about how the proposals would relate to a future development at the Post Office site to the rear. There is no permission in place for this site and indeed no planning application at this time. As a result Members are reminded to base their decision on matters of fact and the merits of the proposal before them. Any future application received would of course be assessed on the same basis.

The application is beneath the threshold for planning contributions.

Conclusion

In conclusion, mindful of the above assessment, Officers consider the proposals accord with policy objectives and recommend approval subject to conditions.

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

***Planning Application Case Officer: Ms Jenny Cordell
Direct Line Telephone Number: (01992) 564481***

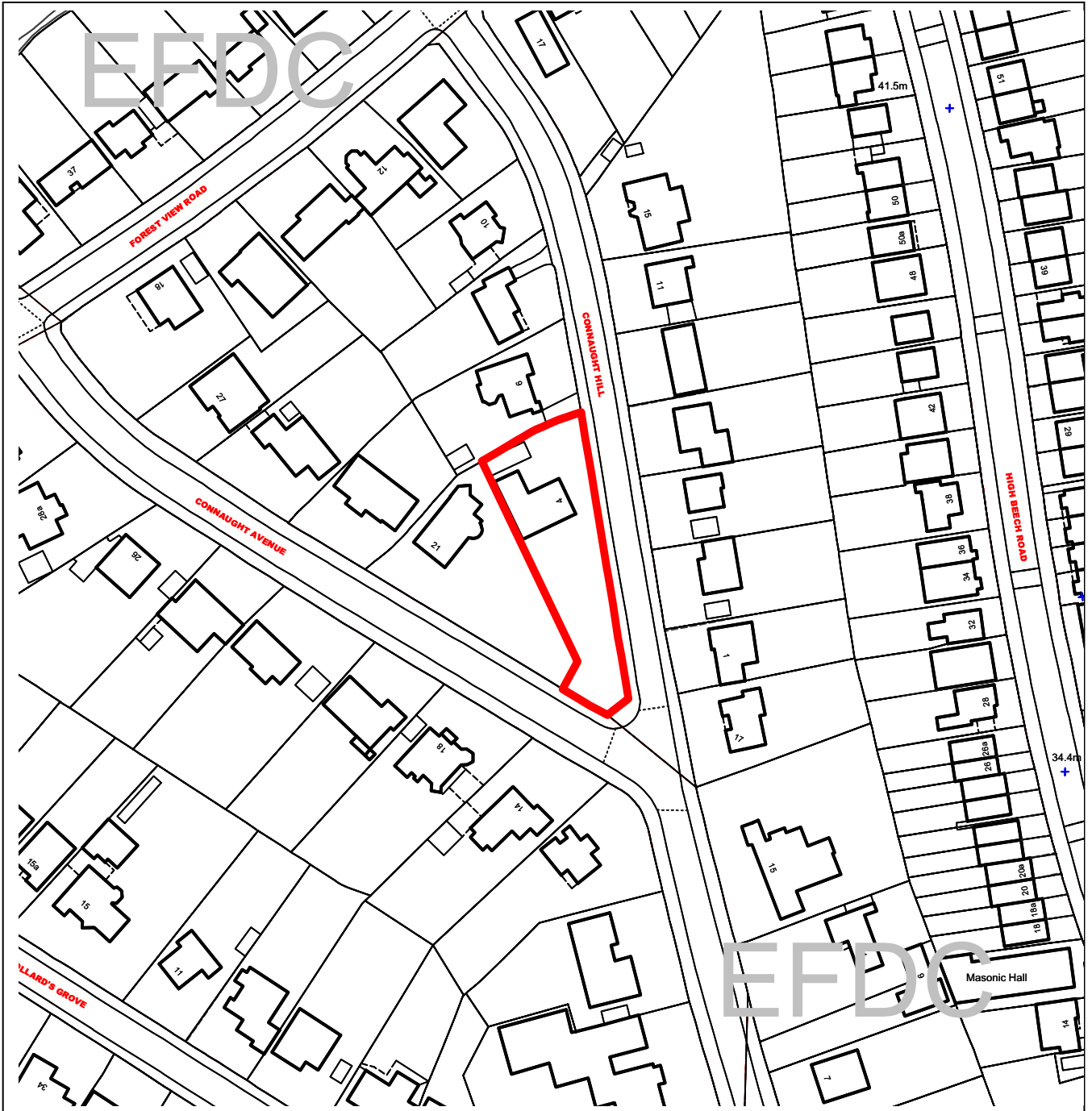
or if no direct contact can be made please email: contactplanning@eppingforestdc.gov.uk

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Epping Forest District Council

AGENDA ITEM NUMBER 4



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Application Number:	EPF/2565/14
Site Name:	4 Connaught Hill Loughton, IG10 4DU
Scale of Plot:	1/1250

Report Item No: 4

APPLICATION No:	EPF/2565/14
SITE ADDRESS:	4 Connaught Hill Loughton Essex IG10 4DU
PARISH:	Loughton
WARD:	Loughton Forest
APPLICANT:	Mr Jason Moody
DESCRIPTION OF PROPOSAL:	Single storey rear extension, loft conversion and hip to gable, new porch, garage conversion, rendering all house and replacement of all windows. Re-submission following withdrawn application and refused application EPF/2183/13.
RECOMMENDED DECISION:	Grant Permission (With Conditions)

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

http://planpub.eppingforestdc.gov.uk/NIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=570290

CONDITIONS

- 1 The development hereby permitted must be begun not later than the expiration of three years beginning with the date of this notice.
- 2 No 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.
- 3 If any tree, shrub or hedge shown to be retained in accordance with the approved plans and particulars is removed, uprooted or destroyed, or dies, or becomes severely damaged or diseased within 3 years of the completion of the development, another tree, shrub or hedge of the same size and species shall be planted within 3 months at the same place, unless the Local Planning Authority gives its written consent to any variation. If within a period of five years from the date of planting any replacement tree, shrub or hedge is removed, uprooted or destroyed, or dies or becomes seriously damaged or defective another tree, shrub or hedge of the same species and size as that originally planted shall, within 3 months, be planted at the same place.

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

Appendix A. (g)) and since it is for a type of development that cannot be determined by Officers if more than 5 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).)

This application was deferred at the last South planning sub committee on the grounds that an important photograph of the rear elevation was omitted from the previous presentation. There was also concern from an objector as to the accuracy of the received plans.

Description of Site

Connaught Hill is located within the built up area of Loughton. The existing building is a two storey detached property located within a relatively large plot. The surrounding area is formed of detached properties, many of which have previously been extended at single storey. No. 4 Connaught Hill is sited on significantly higher ground than the surrounding neighbours, particularly from the perspective of the neighbours opposite along Connaught Hill. The application site is not located within the boundaries of the Metropolitan Green Belt and it is not in a conservation area.

Description of proposal

The proposed development is for a single storey side extension, hip to gable roof extension, side dormer window, front dormer window and a garage conversion.

Relevant History

EPF/1221/89 - Details of two storey, 4 bedroom house and garage and additional garage – Approved

EPF/1698/13 - Single storey rear extension, hip to gable roof extension, front porch, single storey side extension to incorporate garage and rear dormer window in a loft conversion.- Withdrawn

EPF/2183/13 - Single storey rear extension, hip to gable roof extension, front porch, garage conversion and rear dormer window in a loft conversion. (Revised application to EPF/1698/13) – Refused

Policies Applied

CP2 – Protecting the Quality of the Rural and Built Environment

DBE10 – Design of Residential Extensions

DBE9 – Impact on amenity

ST6 – Vehicle parking

LL10 - Adequacy for the provision of landscape retention

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

11 Neighbours consulted

LOUGHTON RESIDENTS ASSOCIATION – OBJECTION – The roof alteration will give an unusual appearance to the street scene. It will appear overbearing, out of character with the street scene and cause overlooking. Concern also raised for the protection of trees on site.

21 CONNAUGHT AVENUE – OBJECTION – The extension is bulky and overbearing which will harm the street scene and the living conditions of neighbours. The rear dormer window will cause overlooking and loss of privacy to the neighbours.

7 CONNAUGHT HILL – OBJECTION – The extensions will appear bulky and overbearing. The dormer window is unsightly in the street scene. There will be overlooking into neighbouring dwellings. There is also concern for the protected trees on site and the appearance of the garage conversion.

5 CONNAUGHT HILL – OBJECTION – The development will harm the protected trees on site and stated that the plans are inaccurate.

UNSPECIFIED ADDRESS – OBJECTION – the development will be overbearing and cause harm to the character of the street scene. It will also harm the protected trees on the side boundary.

LOUGHTON TOWN COUNCIL – OBJECTION - Members expressed concern over the possible inaccuracy of the submitted plans as this was brought to their attention by the member of the public that addressed the meeting. Town Council also state that they are not being kept fully informed.

The Committee reiterated its comments previously made on applications EPF/1698/13 and EPF/2183/13 which were:

The Committee OBJECTED to this application owing to the bulky, overbearing, and out of scale scheme proposed for the site. Members were concerned this would visually impact on the streetscape and intrusively overlook neighbouring properties because of the gradients on the plot. It was therefore deemed contrary to Policy DBE 9 of Epping Forest District Council's adopted Local Plan & Alterations.

Concern was also expressed for the protection of the mature oak tree.

Clarifying comments on representations

There have been a number of comments from neighbouring residents with the contention that the existing plans submitted are inaccurate. Specifically, that the tree marked on the plan numbers: 1353/01, 02, 04 and 08 as 'Laurel' is in fact a 'Magnolia'. Through discussions with the Council's tree and landscape specialist, this may be the case. However, it is not relevant to the material planning considerations of this application given that this tree does not have protected status and in any event, its removal is not proposed by the applicant. The neighbour also contends that a prominent 'Laurel' is not shown on the plans behind the rear elevation of the existing property.

The neighbour further contends that a condition on the original planning consent for the dwelling (EPF/1221/89) after an Ombudsman investigation, enforces the retention or replanting of the trees and shrubs on the side boundary onto Connaught Hill. There is indeed a condition relating to the retention of these trees and shrubs, however this condition does not last in perpetuity, indeed only trees within five years of the consent shall be replanted and the applicant is under no obligation to

replant any trees which have been lost after five years of the consent being given. This is with the exception of the protected trees on site which have a higher level of protection.

A further comment was that heavy machinery would not be able to access the site without damage to the trees and shrubs on the side boundary. The applicant has revised an arboricultural root protection area to ensure that this can be carried out without harm.

Loughton Town Council state that they have not been consulted on a revised set of plans. However the revised plan is an arboricultural site plan which clarifies an extended root protection area for tree protection and does not alter the proposed development in any way. Therefore the Town Council are fully aware of what development is proposed here.

Issues and considerations

This is a revised application to EPF/2183/14 which was refused for the following reason:

By reason of the lack of required tree information provided by the applicant, it has not been demonstrated that the proposed development could be implemented without a detrimental impact on the large TPO oak tree in the rear garden. Therefore this proposal is contrary to policy LL10 - Adequacy for the provision of landscape retention and with the objectives of the National Planning Policy Framework.

The application is identical to this previously refused application; however the applicant has now submitted the required tree information.

The main issues to consider when assessing this application are the effects of the proposed development on the amenities of neighbours, the design of the development, parking provision and the potential harm to TPO trees.

Neighbouring Amenity

The single storey side extension is located 1.4m from the shared boundary with the neighbouring property of 21 Connaught Avenue. The extension is of a reasonable height and there is a significant distance from the proposed extension and no.21. As such it will cause no harm to their living conditions.

The side dormer window is orientated away from private areas close to the rear elevation of no.21 Connaught Avenue and rather is towards less private areas of the rear garden. It is acknowledged that dormer windows give more potential for overlooking into neighbouring land, however they are not unusual features in residential areas and in the context of this site, will not cause any harm to the living conditions of no.21.

The front dormer window will be adjacent to the highway on Connaught Hill. The road slopes down towards the neighbours on the opposite side of Connaught Hill, however these neighbours are over 20m away and therefore there is no potential for overlooking or loss of privacy. The hip to gable roof extension will not harm neighbouring living conditions.

The proposed porch is located some distance from any neighbours and is a very minor addition to the property.

In light of the above appraisal the proposal complies with policy DBE9 of the Adopted Local Plan and Alterations.

Design

The hip to gable roof extension is not an unusual feature within this residential context and will not appear overly prominent within the street scene. The side dormer window is of a conventional design that will respect the existing building and its setting. The front dormer window is relatively small and therefore will not appear overly prominent along Connaught Hill. The garage conversion involves the replacement of the garage doors for a ground floor window. This alteration is minor and respects the existing building and its setting. The porch is very small and is of a conventional design.

The design of the proposed developments respects the existing building and therefore complies with policies CP2 and DBE10 of the Adopted Local Plan and Alterations.

Parking provision

The proposal will cause the loss of parking provision in the garage. However the garage is no longer used by the applicant for the parking of cars and the driveway can accommodate two cars easily and therefore is compliant with the current highway standards for parking provision.

Therefore the proposal complies with ST6 of the Adopted Local Plan and Alterations.

Tree and landscape concerns

The submitted arboricultural report has demonstrated to the satisfaction of the Council's Tree and Landscape specialist that the development will not harm any of the protected trees on site in any way. Furthermore a revised plan from the arboriculturalist shows that the root protection area has been extended to include protection of the shrubs and plants which do not have a TPO on them but are attractive in the street scene nonetheless.

The landscape officer has asked for a condition relating to a detailed tree protection plan, a method statement, a schedule of works and a site monitoring schedule which is copied below:

Whilst the applicant has provided a tree report and / or an Arboricultural Method Statement, the above condition does need to be included in full, and new reports will need to be submitted for approval prior to commencement. This is because at this stage, all the applicant is required to do is to show that the development is feasible without a detrimental impact on trees. Following permission being granted the information that will be required to be submitted will include;

- o Tree protection plan to include the alignment of utility apparatus (including drainage and ground source heat pumps), and the site set up i.e. locations for site huts, temporary toilets, contractor parking, storage of materials, cement mixing etc. This information is not yet known.*
- o A detailed Arboricultural Method statement including a list of contact details for all relevant parties. This information is not yet known.*
- o Schedule of works to retained trees e.g. works required to facilitate demolition / construction activities. This information is not yet known.*
- o Arboricultural site monitoring schedule, A detailed schedule of visits is required.*

Concern has been raised from neighbours that the development may cause the loss of the attractive trees and shrubs on the boundary fronting onto Connaught Hill. Whilst the applicant has explicitly stated that they have no intention of removing this area of vegetation as part of the application, it is an attractive feature in the street scene and it is acknowledged that it softens the appearance of the dwelling given that it is sited in a high and prominent position. Therefore it is considered reasonable and necessary to impose a planning condition to ensure that all the trees and shrubs on the side boundary are retained or replanted if destroyed.

Conclusion

The proposed development is of a conventional design that respects the existing building and its setting, it will not cause any harm to the living conditions of the neighbouring properties and there will be no harm to protected trees on site. Therefore it is recommended that planning permission is granted.

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

***Planning Application Case Officer: James Rogers
Direct Line Telephone Number: 01992 564 371***

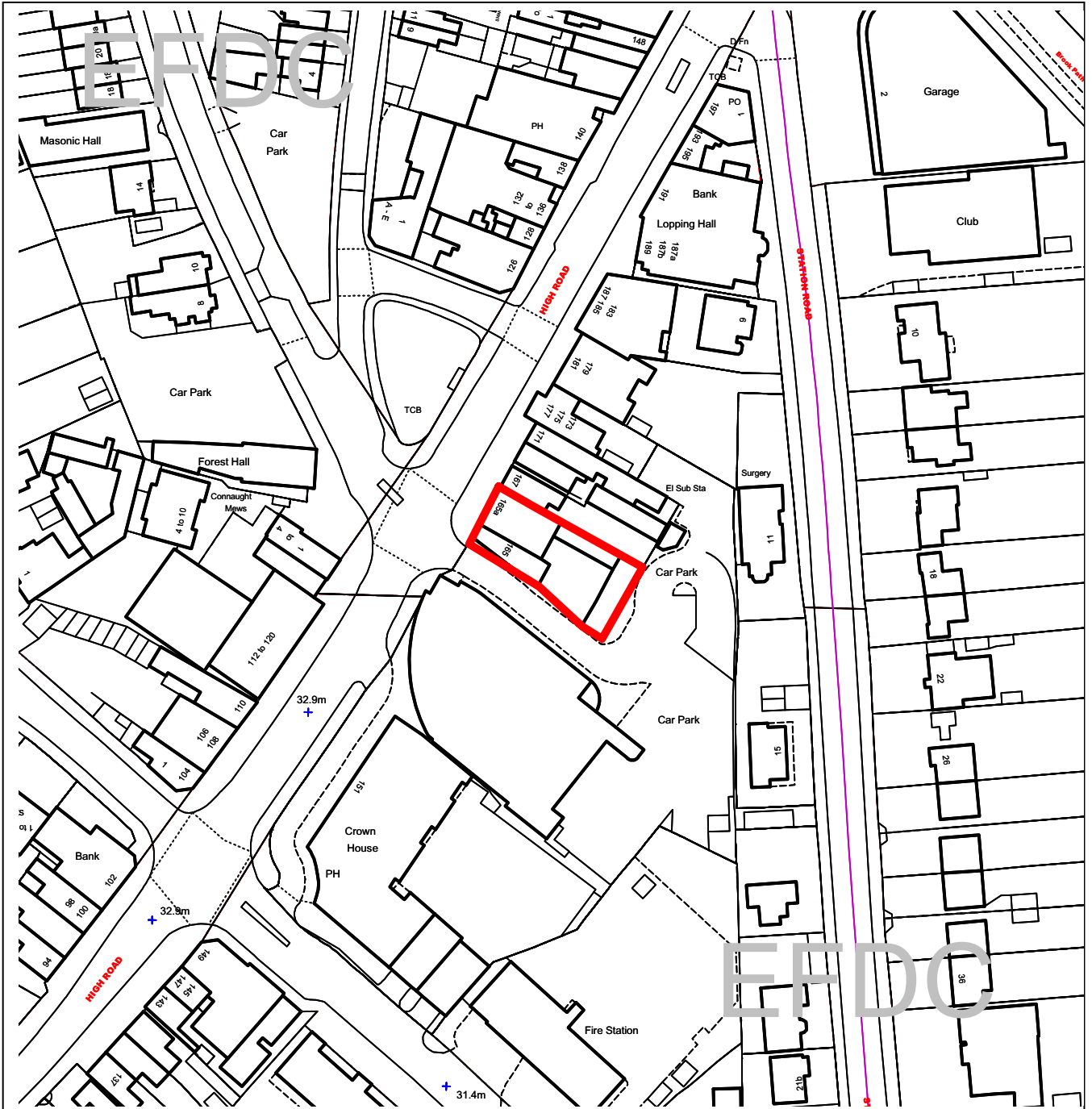
or if no direct contact can be made please email: contactplanning@eppingforestdc.gov.uk

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Epping Forest District Council

AGENDA ITEM NUMBER 5



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Application Number:	EPF/2600/14
Site Name:	Lawlors Property Services 165 High Road, Loughton, IG10 4LF
Scale of Plot:	1/1250

Report Item No: 5

APPLICATION No:	EPF/2600/14
SITE ADDRESS:	Lawlors Property Services 165 High Road Loughton Essex IG10 4LF
PARISH:	Loughton
WARD:	
APPLICANT:	Lawlors Estate Agents
DESCRIPTION OF PROPOSAL:	The demolition of an existing outbuilding and a small section of stairwell to the rear. The erection of a 5 storey building to the rear of the site to provide one commercial unit (Use Class A2) at ground floor and 12 flats (6 x 1 bedroom and 4 x 2 bedroom flats) on upper floors. The refurbishment and revitalisation of the existing building to the front of the property including the erection of an additional floor to provide 2 x 1 bedroom flats.
RECOMMENDED DECISION:	Grant Permission (With Conditions)

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

http://planpub.eppingforestdc.gov.uk/NIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=570475

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: 229-PL-01, 229-PL-02, 229-PL-03, 229-PL-04, 229-PL-05, 229-PL-06, 229-PL-07, 229-EX-01, 229-EX-02 and 229-EX-03
- 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.
- 4 No development shall take place, including any works of demolition, until a Construction Method Statement has been submitted to, and approved in writing by, the Local Planning Authority. The approved Statement shall be adhered to throughout the construction period. The Statement shall provide for:
 1. The parking of vehicles of site operatives and visitors
 2. Loading and unloading of plant and materials
 3. Storage of plant and materials used in constructing the development
 4. The erection and maintenance of security hoarding including decorative displays and facilities for public viewing, where appropriate
 5. Measures to control the emission of dust and dirt during construction, including

wheel washing.

6. A scheme for recycling/disposing of waste resulting from demolition and construction works.

- 5 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.

- 6 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.
- 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 All bedrooms within the new residential top floor of the existing building hereby approved shall be provided with sufficient double glazing and acoustically treated trickle ventilators, or other means of ventilation that will provide adequate ventilation with the windows closed, to ensure that the occupiers are provided with reasonable resting/sleeping conditions with reference to British Standard BS8233: 2014 - Guidance on Sound Insulation and Noise Reduction for buildings - Code of practice (or such other standard which may supersede it from time to time).
- 9 Details of the double glazing and acoustically treated trickle ventilators, or other means of ventilation, referred to in Condition No 8 shall be submitted to and agreed in writing by the Local Planning Authority and installed before any of the proposed residential development is occupied.

This application is before this Committee for the following reasons:

- 1. It is an application for residential development consisting of 5 dwellings or more (unless approval of reserved matters only) and is recommended for approval (Pursuant to The Constitution, Part Three: Planning Services – Delegation of Council functions, Schedule 1, Appendix A.(d))*
- 2. It is for a type of development that cannot be determined by Officers if more than two objections material to the planning merits of the proposal to be approved are received (Pursuant to The Constitution, Part Three: Planning Services – Delegation of Council functions, Schedule 1, Appendix A.(f).)*

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

Description of Site:

The proposal site occupies a prominent position on Loughton High Road opposite the entry point to High Beech Road, and an open area of public amenity space. The existing building is three storeys in height and forms the end of a row of properties. It is separated from the Marks and Spencer's development by the accessway to the parking at the rear of the store. An access point from the adjacent accessway provides entry to a rear yard area. A single storey structure straddles along the north east and south east boundaries of the site.

The site comprises office development and retail on the ground floor in the form of Lawlor's Estate Agents and Multiyork, a furniture store. The first floor is being used as office space, with the second floor in residential use, by way of four separate flats. The development is within the Key Retail Frontage of Loughton High Road as identified in the Proposals Map of the Adopted Local Plan and Alterations. The adjacent three storey building is in commercial use with office space above.

Description of Proposal:

The demolition of an existing outbuilding and a small section of stairwell to the rear. The erection of a 5 storey building to the rear of the site to provide one commercial unit (Use Class A2) at ground floor and 12 flats (6 x 1 bedroom and 4 x 2 bedroom flats) on upper floors. The refurbishment and revitalisation of the existing building to the front of the property including the erection of an additional floor to provide 2 x 1 bedroom flats.

Shops premises at ground floor and offices at the first floor of the existing building would be retained as would 4 studio flats at second floor. The proposed additional floor for the existing building would provide 2 one bedroom flats. The additional floor would be set in from its existing roof edges to provide a narrow terrace around it. This arrangement is similar to a proposal previously approved. Alterations to the exterior of the existing building would comprise the introduction of render to rationalise and update its appearance. The additional floor would have a mono-pitched roof gently rising from front to rear. Exterior walls would have timber style cladding.

The proposed five-storey building would be set 1.8m rear of the existing building with a link between the two buildings at the northern site boundary. The site as a whole would be completely built on. Access to the upper floors would be through gates securing the gap between the existing and proposed building. Access to the ground floor would be from the parking area to the rear.

The ground floor of the new building would provide commercial floorspace (Use Class A2) and would have a shopfront facing both the parking area and access road to it. The upper floors would provide a total of 12 flats, comprising of 8 one-bedroom flats and 4 two-bedroom flats.

Aside from balconies at 10 of the proposed flats in the development as a whole, no private amenity space would be provided for the dwellings. The existing 4 dwellings do not have any private amenity space.

No off-street parking provision would be made for the proposed dwellings and none exists for the existing dwellings. Similarly, no off-street parking provision is made for the proposed commercial floorspace. Five parking spaces are provided for one of the existing ground floor commercial units within the Mark's and Spencer's development. They are secured by a S106 agreement in favour of the freeholder of the building.

Relevant History:

- EPF/0221/11 Refurbishment and enlargement of existing building by way of a basement storage area, construction of one additional storey and erection of a four storey rear extension incorporating 5 parking spaces, extension to ground floor commercial units (12 additional flats) comprising 6 studio flats, 8 one bedroom flats and 2 three bedroom flats. - Refused. Subsequent appeal dismissed, solely on the basis that no contribution for education provision was offered.
- EPF/0708/12 Refurbishment and enlargement of existing building by way of basement storage area, construction of additional storey, and erection of a four storey rear extension incorporating 5 parking spaces, extension to ground floor commercial units (12 additional flats) comprising 6 studio flats, 8 one bedroom flats and 2 three bedroom flats. - Approved subject to a unilateral undertaking dealing with a contribution towards education provision. A sum of £3,955 was secured.
- EPF/2081/12 Minor material amendment to planning permission EPF/0708/12 comprising the removal of the rear parking spaces and replacing them with office space. In addition, bin store access moved to rear facade. - Approved subject to a unilateral undertaking dealing with a contribution towards education provision. A sum of £3,955 was secured.

Policies Applied:

CP1	Achieving Sustainable Development Objectives
CP2	Protecting the Quality of the Rural and Built Environment
CP3	New Development
CP4	Energy Conservation
CP5	Sustainable Building
CP6	Achieving Sustainable Urban Development Patterns
CP7	Urban Form and Quality
ST1	Location of Development
ST2	Accessibility of Development
ST4	Road Safety
ST6	Vehicle Parking
H2A	Previously Developed Land
H3A	Housing Density
H4A	Dwelling Mix
H6A	Site Thresholds for Affordable Housing
TC1	Town Centre Hierarchy
TC3	Town Centre Function
DBE1	Design of New Buildings
DBE2	Effect on Neighbouring Properties
DBE3	Design in Urban Areas
DBE8	Private Amenity Space
RP5A	Adverse Environmental Impacts
L1A	Planning Obligations

In addition to the above Local policies, the National Planning Policy Framework (NPPF) is relevant, as is the Essex County Council Parking Standards 2001

Consultation Carried Out and Summary of Representations Received

Number of neighbours consulted. 62

The application was also advertised on site and in the local press.
Responses received:

17 STATION ROAD Objection

The proposed building of a five storey building at this location is inappropriate for the following reasons. The plans include a number of flats with windows at the rear. Those windows will overlook my property, including an existing bedroom window and the garden, interfering with my privacy. The construction of a building of this height will interfere with my existing sight lines and will cause additional shadow over my property and garden. The plans will result in the provision of 14 additional flats in total, without providing any provision for additional parking, which will inevitably increase the amount of on-street parking, causing disruption to traffic flow, reducing available parking for visitors to existing residents and placing additional stress on an already congested traffic situation. The construction of a building of this height will disrupt the existing roof line of the High Road and change the character of the High Road. The proposed building of a five storey building at this location will cause a number disrupt the existing roof line of the High Road.

17A STATION ROAD Objection

I object to this development on a number of grounds.

- 1 Proposed development is not in keeping with the traditional high street shops next door.
- 2 The Five storey develop will significantly affect the parade of shops high street profile.
- 3 This is a significant change of use from commercial unit into a significant residential unit.
- 4 There appears to be no provision for any additional parking in what is a in effect now a residential unit with 12 Flats, with the loss of 10 exiting parking spaces.
- 5 My living environment will be disturbed significantly during the demolition and reconstruction of the proposed development.

20 STATION ROAD Objection

My house in Station Road is situated opposite the rear of the proposed development, facing the rear of the High Road parade of shops and Marks & Spencers. I wish to object on the following points:

At present, the height of the buildings along that part of old Loughton and towards Lopping Hall blend in together. The proposed new buildings are not in keeping with the street scene. I notice that the height on the High Road building would be kept to 4 storeys with the 5 storey building crammed in behind, where it would be noticeably prominent and unnecessarily near residential properties in Station Road. In addition, the current parking spaces for staff are to be removed, and no provision made for parking for the proposed 40 employees and residents of the flats, who are highly likely to be car owners. Nearby parking is already difficult without compounding the situation. A prominent development of this nature would also risk setting a precedent for more buildings of this type.

165 HIGH ROAD Objection

Having viewed the application on your website, we have serious concerns about the extra pressure this development would put on the already totally inadequate parking facilities in and around Loughton High Road. It appears that on completion of this project 14 1 & 2 bed flats would be created to replace the existing 4 bedsits and 19 extra employees are envisaged for the commercial units. This could potentially generate an additional 20 – 30 cars but no parking spaces are planned and the 6 existing car spaces would be replaced by cycle spaces.

Our employees struggle to park every day, as do many other people working at local companies. Although there are some parking spaces at Connaught House, the majority of our staff have to use Council car parks or unrestricted streets several roads away. The cost of parking in the local car parks is now exorbitant and parking restrictions on side roads are being increased all the time. Yet another development bringing in more cars will only heighten the problem.

167 HIGH ROAD Objection

I am the business owner of 167 & 183 High Road, Loughton, 1st & 2nd floor of both premises. I feel that the erection of this building will impact my business (teaching). During construction there will be significant noise and my ability to teach will be affected. Once the building is complete it would shut out natural light at the back of both premises and also be invasive of privacy. The building will be far too big to the rear of the property. The works undertaken will disturb my business as a beauty training academy and the noise during construction could put me out of business.

LOUGHTON RESIDENTS ASSOCIATION PLANS GROUP Objection

Loughton High Road is characterised by buildings of between one and four storeys high. Despite the efforts to ameliorate the height of the 5-storey rear extension, it would be clearly visible from the High Road because of the entrance road which runs between number 165 and the M&S building, which is significantly lower.

5 storeys would also loom very large over the residences in Station Road, where the gardens backing onto the High Road are very narrow front to back. The building would therefore be out of character with its surroundings. This if granted would set a most unfortunate precedent. We would be happy to see a four storey development throughout. Should planning permission be granted conditions are requested to mitigate the impact of construction work and improve pedestrian safety on the proposed pavement.

LOUGHTON TOWN COUNCIL Objection

The Committee liked the new design but OBJECTED to the addition of the fifth floor, which would set a precedent in the High Road and was considered an overdevelopment of the plot.

Members asked for a planning condition to prohibit occupants of those flats from being issued with residents parking permits, if such a scheme was brought into Loughton in the future, as no parking provision was being provided in the design.

Main Issues and Considerations:

Principle of Development and Main Issues:

The application site is part of the key frontage of Loughton Town Centre and is highly accessible by public transport. It is a very sustainable location for new commercial and residential development. There are no heritage assets within the vicinity of the site that could be affected by the proposal and the site is not in a conservation area. The proposal maintains the existing shop units at ground floor level and intensifies the business and residential use of the site. Having regard to the above planning history and its situation the principle of the development is acceptable.

The main issues raised by the proposal are the consequence for the character and appearance of the locality, consequences for neighbouring commercial uses, consequence for living conditions of neighbours, whether the proposal would provide an adequate standard of living conditions for the

occupants of the proposed flats and off-street parking provision. It is also necessary to consider whether there are any matters that can only be addressed in a planning obligation.

Character and Appearance:

The proposed design shows the front part of the development would achieve a more refined version of the development approved under planning permissions EPF/0708/12 and EPF/2081/12. This part of the proposal would relate at least as well to neighbouring buildings as the approved development.

The proposed new building at the rear of the application site would be taller and bulkier than existing buildings in the locality. However, it would be set rear of the enlarged building at the front of the site, some 16m away from the High Road. Consequently, main views of the building from the High Road would be through the access road to the Marks & Spencer car park. Visually, its siting would place it within the context of the enlarged building and modern Marks & Spencer building. The primary views of the site from the High Road, particularly views from the north, would be of the enlarged existing building. The additional height of the 5-storey building would therefore not appear excessively prominent within the street scene of the High Road.

The new building would appear prominent when seen from the car park to the rear and its upper floors would also be visible from Station Road. Existing buildings and trees fronting that road would obscure views of the lower floors. Furthermore, the distance separating it from Station Road, a minimum of 35m, would also mitigate its visual impact. It is therefore concluded that the building would also not appear excessively prominent when seen from Station Road.

The scale of the development as a whole would be appropriate in this context. It would not appear over-dominant in relation to neighbouring buildings and land and it is considered that it would complement the townscape.

Impact on neighbouring uses:

The proposal would not result in any change in the balance of retail and non-retail uses within the key frontage of Loughton Town Centre and would not result in any loss of shop units. Indeed, it would result in an increase in shop units within the Town Centre since the additional commercial floorspace would be for offices within Use Class A2. The development as a whole is not of a scale or siting that would have a harmful consequence for neighbouring commercial uses. Indeed, the provision of additional employment opportunities within the Town Centre is welcome.

The bulk and siting of the new building would not have a significantly greater impact on neighbouring buildings than the approved development. Outlook from neighbouring buildings would be affected but not to an excessively harmful degree. No harmful loss of light is likely to be caused.

The proposal would achieve an improved footway link from the High Road to the car park to the rear and would create a more active frontage at ground level alongside the access and car park elevations. Pedestrian movement would be freed up and the environment within the immediate vicinity of the building would be significantly improved.

The provision of additional new dwellings within the Town Centre is likely to assist its vitality and viability.

The new building would appear prominent when seen from the nos. 11 and 15 Station Road, the nearest buildings to the site on Station Road. However, a minimum distance of 20m would separate the building from the boundary with those properties. That distance is sufficient to avoid the building appearing excessively overbearing or give rise to any harmful degree of overlooking.

On the matter of impact on neighbouring uses, it is concluded no excessive harm would be caused to living conditions and the proposal is likely to improve the vitality and viability of Loughton Town Centre.

Living Conditions of Proposed Dwellings:

The proposed flats would provide a good standard of accommodation but would not include any significant private amenity space. That is acceptable in a town centre location. Access to the flats and refuse storage arrangements are acceptable.

Environmental Health Officers point out the new flats in the proposed addition to the existing building are likely to be exposed to occasional high levels of noise from neighbouring uses in the High Road. They suggest conditions for mitigating such exposure.

Parking:

The absence of any provision of off-street parking for the proposed flats and commercial floorspace is appropriate in this location, which is in a town centre well served by public transport. That principle has previously been accepted and there is no doubt that the Planning Inspectorate adheres to that view since it did not support a previous refusal of consent on the basis of inadequate parking provision. Moreover, that assessment is in accordance with the Vehicle Parking Standards.

It would not be possible to use a condition on any consent to prohibit residents of the development from seeking a residents parking permit in a possible future residents parking scheme as requested by the Town Council. The use of any mechanism to achieve that is unnecessary at present since no residents parking scheme exists and it would be unreasonable to exclude residents of this development from any future residents parking scheme.

Planning Obligations:

Previously Essex County Council sought a contribution for education provision. In connection with this application it advises its policy for seeking contributions for education has changed since the previous applications were decided and now has greater regard to the size of proposed dwellings. Since there are only 4 qualifying dwellings in this proposal the County Council advises it does not require any contribution in connection with this proposal.

The proposal is also for less new dwellings than the threshold number for securing affordable housing.

Conclusion:

The proposal complies with relevant planning policy and it is recommended that conditional planning permission be granted.

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

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

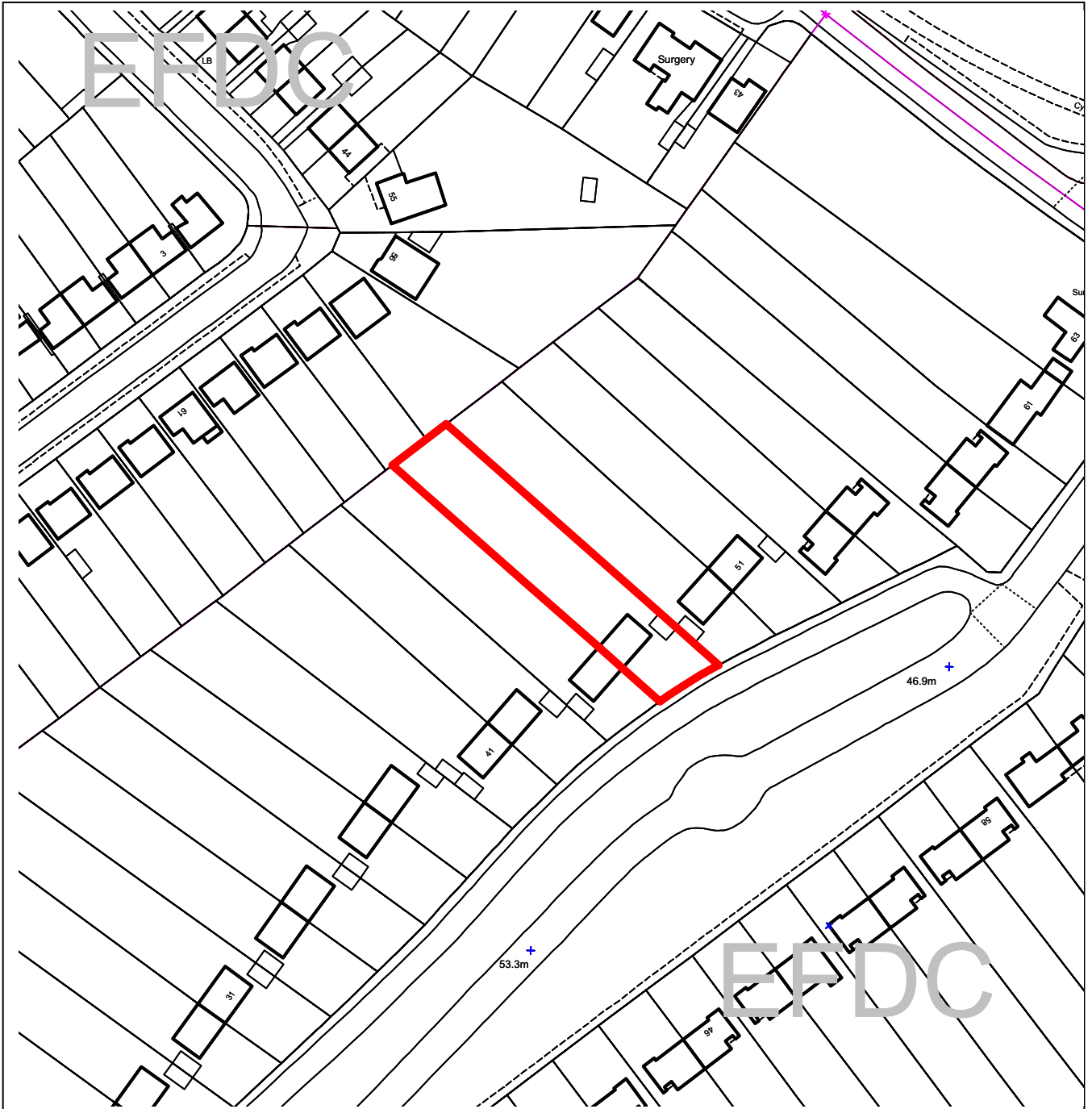
or if no direct contact can be made please email: contactplanning@eppingforestdc.gov.uk

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Epping Forest District Council

AGENDA ITEM NUMBER 6



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Application Number:	EPF/2851/14
Site Name:	47 Wellfields Loughton IG10 1PA
Scale of Plot:	1/1250

Report Item No: 6

APPLICATION No:	EPF/2851/14
SITE ADDRESS:	47 Wellfields Loughton Essex IG10 1PA
PARISH:	Loughton
WARD:	Loughton St Marys
APPLICANT:	Mr Jose Rubio
DESCRIPTION OF PROPOSAL:	Erection of a two storey side extension, part one and part two storey front extension including a porch and a rear ground floor extension.
RECOMMENDED DECISION:	Grant Permission (With Conditions)

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

http://planpub.eppingforestdc.gov.uk/NIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=571870

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 because the recommendation for approval is contrary to an objection from a local council which is material to the planning merits of the proposal, pursuant to the 'constitution, part three: planning directorate – delegation of council function, schedule 1, appendix A(f).

Description of Site:

Two storey semi dwelling in a staggered row of similar properties located in large plots on the north west side of Wellfields. The property is not listed nor does it lie in a conservation area.

Description of Proposal:

Erection of two storey side extension, part one and part two storey front extension including a porch, and a rear ground floor extension.

Relevant History:

EPF/618/01 – Approval granted for a rear conservatory which was subsequently built.

Policies Applied:

DBE9 – Loss of amenity
DBE10 - Residential extensions.

These two policies are compliant with the NPPF.

Summary of Representations:

LOUGHTON TOWN COUNCIL – Object – this is considered to be an overbearing development owing to the bulk and size of the proposed scheme, the impact of which would be accentuated by the slope of the land. The two storey side extension would also extend to within only 900mm of the neighbouring property. Members were concerned over the loss of light and amenity to the neighbour, downhill of the site at no. 49 Wellfields, and for possible infringement of the 45 degree rule.

Neighbours - 7 consulted and no replies received.

Issues and Considerations:

A two storey side extension is proposed but this extension will project 4m in front of the house at ground floor level, and 3m at first floor level. This part one and part two storey front extension will have a gabled roof over which is lower than the main ridge. In terms of its appearance this extension is acceptable and is similar to other two-storey front extensions approved and built at numbers 37 and 39 Wellfields.

Local Plan policy DBE10 requires, among other design criteria, a separation from neighbouring buildings to be a material consideration in respect of how an extension should appear relative to the existing building and the streetscene. In this case the side extension at both stories are set in by 0.9m and it is not considered to be a cramped form of development. In addition this particular street scene is composed of houses that are significantly staggered and well spaced out.

In terms of the effect on the amenity of the neighbouring no.49 this property is positioned on lower land as the town council point out. However these properties have garages and outbuildings to their side so the flank of no.47 will lie a considerable distance of 5.5m away from the proposed new flank of no.47. This means that the outlook and aspect of no.47 will not be significantly affected. The proposed extension will not breach a 45 degree line drawn from the nearest first floor window in no.49. However these houses do have 2 windows in their first floor flank walls one of which serves a bedroom - but because of the stagger of these properties this side facing bedroom window has a long front outlook over the road which will not be unduly disturbed.

The proposal includes the provision of a porch which has an acceptable design. Also proposed is a ground floor rear extension of a depth of 3m and which will replace an existing conservatory positioned on the side boundary with no.51. This 3m depth of extension will only have a small impact on the amenity and outlook of no. 45 – and no.45 also has a lean-to rear extension located next to the boundary with no.47.

Comments on representations received:-

These houses are located on wide plots, and because of this, and the reasons discussed above, the proposal is not overbearing to the neighbouring no. 49 Wellfields - and also it will not significantly affect the amenity and outlook to this neighbouring house. It is also noted that concerns from neighbours about the size and nature of the proposals have not been received.

Conclusions:

For the reasons outlined above the proposed extensions to this house are acceptable and it is recommended that conditional planning permission be granted.

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

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

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



Epping Forest District Council

AGENDA ITEM NUMBER 7



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Application Number:	EPF/2861/14
Site Name:	2 Rookwood Avenue Loughton IG10 2DG
Scale of Plot:	1/1250

Report Item No: 7

APPLICATION No:	EPF/2861/14
SITE ADDRESS:	2 Rookwood Avenue Loughton Essex IG10 2DG
PARISH:	Loughton
WARD:	Loughton Broadway
APPLICANT:	Mr John Doherty
DESCRIPTION OF PROPOSAL:	Part single, part two storey rear extension.
RECOMMENDED DECISION:	Grant Permission

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

http://planpub.eppingforestdc.gov.uk/NIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=571914

CONDITION

- 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

Rookwood Avenue is located within the built up area of Loughton. The existing building is a two storey detached property situated within a relatively large plot. The neighbours to the west are a row of terrace housing of a similar design. The neighbour to the immediate west (no.2a) has not been extended.

Description of proposal

The proposed development is for a part single, part two storey rear extension.

Relevant History

EPF/1296/05 - Two storey three bedroom detached dwelling. - Approved

Policies Applied:

CP2 – Protecting the Quality of the Rural and Built Environment
DBE10 – Design of residential extensions
DBE2 – Effects to Adjoining Properties

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

4 Neighbours consulted – No comments received.

LOUGHTON TOWN COUNCIL – OBJECTION – It was considered an overdevelopment and out of keeping with the Green Belt and open countryside it adjoins. Members were also concerned the works would impact on the amenities of neighbours at nos. 2A to 8 and the maisonettes numbered 10 to 16 Rookwood Avenue.

Issues and considerations

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

Neighbour Amenity

The first floor part of the extension will be 3m deep and set 4.4m from the shared boundary with no. 2A. A 45 degree line taken from the centre of the nearest first floor habitable room window of no.2A is not intercepted by the first floor element of the extension. Furthermore the gardens are long and allow open views across the rear of the site. Therefore the first floor element of the extension will not appear excessively overbearing or cause any other harm to the living conditions of the neighbours.

The single storey element is set 1m from the shared boundary with no.2A. Its projection beyond the rear elevation of this neighbour is approximately 6m. Although a relatively large projection, it maintains a gap of 2m from the side elevation of no. 2A and is of a reasonable height. Indeed, it will be set against the existing boundary treatment on the shared boundary, which acts as a screen for the majority of the extension. Therefore there will be no harm to their living conditions.

Design

The extension is of a conventional residential design which will not appear discordant with the character of the existing street scene. Furthermore it is at the rear of the property and therefore will not be visible from public areas of the street scene.

Comments on representations of Loughton Town Council

The application site is not located within the boundaries of the Metropolitan Green Belt, neither is it directly adjacent to the Green Belt. The Green Belt boundary is approximately 35m to the north of the site. Against the backdrop of the main rear elevation of the house and the surrounding built-up area, it will not be seen as a conspicuous development from the Green Belt and therefore is not contrary to policy GB7A.

The Town Council have raised concern regarding the potential harm to the neighbours 2A to 8 Rookwood Avenue. 2A is located directly adjacent to the site and therefore an assessment has been made above within this report as to the potential harm to these residents. However the other

dwellings (3 to 8) are beyond no.2a and far enough away to not cause undue harm to visual or residential amenity. It therefore conforms to Local Plan policies DBE2, 9 and 10 and the NPPF.

Loughton Town Council has also raised concern for the living conditions of 10 to 16 Rookwood Avenue which are maisonettes. Whilst part of their private garden area is to the rear of the application site, the buildings themselves are located approximately 40m west from the application site and therefore there will be no harm caused to their living conditions.

Conclusion

The proposal will not harm the living conditions of neighbours and the design is appropriate. 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:

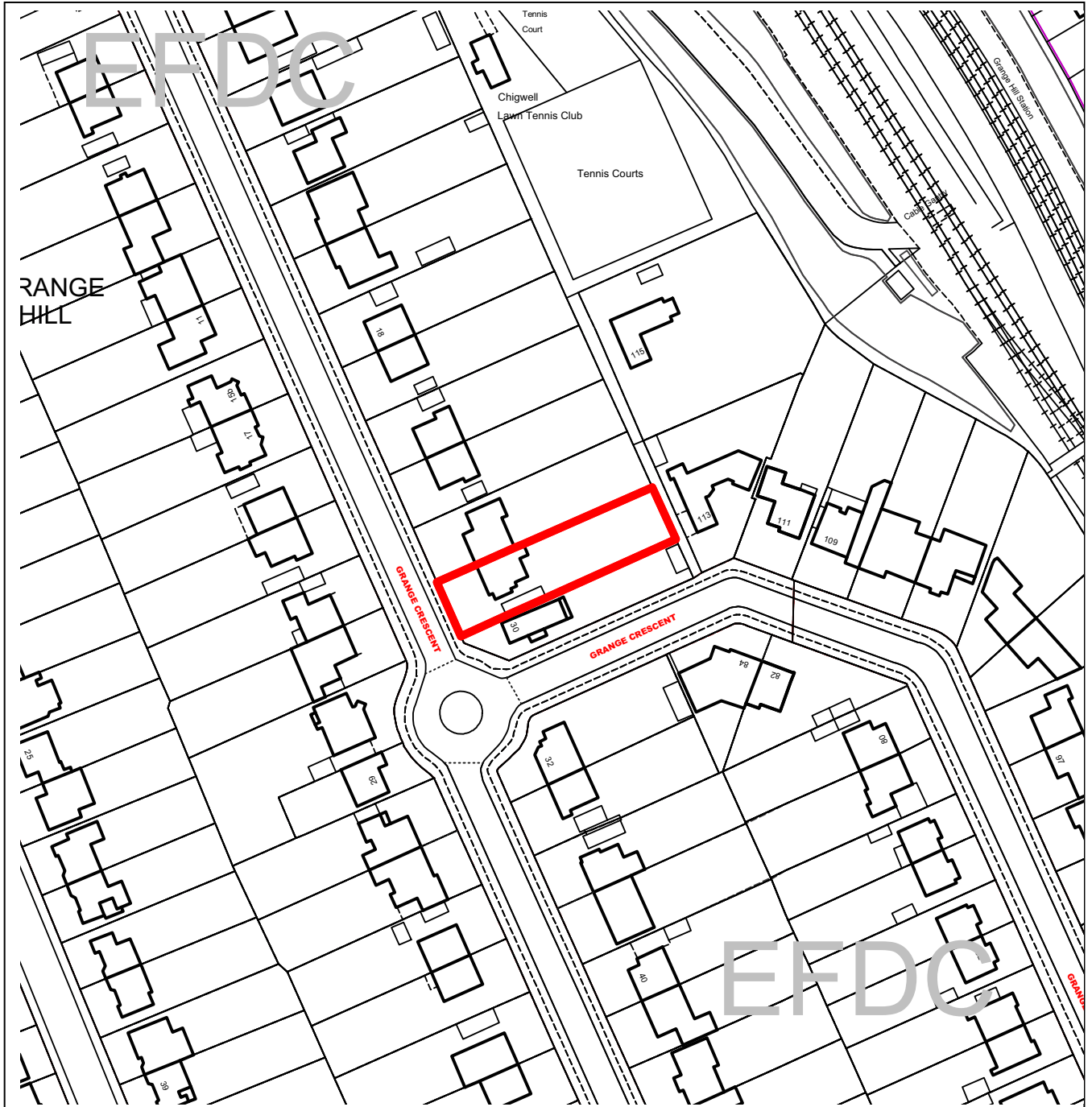
**Planning Application Case Officer: James Rogers
Direct Line Telephone Number: 01992 564 371**

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



Epping Forest District Council

AGENDA ITEM NUMBER 8



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Application Number:	EPF/2938/14
Site Name:	28 Grange Crescent Chigwell, IG7 5JB
Scale of Plot:	1/1250

Report Item No: 8

APPLICATION No:	EPF/2938/14
SITE ADDRESS:	28 Grange Crescent Chigwell Essex IG7 5JB
PARISH:	Chigwell
WARD:	Grange Hill
APPLICANT:	Mr Dalbir Kathuria
DESCRIPTION OF PROPOSAL:	Rendered blockwork shed in rear garden set next to southern side boundary and with a height to the ridge of its tiled roof of 4m.
RECOMMENDED DECISION:	Grant Permission (With Conditions)

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

http://planpub.eppingforestdc.gov.uk/NIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=572293

CONDITIONS & REASONS or REASON FOR REFUSAL

- 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 external finishes of the development hereby permitted shall be render to the walls and roofing tiles to match in material, colour, style, and texture those of the house.

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 property is a two-storey semi-detached house. The proposal relates to the rear garden of the application property. The application property is near a junction formed by Grange Crescent running off Manor Road and then forming a loop. This arrangement results in the rear boundary of the application property being shared with a side boundary of 113 Grange Crescent.

The property is within the built up area of Grange Hill and is not Listed nor in a Conservation Area.

In an adjoining rear garden, outside of the application site to the north, is a tree the subject of a Tree Preservation Order.

Description of Proposal:

The applicant seeks planning permission for an outbuilding in the rear garden. As the outbuilding would be within 2m of a boundary and also exceed a height of 2.5m, the proposed outbuilding would not meet the tolerances defining Permitted Development.

The outbuilding would be positioned in the bottom right hand corner of the rear garden when looking down the garden from the house (the corner further from the TPO tree in the adjoining garden to the north).

The outbuilding would be 6m wide by, including a veranda, 5m deep. The veranda would have a depth of 1m. The outbuilding would have a side gabled roof with a maximum height of 4m to the ridge and a height to the eaves of 2.3m.

The northern elevation of the outbuilding would contain a pair of glazed doors with a window set to both sides of the doors. None of the other elevations would contain any window or door.

External materials would consist of roofing tiles to match those of the house and rendered blockwork walls. The veranda would have a timber post to each side. The pair of doors and windows would be double glazed with uPVC frames.

Relevant History:

EPF/2431/10 - Two storey side extension and single and part two storey rear extension with rear dormers and front balcony. – Granted 14/01/2011

Policies Applied:

CP2	Quality of Rural and Built Environment
DBE1	Design of New Buildings
DBE2	Effect on Neighbouring Properties
DBE9	Loss of Amenity
LL10	Adequacy of Provision for Landscape Provision

NPPF

Summary of Representations:

6 Neighbouring properties have been notified.

CHIGWELL PARISH COUNCIL: Objects to this application because of the adverse impact this proposal would have on 113.

Trees and Landscaping: No objection.

Consultation Carried Out and Summary of Representations Received

Number of neighbours consulted. Six.

Site notice posted: No.

Responses received: None.

Main Issues and Considerations:

The issues that arise with this application are any potential adverse impact to neighbouring properties, impact to trees and general design.

Neighbouring amenity

The Parish Council has expressed concern that the outbuilding could have an adverse impact to the occupiers of no. 113. This is not supported by officers. The rear boundary of the application property is marked by a fence of vertical boarding some 1.8m in height between concrete posts that provides adequate screening. 113 Grange Crescent is orientated to the north-east such that no material loss of light would occur.

Impact to trees

The Tree & Landscaping team has commented that whilst there is a tree, the subject of a Tree Preservation Order in the neighbouring property, given the siting of the proposed shed, this tree is unlikely to be affected by development activities.

General design

The outbuilding would not be visible in the streetscene. Neighbouring properties may see the roof but the roof would be to a traditional design, being pitched and with a covering of tiles, and be in keeping with the character of the setting.

Conclusion:

Whilst the comment of Chigwell Parish Council has been noted, based on an overall assessment, including a site visit, Officers consider that impacts to neighbouring amenity are not to a significant degree required to justify refusal. Officers also consider that in design terms and in relation to tree matters the proposal is acceptable. Accordingly Officers recommend approval.

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

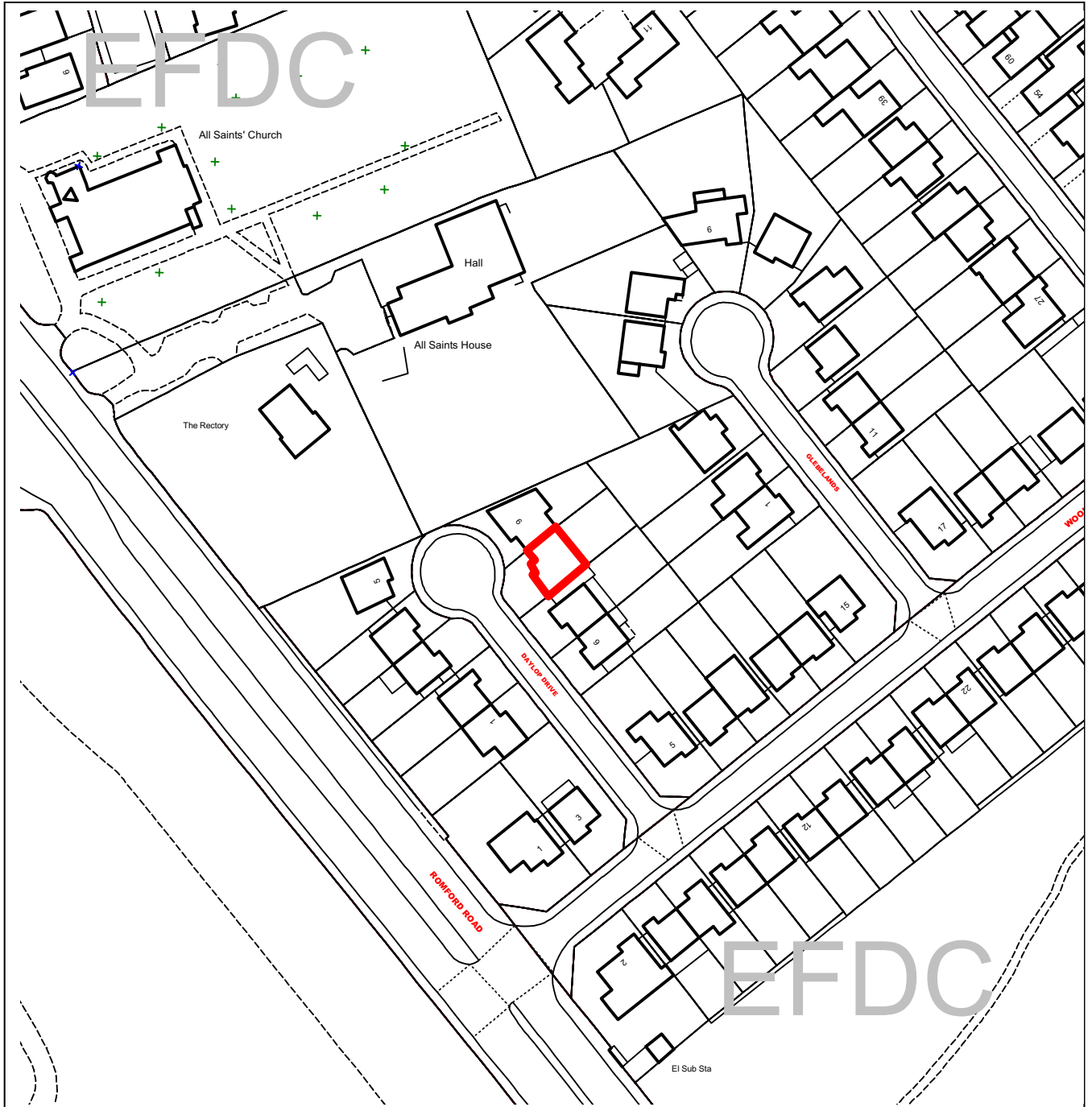
***Planning Application Case Officer: Jonathan Doe
Direct Line Telephone Number: 01992 564103***

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



Epping Forest District Council

AGENDA ITEM NUMBER 9



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Application Number:	EPF/2954/14
Site Name:	7 Daylop Drive Chigwell IG7 4QF
Scale of Plot:	1/1250

Report Item No: 9

APPLICATION No:	EPF/2954/14
SITE ADDRESS:	7 Daylop Drive Chigwell Essex IG7 4QF
PARISH:	Chigwell
WARD:	Chigwell Row
APPLICANT:	Mr Tony Troullis
DESCRIPTION OF PROPOSAL:	Retention of side extension roof including front porch
RECOMMENDED DECISION:	Grant Permission

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

http://planpub.eppingforestdc.gov.uk/NIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=572353

CONDITIONS

NONE

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 that of a two-storey semi-detached house at the end of a cul-de-sac. The site is within the built up area of Chigwell Row. The property is not Listed and is not in a Conservation Area. All Saints House, a locally listed building, is set to the north.

Ground levels rise to the north-west and fall to the south-east. As a result the house to the south-east, no. 8 (the properties are numbered consecutively), is at least one metre lower in level.

Description of Proposal:

Retention of side extension roof including front porch.

A pitched roof has replaced a flat roof to a single storey element of the house. The single storey element wraps around the front corner of the house such that the single storey part is to the side of the house and in front of part of the house. The flat roof had a height of 2.9m. The height to the ridge of the existing roof is 4.0m. The pitched roof has an angle of some 10 degrees.

Relevant History:

EPF/0087/75 - Single storey front and side extension. – Granted 10/04/1975

EPF/1660/14 - First floor side extension above an existing ground floor structure. Provision of pitched roof to existing front porch/garage structure – Refused 09/09/2014 because the proposed first floor element would project onto the side boundary and reduce the visual separation between this and its neighbouring house.

Policies Applied:

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

The above policies are consistent with the NPPF

Planning Practice Guidance – Ensuring effective enforcement (Updated 06 03 2014)

Summary of Representations:

7 Neighbouring properties have been notified.

3 DAYLOP DRIVE: Objects on the grounds that the construction should be 1m in from the boundary to stop creating a terrace effect; the extension has already been constructed without planning permission; and height of roof is being used to create a room beneath despite a neighbour requesting that the height of the roof be reduced.

2 DAYLOP DRIVE: Objects on the grounds that the construction should be 1m in from the boundary to stop creating a terrace effect; the extension has already been constructed without planning permission; and, height of roof is being used to create a room beneath despite a neighbour requesting that the height of the roof be reduced.

8 DAYLOP DRIVE: Object on the grounds that the side roof structure has completely blocked view and natural daylight to a stairway; necessitates constant use of lighting which increases carbon footprint and energy cost; the side roof extension appears bulky, out of place and may set a precedent; the roof structure changes the configuration in the area from semi-detached property to a terrace; property prices and Council tax banding may change for the worse; dialogue with owner of application property failed as height of roof is being used to create a room beneath.

CHIGWELL PARISH COUNCIL: Objects to this application because the proposed development is not set back at least one metre from the site boundary, thereby being contrary to recognised planning policy. The Council also wishes it to be noted that the unsanctioned development of the site has continued, and suggests Planning Enforcement should be engaged.

Issues and Considerations:

An important consideration is that the current application seeks planning permission for only an element of the work that has recently been undertaken at the property. Other work has been undertaken as Permitted Development. Action by the Planning Enforcement section has resulted in this application being made but, as referred to at paragraph 012 of Planning Practice Guidance regarding enforcement, such an application (i.e. a retrospective application) must be considered on its planning merits. The issues that arise with this application are the appearance in the street scene and any materially adverse impact to neighbouring properties.

Street scene

The roof the subject of this application is considered to have a good appearance. The materials, grey tiles, are the same as those covering the main roof. The sloping roof to the porch and side extension relates well to a sloping roof above a small front extension at no. 6. The change for

which planning permission is sought accords with a statement made in the Local Plan, at paragraph 15.14, to the effect that flat roofs are unattractive and uncharacteristic. At paragraph 15.65 it is stated that it is preferable for single storey extensions to have pitched roofs similar to the existing building where possible.

Neighbouring amenity

The alterations to the roof the subject of this application are set between the original application property house and no. 8. The neighbouring house appears to have a landing window facing the gable end that has been formed by the new roof to the side extension. This window is set at least 2m from the gable on the side boundary. However, this window faces north-west and would therefore never have received direct sunlight. This window would previously have looked across 2.5m of flat roof on no. 7's side of the boundary towards the first floor flank wall of the application property. The view would have been of a blank wall with a gable of the main roof set above.

Other matters

A number of other matters have been raised in letters of objection to the application but material planning considerations have been addressed above. Property values and other financial considerations are not in this case material planning considerations.

Conclusion:

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

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

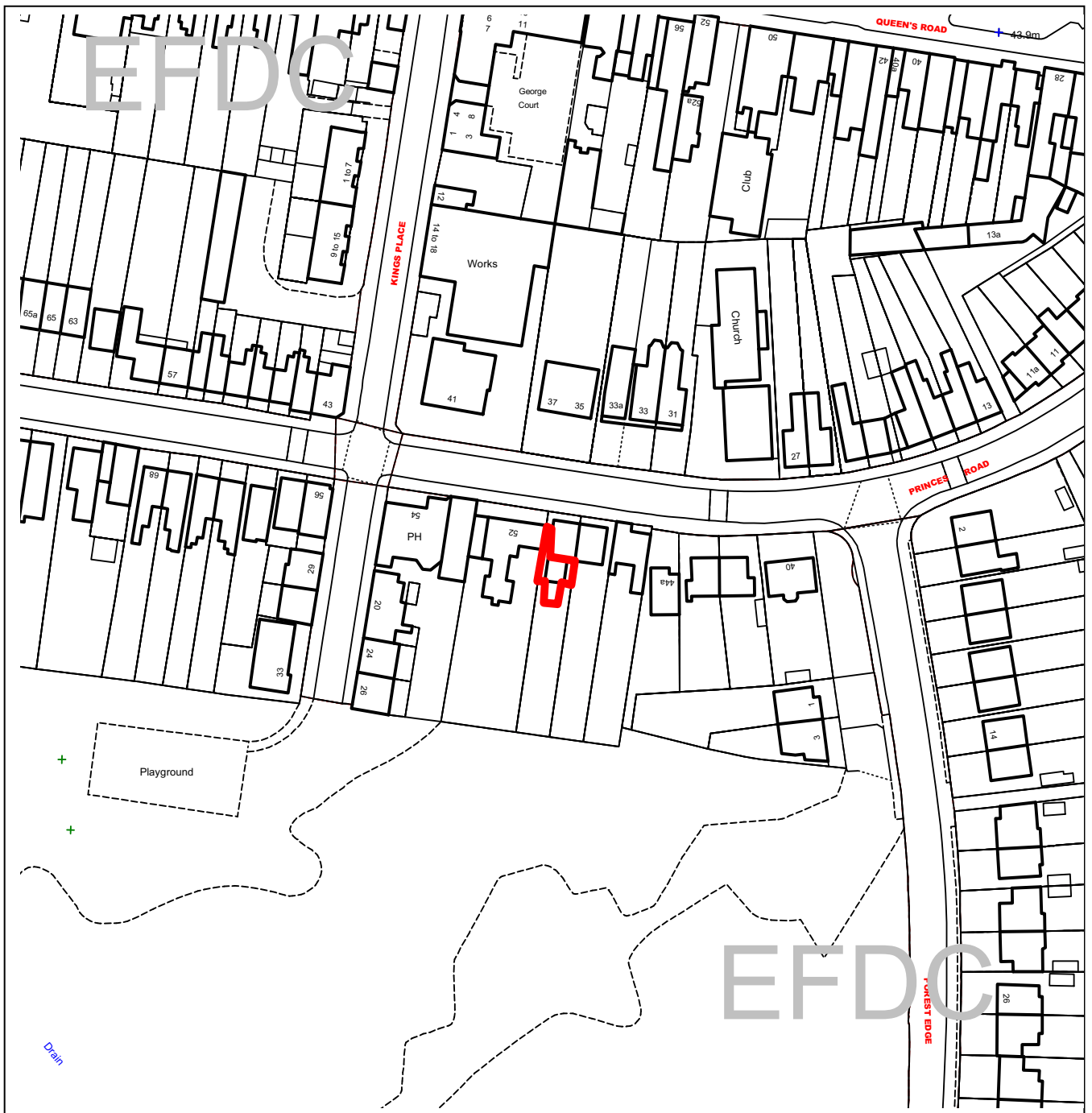
***Planning Application Case Officer: Jonathan Doe
Direct Line Telephone Number: 01992 564103***

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



Epping Forest District Council

AGENDA ITEM NUMBER 10



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Application Number:	EPF/2970/14
Site Name:	50 Princes Road, Buckhurst Hill IG9 5EE
Scale of Plot:	1/1250

Report Item No: 10

APPLICATION No:	EPF/2970/14
SITE ADDRESS:	50 Princes Road Buckhurst Hill Essex IG9 5EE
PARISH:	Buckhurst Hill
WARD:	Buckhurst Hill West
APPLICANT:	Mr Martin West
DESCRIPTION OF PROPOSAL:	Erection of ground floor rear extension
RECOMMENDED DECISION:	Grant Permission (With Conditions)

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

http://planpub.eppingforestdc.gov.uk/NIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=572402

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: A 06 03 Rev F; A 06 04 Rev F; A 06 02 Rev E; A 05 04 Rev A; A 05 06 Rev E; A 06 01 Rev A; A 05 07 Rev E; A 05 01 Rev A; A 05 03 Rev A; A 05 02 Rev A; A 05 05 Rev C.

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

Description of Site:

A two storey semi detached Victorian house located on the south side of Princes Road a few doors to the east of its junction with Kings Place. The property is not listed nor does it lie in a conservation area.

Description of Proposal:

Erection of a ground floor rear extension.

Relevant History:

EPF/0888/14 this application, proposing extensions to the house, was withdrawn after discussions with officers.

EPF/1428/14 proposing extensions to the house was refused - on grounds that the size and form of the rear extensions would detract from neighbour's amenity, and that the two storey side infill extension would remove the gap between Nos. 50 and 52 thus creating a cramped terracing effect.

EPF/2237/14 also proposed extensions at the rear including a part one and part two storey rear extension - but it excluded the previously proposed two storey infill extension. This application was refused on grounds that the first floor rear extension would detract from neighbours' amenity, and that the external materials to be used on the part one and part two storey rear extension would have been out of keeping with neighbouring properties.

Policies Applied:

DBE9 - Loss of amenity.
DBE9 – Residential extensions.

The above two policies are compliant with the NPPF.

Summary of Representations:

BUCKHURST PARISH COUNCIL – no objections.

Neighbours – 3 consulted and two replies received:-

48, and 50, PRINCES ROAD – a joint objection from both neighbours – we recognise that a significant amount of progress has been made since the last application – but we still oppose this application on the following grounds 1) the documents carry a lot of errors e.g. why are there first floor plans when there are no revisions on that floor, and there is contradiction over external finishes e.g. matching materials are quoted to be used but then this is contradicted by use of timber cladding and Welsh slate. 2) The infill extensions, while now only at ground level, still create a terracing effect and should be reduced in length. 3) If these terracing effect extensions are approved the wheelie bin access to the front area will be blocked, and they will seriously affect access to the basement area in no.50 which must be a health and safety issue. 4) The ground floor rear extension should be reduced in size, and 5) flat roofs are out of keeping with the rest of the buildings and their Victorian character.

BUCKHURST HILL RESIDENTS ASSOCIATION – object – this is the third application and whilst the first floor extension has been deleted, the extension of the proposed ground floor still has an impact on the neighbouring properties. Although the extension is to be a mixture of brickwork and rendered surfaces the drawings still refer to Welsh slate and cladding. Small amendments could make this application acceptable.

Issues and Considerations:

The principal reason for refusing the last application EPF/2237/14 related to the unneighbourly effect the first floor rear extension would have on neighbours. This first floor rear extension has now been omitted from the current application.

In addition when this last application EPF/2237/14 was submitted to Committee the report stated that the size and depth of the proposed ground floor extensions were acceptable – and these same extensions are now applied for in this current application.

The property is a Victorian semi detached house including a 2 storey rear section of 3.6m in depth which was built before 1948 and hence forms part of the original dwelling for planning purposes. This 2 storey rear section is located in a central position in the rear garden area 1.9m away from

the side boundary with the attached neighbour at number 48, and 1.5 m away from the side boundary with the neighbour at number 52 – this 1.5m gap forms part of a side passage way that goes along the side of the house. In the last 20 years or so a ground floor rear extension has been added to the two storey rear extension, and it projects 5.6 m into the rear garden. Most of this ground floor addition is given over to a conservatory.

The proposed rear extension has 3 components. One section is the ground floor infilling of the side passageway next to the boundary with no.52. Most of this side extension is permitted development but the rearmost 0.9m section of it projects beyond the rear line of the original dwelling and hence requires permission. This rear/side extension would be 2.8m in height and it would be sited on land that is 0.4/0.5m lower than the ground level of no.52. Much of the side boundary with no.52 comprises a 2.1m high wall and the plans show this wall to be retained. Taking these factors into account the impact on the outlook and amenity of the neighbour at number 52 is limited, and would not warrant a refusal of permission.

The second component is a 4.5m depth rear 'infill' extension next to the boundary with no.48, and to be built in half of the light well area between the 2 storey rear additions, or outriggers, typical of Victorian houses. The height of the extension is again 2.8m and currently a 1.8m high wall, with trellis on top, stands on this boundary. The plans show the extension being built on part of this wall. The proposed extension will reduce some of the light received by the recessed ground floor window at the back of the light well in number 48 – but light to this window is very curtailed at the moment due to the 2 storey additions to these houses. No.48 also has a rear conservatory 1.7m from the common boundary and the proposed 'infill' extension will reduce some outlook from this conservatory. However this reduction in light and outlook to number 48 will not be at a significant level. A 3m extension could be built in this position as permitted development, and in the light of Government's encouragement for householders to be able to build extensions of between 3m and 6m in depth as permitted development - via the recently introduced prior notification procedure – a rear extension of 4.5m in depth is not regarded as excessive.

The third component is the rebuilding of the existing conservatory rear addition with a brickwork extension, including lengthening it by 0.6m, widening it by 0.4m, and raising its height slightly to 2.8m . This rebuilt extension would stand 1.5m from either side boundary, and its very modest increase in size would have a small effect on the amenity and outlook of both neighbouring properties.

Comments received from neighbours also refer to inconsistencies about the external finishes to be employed on the proposed rear extension. These have now been clarified on amended plans. The most rearward 'rebuilt conservatory extension' will be faced with matching brickwork, and the exposed section of walls to the side infill extensions will be rendered white. These materials are more in keeping than the Welsh slate and timber cladding previously referred to.

Comments on representations received

The most important concerns have been addressed above. The points raised about blocking of wheelie bin access, and safe access to the basement are not material planning issues, although it is noted that wheelie bins are currently housed in the front area. Flat roofs are generally acceptable on ground floor rear extensions as opposed to the more conspicuous two storey rear extensions, and a flat roof can also reduce the bulk of extensions when viewed from neighbouring properties.

Conclusions.

The revised application has addressed the previous reasons for refusal, in particular by removing the unneighbourly first floor rear extension, and also using more acceptable external materials.

The proposed ground floor rear additions do not have a material impact on the amenity and outlook of neighbours, and conditional planning permission is therefore recommended.

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