

AREA PLANS SUB-COMMITTEE SOUTH

29 April 2015

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Epping Forest District Council

AGENDA ITEM NUMBER 1



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Application Number:	EPF/0193/15
Site Name:	23 Church Hill Loughton, IG10 1QP
Scale of Plot:	1/1250

Report Item No: 1

APPLICATION No:	EPF/0193/15
SITE ADDRESS:	23 Church Hill Loughton Essex IG10 1QP
PARISH:	Loughton
WARD:	Loughton St Marys
APPLICANT:	Mr Andrew Goldstein
DESCRIPTION OF PROPOSAL:	Front garden wall and railings across part of front boundary.
RECOMMENDED DECISION:	Grant Permission (With Conditions)

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

http://planpub.eppingforestdc.gov.uk/NIM_websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=573425

CONDITIONS

- 1 The development hereby permitted must be begun not later than the expiration of three years beginning with the date of this notice.
- 2 Details of a replacement hedge, including species and density, to be planted behind the enclosure hereby approved shall be submitted to and approved by the local planning authority before any works commence on site. The approved details shall be implemented on site in full within the first planting season following the substantial completion of the development hereby approved.
- 3 The railings hereby approved shall be painted black.

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

Description of Site:

Two storey detached dwelling lying on the south east side of Church Hill. The property is not listed nor does it lie in a conservation area.

Description of Proposal:

Erection of garden wall and railings across part of front boundary.

Relevant History:

None.

Policies Applied:

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

These two policies are compliant with the NPPF.

Summary of Representations:

LOUGHTON TOWN COUNCIL – object to the railings and removal of the front hedge, which it considered would be detrimental to the street scene, as the road consists mostly of green hedges and low walls.

LOUGHTON RESIDENTS ASSOCIATION PLANS GROUP - object as wall and railings would be out of keeping with its surroundings. The existing hedge next to the pavement extends across half the frontage of the property. In this stretch of Church Hill there are hedges and low walls at the front of the properties, giving a pleasant green aspect, but there are no railings of any kind. We would not object to a low wall with suitable planting behind it to maintain the green aspect. If the Council nevertheless is minded to approve this application we ask for a condition requiring planting of suitable shrubs in the area shown as a 'new flower bed of shrubs'.

NEIGHBOURS - 9 consulted and no replies received.

ESSEX COUNTY COUNCIL HIGHWAYS – no comments as the proposal is not contrary to the Highway Authority's Development Plan Management Policies.

Issues and Considerations:

The property has a frontage width of 10.4m half of which consists of a hedge with the other half being open. To replace the hedge this application seeks approval for the erection of a 0.6m high plinth wall with 3 brick piers rising to 1.45m and the insertion of railings on top of the plinth wall to a height of 1.4m. The applicant states that the hedge is dying - in any event planning consent is not required for the removal of the hedge.

The submitted plans show a flower bed and shrubs to be planted behind the new wall and railings, and the applicant has stated that he is happy to plant a replacement hedge in this position.

Given that the plinth wall will be just 0.6m high it is quite feasible to plant a hedge or similar that will be seen through the railings so as to retain the green character of frontages in this section of Church Hill. To this end a condition is proposed requiring species and density of this planting to be submitted and approved before any works commence, and these details will be assessed by the Council's Trees and Landscape section.

Comments on representations received:-

The concerns of the town council and LRA Plans Group about loss of greenery are shared to some degree. However, there is no control over the householder removing the existing 5.2 length of hedge which he states is dying. The design of the proposed wall and railings is both low and open in nature, and this design will mean that a new hedge behind this new enclosure will be in view, it will soften the appearance of the new enclosure, and it will retain a green aspect to the frontage.

Conclusions:

For the reasons set out above it is recommended that planning permission be granted subject to conditions.

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

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

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



Epping Forest District Council

AGENDA ITEM NUMBER 2



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Application Number:	EPF/2874/14
Site Name:	Woodbury Homes, 25A York Hill Loughton, IG10 1RL
Scale of Plot:	1/1250

Report Item No: 2

APPLICATION No:	EPF/2874/14
SITE ADDRESS:	Woodbury Homes 25A York Hill Loughton Essex IG10 1RL
PARISH:	Loughton
WARD:	Loughton St Johns
APPLICANT:	Mr Stuart Linney
DESCRIPTION OF PROPOSAL:	Retention of air conditioning unit with screen on roof.
RECOMMENDED DECISION:	Grant Permission (With Conditions)

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

http://planpub.eppingforestdc.gov.uk/NIM_websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=571974

CONDITIONS

- 1 The development hereby permitted will be retained strictly in accordance with the approved drawings nos: Site location plan 06 01 15 SH.R1
- 2 The visual barrier as shown on approved plan 06 01 15 WH.R1 shall be retained for as long as the air conditioning unit is in place.
- 3 Operation of the air conditioning unit hereby approved must cease during any period that the rating level of noise (as defined by BS4142:2014) emitted from the air conditioning unit exceeds the prevailing background noise level. The measurement position and assessment shall be made according to BS4142:2014.

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

Description of Site:

The application site comprises a flat roofed single storey building, occupied by an estate agent.

The site is located on the corner of Queens Road and York Hill, Loughton. It is located adjacent to a pair of early 19th-century, semi detached dwellings, (21 and 19, York Hill) that are both locally listed. There are several historic buildings in the vicinity, namely 15, York Hill (locally listed) and 34 and 36, York Hill (Grade II Listed). The site also lies within the boundary of the York Hill Conservation Area.

Description of Proposal:

Retention of air conditioning unit, with screen, on roof.

This application seeks retrospective planning permission for the installation of an air conditioning unit on the roof of the building.

The unit is positioned adjacent to the rear wall of the building and centrally along the rear wall.

Relevant History:

EPF/0319/14 - Air conditioning unit fitted to roof. – Refused 10/04/2014

Reason for refusal:

“The air conditioning unit is very conspicuous, particularly impacting on the setting of neighbouring Grade II listed buildings 34 and 36 York Hill and is visually intrusive within the York Hill Conservation Area, contrary to policies HC6, HC7 and HC12 of the adopted Local Plan and Alterations, which accord with the policies of the National Planning Policy Framework.”

Policies Applied:

DBE1 – Design of new Buildings
HC6 & HC7 – Development in Conservation Areas
HC12 – Setting of a Listed Building
HC13A – Local List of Buildings

NPPF

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

Summary of Representations:

4 Neighbouring properties have been notified.
Site notice posted: 29/01/2015

1 QUEENS ROAD: Object on the grounds that the levels of noise generated by the heating/air conditioning unit, which is now only some three feet from our boundary, in direct line of sight of our deck/patio, are unacceptable. We share a rear boundary with 25a York Hill. When in operation, which appears to be throughout business hours, including Saturday, regardless of whether the weather is hot or cold, a constant drone can be heard at our patio and deck areas, which will undoubtedly and adversely affect our quiet enjoyment of our garden once the weather improves. We would be open to receiving suggestions as to how this nuisance might be mitigated. Efforts made to screen the unit from view are acceptable.

LOUGHTON TOWN COUNCIL: The Committee considered the plans did not provide adequate information on the dimension of the screen or impact of the air conditioning unit (already installed), as the plot was within the York Hill Conservation Area and at a gateway location. There was also no sight of the advice given by the District Conservation Officer in the accompanying application documentation.

Issues and Considerations:

Action by the 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 in the normal way. The issues that arise with this application are the appearance in the street scene and any materially adverse impact to neighbouring properties, in particular from noise.

Street scene

Discussions with officers for the retention of the unit in its original position have led to the current scheme in which the unit has been repositioned and well screened from views down York Hill and Staples Road. The unit is no longer a prominent feature on the flat roof of the property so it does not have a detrimental impact on the appearance of this part of the conservation area. The conservation team has no objection to the retention of the air conditioning unit in its current position.

Neighbouring amenity

The comments from the occupiers of 1 Queens Road are noted. However, the application property has a long standing commercial use and noise disturbance did not form a reason for refusal to the previous application. Environmental Health (Noise) advise no noise complaint has been received. A condition regarding noise is recommended requiring cessation of the operation of the unit when noise emitted from it exceeds the prevailing background noise level.

Conclusion:

Officers consider that in design terms the proposal is acceptable and that impacts to neighbouring amenity are not so great as to justify refusal.

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 3



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Application Number:	EPF/0037/15
Site Name:	2 Norlands, Chigwell Park Chigwell, IG7 5BE
Scale of Plot:	1/1250

Report Item No: 3

APPLICATION No:	EPF/0037/15
SITE ADDRESS:	2 Norlands Chigwell Park Chigwell Essex IG7 5BE
PARISH:	Chigwell
WARD:	Chigwell Village
APPLICANT:	Mr Sivanesan Subramaniam
DESCRIPTION OF PROPOSAL:	Erection of new 1.6m electric gate and painted black steel railings to front wall. (Resubmission following refusal of EPF/1638/14)
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=572918

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 railings and gates hereby approved shall be painted black.

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 services – delegation of council function, schedule 1, appendix A(g)).

Description of Site:

Two storey detached dwelling lying some 40m from the junction of Chigwell Park with the High Road. The property is not listed nor does it lie in a conservation area.

Description of Proposal:

Erection of new electric gate at front of the site together with installation of painted black railings on top of existing front boundary wall.

Relevant History:

EPF/0763/10 - refusal of an application to retain gates and railings. Enforcement notice served and railings and gates removed.

EPF/1638/14 – refusal of an application to erect gates and railings – see below.

Policies Applied:

DBE9 – Loss of amenity

DBE1 - Design of new buildings.

These two policies are compliant with the NPPF.

Summary of Representations:

CHIGWELL PARISH COUNCIL – Strongly object – it is of a poor design and out of keeping with the street scene. Concern was also expressed about the materials used and the height of the wall.

Neighbours - 9 consulted and 4 replies received:-

3, CHIGWELL PARK – object – there is a history of applications for gates and railings to the front of this house. EPF/763/10 refused permission for the retention of gates and railings on grounds of an inappropriate design and height which detracted from the street scene. An enforcement notice was then served which required the removal of the structures - or their reduction in height to 1 metre, and the structures were eventually removed. EPF/1638/14 proposing 1.8m high gates and railings was also refused – on grounds that their height, together with the significant width of frontage, would be dominant and unattractive. This is the first house you see when entering this 'Chigwell Park Estate'

CHIGWELL RESIDENTS ASSOCIATION - object – on very similar grounds to those set out from no. 3 Chigwell Park above.

FARM VIEW, 4, CHIGWELL PARK – object - the proposal would be out of keeping with other properties and would detract from visual amenity in the street scene. The proposal is therefore contrary to policies DBE1 and DBE9.

197, HIGH ROAD – object – there is literally no set back from the pavement to the proposed electric gate. The proposal would be entirely out of keeping with the character of existing properties in this presently tree lined and unspoilt road. It would set an undesirable precedent. A previous enclosure was erected without planning permission and only removed following a court order. This 'bear cage enclosure' would spoil this beautiful road and would be similar to changes in other roads eg Forest Lane etc but currently Chigwell Park retains its residential character.

Issues and Considerations:

The property has a relatively wide frontage of 21m. Currently a 0.95m wall, with brick piers of 1.3m in height, runs along the frontage with the exception of a 7m opening for vehicular access. It is proposed to place curved railings on top of this wall and the railings will increase the height of the enclosure to between 1.3m and 1.6m. It is also proposed to erect electric gates across the opening providing vehicular access. These gates will be of the same railing design as proposed on the rest of the frontage and they will also have a curved profile with a height between 1.3m and 1.6m.

Last year EPF/1638/14, also proposing railings and gates, was refused planning permission. Although it also proposed a curved railing profile the height of the railings and gates would have reached 1.8m and this height, together with the wide frontage, was regarded as being out of keeping with the mainly low frontages in the road, and would have been detrimental to visual amenity in the street scene. A way forward offered on this previous application was to reduce the height of the railings to a maximum of 1.6m, and the current application has followed this 'way forward' advice.

Although the strong concerns of neighbours and the Parish Council are acknowledged, the proposed railings and gates, of a height between 1.3 and 1.6m , are not excessive and can be seen to form a reasonable compromise between the security concerns of the applicants set against the need to safeguard the visual character of this road. In addition the railings and gates are not a solid structure and they allow views through to the front garden of the property. Their curved profile also improves their appearance.

Comments on representations received:-

Some of the comments received have been addressed above. Two respondents refer to an enforcement notice served on a previous owner of the property, which required unauthorised front gates and railings to be removed, *or reduced to 1m in height*. This reference to 1m in height does not mean that any enclosure above 1m is unacceptable – rather the notice was specifying remedial steps the owner could take to reduce the height of the enclosure to the lawful permitted development tolerance of 1m in height.

Another concern relates to the position of the proposed electric gate adjoining the back edge of the footpath. Like many side streets Chigwell Park is not a classified road, and gates positioned next to the back edge of footpath is the normal position. However, had the property been located on a busier classified route, such as the nearby High Road, then gates would need to be recessed to a point 6m away from the edge of the carriageway.

Conclusions:

The curved profile of the railings and gates, of a height between 1.3 and 1.6m, represents an appropriate form of enclosure. For this reason, and those set out in the report above, it is recommended that planning permission be granted subject to conditions, including one that the railings and gates be painted black.

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 4



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Application Number:	EPF/0063/15
Site Name:	162A Queens Road Buckhurst Hill, IG9 5BD
Scale of Plot:	1/1250

Report Item No: 4

APPLICATION No:	EPF/0063/15
SITE ADDRESS:	162A Queens Road Buckhurst Hill Essex IG9 5BD
PARISH:	Buckhurst Hill
WARD:	Buckhurst Hill West
APPLICANT:	Mrs Fleur Conway
DESCRIPTION OF PROPOSAL:	Proposed loft conversion with rear dormer to existing flat
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=573133

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(g)).

Description of Site:

First floor flat above a shop in a terrace of three similar properties located in a local shopping centre in the western section of Queens Road. The property is not listed nor does it lie in a conservation area. The property shares a side access to former lock up garages at the rear on which 2 semi detached houses are now nearing completion.

Description of Proposal:

Rear dormer extension as part of loft conversion.

Relevant History:

None.

Policies Applied:

DBE9 – Loss of amenity
DBE10 - Residential extensions.

These two policies are compliant with the NPPF.

Summary of Representations:

BUCKHURST HILL PARISH COUNCIL – Object – concerns regarding possible overlooking of adjacent properties at the rear. Should permission be granted, consideration should be given to dormer windows being fixed closed and obscure glazed.

Neighbours - 5 consulted and 1 reply received:-

163, PRINCES ROAD - object on grounds of privacy. The proposed rear dormer will look directly into our rear garden, kitchen, and rear bedroom. We already have a degree of lost privacy due to two houses being built at the end of our property and feel that this proposal will make the situation more intolerable. We have lived at our property for 40 years and until this year have never experienced any lack of privacy. We have no objection to the loft conversion but only to the dormer window.

Issues and Considerations:

The proposed loft conversion and rear dormer window will provide a second bedroom and shower room for the existing first floor flat. The proposed dormer window will sit within the existing roof slope, and sections of the roof slope will be retained above, below, and to both sides of the dormer extension. The size and design of the dormer is acceptable, and the proposal will improve the quality of the existing first floor flat located above a shop.

The neighbour to the rear at no.163 Princes Road objects on grounds of overlooking from the proposed dormer window, and the Parish Council also object on these grounds. 163 Princes Road lies 65m away from the application property, and the rearmost section of its garden lies 32m away from the proposed rear dormer window. These distances are significant and would not give rise to any significant loss of privacy - and intervening trees and buildings would further diminish any overlooking. In general terms overlooking from a proposed rear dormer over properties that lie to the rear is rarely an adequate ground to reject an application – indeed many such dormers can and are built within the scope of permitted development. The Parish Council add that if consent is granted then the dormer windows should be fixed and fitted with obscured glass. However, given that any overlooking will not be significant such a condition could not be justified, and also with fixed and obscured glazing the proposed bedroom would suffer from a very poor aspect and it would not receive adequate light and ventilation.

Comments on representations received:-

These have been addressed above.

Conclusions:

This is a minor proposal that provides a second bedroom and shower to improve and enlarge a flat that lies above a shop. The size and design of the dormer is satisfactory and significant overlooking of neighbouring properties will not be caused. For these reasons, and those outlined above, the proposal is 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 5



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Application Number:	EPF/0181/15
Site Name:	Rear of 71 & 71A, Stonards Hill Loughton, IG10
Scale of Plot:	1/1250

Report Item No: 5

APPLICATION No:	EPF/0181/15
SITE ADDRESS:	Rear of 71 & 71A Stonards Hill Loughton Essex IG10
PARISH:	Loughton
WARD:	Loughton Roding
APPLICANT:	GK2
DESCRIPTION OF PROPOSAL:	Erection of a pair of single storey garages, with access on to Alderton Way.
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=573413

CONDITIONS

- 1 The development hereby permitted must be begun not later than the expiration of three years beginning with the date of this notice.
- 2 No construction works above ground level shall take place until documentary and photographic details of the types and colours of the external finishes have been submitted to and approved by the Local Planning Authority, in writing. The development shall be implemented in accordance with such approved details.
- 3 The building hereby approved shall only be used for the garaging of cars. It shall not be used for any other purpose including any commercial or industrial use.
- 4 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.
- 5 Prior to first occupation of the development the vehicular access shall be constructed at right angles to the highway boundary and the existing carriageway. The width of the access at its junction with the highway shall not be less 5.5 metres and shall be provided with an appropriate dropped kerb vehicular crossing of the footway.
- 6 The development hereby permitted will be completed strictly in accordance with the two approved drawings numbered 4956 DE 12 and 13.

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

This application is before this Committee since it is for a type of development that cannot be determined by officers if more than 2 objections material to the planning merits of the proposal are received (pursuant to the 'constitution, part three: planning directorate – delegation of council function, schedule 1, appendix A(f)).

Description of Site:

Plot of land to the rear of rear gardens of 71 and 71a Stonards Hill but which fronts Alderton Way. The site has been unkempt for many years, and it does not lie within a conservation area. However two tall Cypress trees on the site are protected trees.

Description of Proposal:

Erection of a pair of single storey garages, with access on to Alderton Way. The garages are of the 'lock up' type and are only large enough to accommodate one car each.

Relevant History:

Historically this plot of land site was split off from the rear garden of no.71 Stonards Hill when a new terraced dwelling was approved at no.71A in 2005.

In the last 3 years three planning applications – two for the erection of a bungalow, and one for the erection of a 2 storey house, have been refused, and two of these proposals were also dismissed on appeal. Reasons for refusal related to the proposed dwellings being out of character with the locality, and adverse effect on the amenity and privacy of neighbours.

Policies Applied:

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

These two policies are compliant with the NPPF.

Summary of Representations:

LOUGHTON TOWN COUNCIL – no objections.

NEIGHBOURS – 15 consulted and 4 replies received:-

NO ADDRESS GIVEN – object - these stand alone garages would be inconsistent with surrounding buildings. The proposed garages do not belong to residents of the road and hence will generate more traffic into the road. The development is likely to be detrimental to the protected Leyland Cypress trees on the plot.

NO ADDRESS GIVEN – object – the site was formerly part of the rear garden of no.71 and a second house, at 71A was built in 2005. Three more recent applications, for a bungalow and a house, have been rejected and the reasons for rejection hold good for this current proposal – namely that the proposal would be out of character with the street scene, would form a cramped

development, single storey garages would be discordant among 2 storey houses, 2 protected trees would come under pressure for removal if the development was approved, and a green space would be replaced by an insensitive development.

15, ALDERTON WAY – object - this commercial development would be completely out of keeping with the purely residential nature of the Alderton Way, it will introduce noise and disturbance and banging of garage doors etc, it will cause problems of headlights shining into rooms of houses opposite.

8, ALDERTON WAY – I have concerns as to who will maintain the land and cut the trees back. These trees are very high and cause us problems

EFDC TREES AND LANDSCAPE SECTION - a tree report has been submitted and we have no objections subject to standard condition no.66 re tree protection being added to any approval.

ESSEX COUNTY COUNCIL HIGHWAYS – the proposal is acceptable subject to a condition specifying how the vehicular crossover is to be constructed.

Issues and Considerations:

The proposed two garages are sited in the north section of the plot away from the protected cypress trees. The garages would have an eaves height of 2.6m with a shallow pitched roof rising to a ridge of 2.95m. Because of their modest size and height, and position adjoining the rear section of gardens of nos. 71 and 71, they will have a limited impact on the amenity and outlook of neighbours. In this respect the proposal is a distinct improvement on the dwellings refused in recent years, not least because no overlooking or loss of privacy is now involved.

The front of the garages would be set back between 4.8m and 5.7m from the back edge of the pavement, and this recessed position, together with their low height, would not result in a building that would look out of place in the street scene. The walls of the garages would be faced in brickwork, and details of external materials to be used are to be covered by condition.

This Council's Trees and Landscape section, and the County Council Highways section, both have no objections to the scheme subject to conditions being applied.

Comments on representations received:-

These garages are only lock up garages intended for residential use but a condition is proposed prohibiting their use for any commercial or industrial use. The concern about headlights shining into rooms of houses opposite is one already experienced in this and most roads where houses lie opposite each other, and any detrimental effect caused would be at a limited level. It is acknowledged that this site has a poor appearance, and indeed the fencing at the front of the site recently fell down on the adjoining pavement. The poor condition of the site is not a reason in itself to approve a development - but if this proposal is approved and implemented then clearly the appearance of the site would be improved, and perhaps some selective pruning of the tall protected trees would also be allowed. Other concerns raised have been addressed in the paragraphs above.

Conclusions:

For the reasons set out above it is recommended that planning permission be granted subject to conditions.

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

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

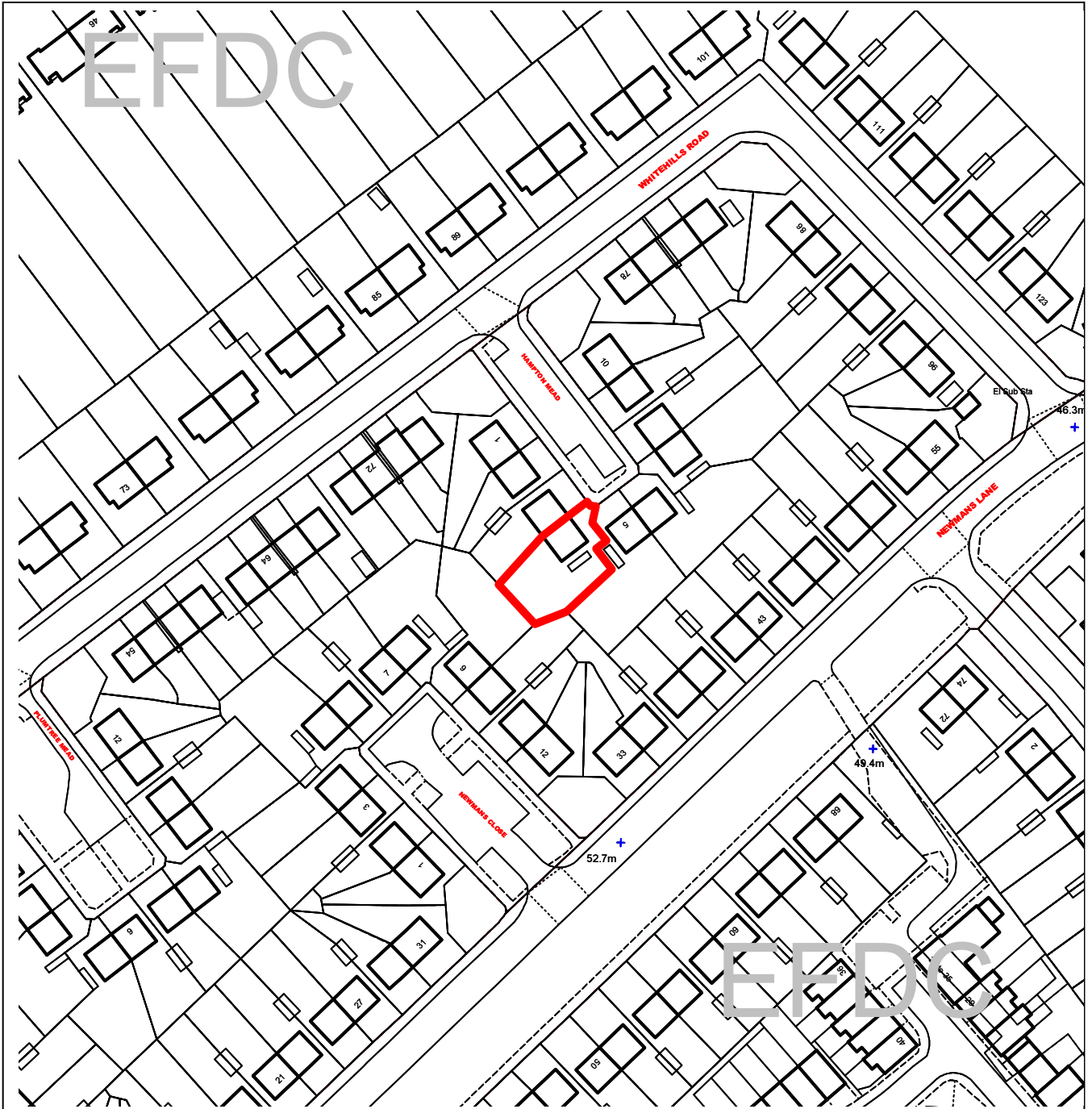
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Epping Forest District Council

AGENDA ITEM NUMBER 6



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Application Number:	EPF/0242/15
Site Name:	4 Hampton Mead, Loughton, IG10 1TX
Scale of Plot:	1/1250

Report Item No: 6

APPLICATION No:	EPF/0242/15
SITE ADDRESS:	4 Hampton Mead Loughton Essex IG10 1TX
PARISH:	Loughton
WARD:	Loughton St Marys
APPLICANT:	Ms Lin-Ying Liu
DESCRIPTION OF PROPOSAL:	Single storey front, side and rear extension to be used as a "granny annexe" and ancillary family rooms.
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=573526

CONDITIONS

- 1 The development hereby permitted must be begun not later than the expiration of three years beginning with the date of this notice.
- 2 Materials to be used for the external finishes of the proposed development shall match those of the existing house, unless otherwise agreed in writing by the Local Planning Authority.
- 3 The proposed development shall only be used as ancillary accommodation for the existing dwellinghouse and shall not be occupied as a unit separately from the dwelling known as 4 Hampton Mead, Loughton.
- 4 Any material excavated from below ground works resulting from the development hereby approved shall be removed from the site unless otherwise agreed in writing by the Local Planning Authority.
- 5 All construction/demolition works and ancillary operations, including vehicle movement on site which are audible at the boundary of noise sensitive premises, shall only take place between the hours of 07.30 to 18.30 Monday to Friday and 08.00 to 13.00 hours on Saturday, and at no time during Sundays and Public/Bank Holidays unless otherwise agreed in writing by the Local Planning Authority.

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, Hampton Mead, which is off Whitehills Road. The house has a width of 7m and a depth 7m and on the first floor has two bedrooms and a box room. Based on records (reference EPF/0692/07) the box room is some 3m wide by 3m deep. The site is within the built up area of Loughton. The property is not Listed and is not in a Conservation Area.

The house is at the end of the cul-de-sac and looks onto a small area of public open space at the end of a turning head/parking area. The application property and neighbouring properties form three lines of houses that border onto three sides at the end of the parking area. The application property is at the end of a line, the neighbouring properties at nos. 1, 2 and 3 form a line running roughly north/south whereas no. 5 is at the western end of a line running roughly west/east. Ground levels rise somewhat to the rear of the property, to the southwest.

A site visit was made on 25 March 2015.

Description of Proposal:

Single storey front, side and rear extension to be used as a "granny annexe" and ancillary family rooms.

The main element of the proposals is a side extension 6.8m wide. The side extension would have a sloping roof with a side gable. The slope of the roof of the side extension would match the angle to the main roof of the house, some 20 degrees. The roof of the extension would have a maximum height of 4.5m, 2.5m to the eaves. The side extension would conjoin and form "wrap around" built form with a 2m deep rear extension. A front extension to form a front porch would project 1.2m forward of the existing front elevation of the house and be 5.4m wide. The front extension would have a sloping roof at an angle to match the slope of the side extension and main roof. The maximum height of the roof of the front extension would be 3.7m, 2.5m to the eaves.

The side extension would provide a ground floor bedroom, a study and a shower-room. The rear extension would enlarge the existing kitchen and dining area. The front extension would create a replacement front porch with access to the existing entrance door and giving access to a door to the accommodation to be provided within the side extension.

External materials would consist of a rendered finish to the walls, matching the ground floor of the existing house, and roofing tiles to match those existing.

Relevant History:

None.

Policies Applied:

CP2	Quality of Rural and Built Environment
H4A	Dwelling Mix
DBE6	Car Parking in New Development
DBE8	Private Amenity Space
DBE9	Loss of Amenity
DBE10	Residential Extensions
ST6	Vehicle Parking

NPPF

Summary of Representations:

4 Neighbouring properties have been notified. No response received.

LOUGHTON TOWN COUNCIL: Objects on the grounds of an overbearing impact to the occupiers of 5 Hampton Mead and overdevelopment of the plot.

Issues and Considerations:

The main issues that arise with this application are the principle of a residential annexe; neighbouring amenity; and, any impact to the appearance of the setting.

Policy H4A states that the Council will require that provision is made for a range of dwellings. Paragraph 50 of the NPPF states that to deliver a wide choice of high quality homes and create inclusive and mixed communities, local planning authorities should plan for a mix of housing based on current and future demographic trends and the needs of different groups in the community (such as older people). The Housing Minister has published guidance, with reference to housing for older and vulnerable people, (21 March 2015) asking councils to take better account of the needs of their older residents when planning new homes.

It is understood that the annexe would be occupied by the applicant's father, who is in his eighties. The applicant's mother is no longer alive. The bedrooms of the existing house are occupied by the applicant and the applicant's 13 year old son.

Neighbouring amenity

The comments of the Town Council are noted. However, the principal windows of 5 Hampton Mead are to the front and rear and accordingly would not be affected by the extension that would be to the side on no. 5. This neighbouring property has only one side window, this is to the first floor and would appear to be to a landing.

With regard to 3 Hampton Mead, the attached neighbour, the rear extension would be only 2m deep and set nearly 0.5m off the boundary where the side boundary line would intersect the rear wall of the houses. No material adverse loss of amenity would result to the occupiers of 3 Hampton Mead.

With regard to the comment of the Town Council that the proposal represents overdevelopment of the plot, it is the case that the footprint of the proposal would be very large in proportion to the footprint of the existing modestly sized house. However, the degree of site coverage is not considered to have an adverse impact due to the position, discussed below, of the site in relation to neighbouring properties. Furthermore, a side extension, of two storey form, was granted planning permission (EPF/0692/07) for 6 Hampton Mead that had a comparably sized footprint.

Street scene

The application site is at the end of the cul-de-sac, forming a relatively stand-alone site in conjunction with the adjoining neighbour, no. 5. The position of the proposal is such that the single storey side extension and enlarged front porch would not be detrimental to the appearance or character of the streetscene.

Other matters

The house as proposed would have no on-site parking provision but this is the case now. The proposal essentially involves a side extension leaving a sizeable private amenity area to the rear of the property.

Conclusion:

Whilst the comment of Loughton Town Council has been noted, based on an overall assessment, including a site visit, Officers consider that impact to neighbouring amenity is not to a significant degree required to justify refusal. Officers also consider that the proposal accords with recent Government guidance regarding the need for additional housing and accommodation for older people. 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***

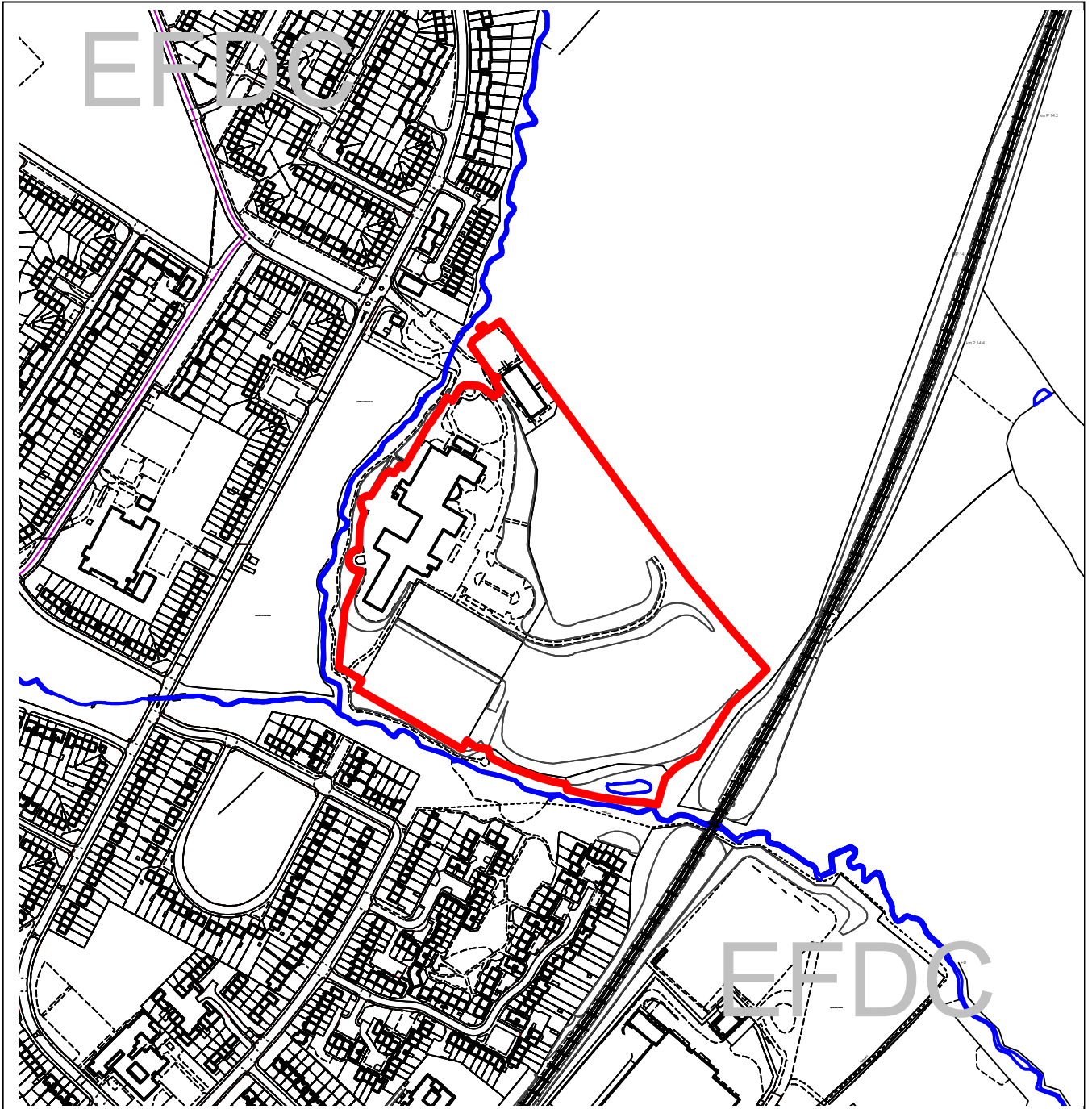
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Epping Forest District Council

AGENDA ITEM NUMBER 7



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Application Number:	EPF/0605/15
Site Name:	Debden Park High School, Willingale Road, Loughton, IG10 2BQ
Scale of Plot:	1/5000

Report Item No: 7

APPLICATION No:	EPF/0605/15
SITE ADDRESS:	Debden Park High School Willingale Road Loughton Essex IG10 2BQ
PARISH:	Loughton
WARD:	Loughton Broadway
APPLICANT:	Mr Christian Cavanagh
DESCRIPTION OF PROPOSAL:	A temporary two storey sixth form teaching block and common room, for up to 200 students, to be erected close to the west side of the existing school building.
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=574384

CONDITIONS

- 1 The development hereby permitted shall be removed from the site together with any associated materials and the land restored on or before 01/05/2020 in accordance with a scheme of work submitted to and approved in writing by the Local Planning Authority. The scheme of work shall be submitted to the Local Planning Authority by the 01/04/2020 unless otherwise agreed in writing by the Local Planning Authority.
- 2 A flood risk assessment and management and maintenance plan shall be submitted to and approved by the Local Planning Authority prior to commencement of development. The assessment shall include calculations of increased run-off and associated volume of storm detention using WinDes or other similar best practice tools. The approved measures shall be carried out prior to the substantial completion of the development and shall be adequately maintained in accordance with the management and maintenance plan.
- 3 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.

- 4 The development hereby permitted will be completed strictly in accordance with 9 approved drawings numbered 2139.300 to 2139.308.
- 5 All construction/demolition works and ancillary operations, including vehicle movement on site which are audible at the boundary of noise sensitive premises, shall only take place between the hours of 07.30 to 18.30 Monday to Friday and 08.00 to 13.00 hours on Saturday, and at no time during Sundays and Public/Bank Holidays unless otherwise agreed in writing by the Local Planning Authority

This application is before this Committee since it is an application for major development of significant scale and/or wider concern and is recommended for approval (pursuant to the 'constitution, part three: planning directorate – delegation of council function, schedule 1, appendix A(c)).

Description of Site:

Modern two storey secondary school located on the east side of allotments that lie adjoining the south part of Willingale Road. The property is not listed nor does it lie in a conservation area. The school lies in the Green Belt but adjoins the Loughton urban area.

Description of Proposal:

Erection of a 5 year temporary two storey sixth form teaching block and common room, for up to 200 students, to be erected close to the west side of the existing school building.

Relevant History:

EPF/0594/98 and EPF/0152/99 gave outline and detailed planning permission for the erection of a new secondary school, formation of access from Willingale Road, and laying out of playing fields.

Policies Applied:

CP3 – New development
CP6 – Achieving sustainable urban development patterns
GB2A – Development in the Green Belt
DBE9 – Loss of amenity
DBE1 - Design of new buildings.
LL10 – Adequacy of provision for landscape retention.
ST4 – Road Safety
ST5 – Travel Plans
ST6 - Vehicle parking

The National Planning Policy Framework (NPPF).

Summary of Representations:

LOUGHTON TOWN COUNCIL – no objections.

NEIGHBOURS – 97 properties consulted and one reply received :-

10, ROOKWOOD GARDENS – Would object if we lose our ability to access the stream (to the south of the school grounds) so as to walk our dogs.

ESSEX COUNTY COUNCIL HIGHWAYS – The application is proposing some additional parking and the site itself is very accessible by other modes of transport. Consequently the proposal will not be detrimental to highway safety or efficiency. From a highway and transportation perspective therefore the Highway Authority has no comments to make on the proposal as it is not contrary to the Highway Authority's Development Management Policies.

EFDC LAND DRAINAGE SECTION – No objection in principle. The site does not lie in a flood risk assessment zone. An FRA is however required for a development of this size and please add standard condition no. 86A to any consent. Development is also proposed within 20m of the bank of a river therefore consultation with the Environment Agency is required.

ENVIRONMENT AGENCY – In the absence of an FRA we object to this application and recommend refusal of planning permission until a satisfactory FRA has been submitted. The site lies within Flood Zone 1 which has a low probability of flooding. However the proposed scale of development may present risks of flooding on site and/or off site if surface water run off is not effectively managed. The applicant can overcome our objection by undertaking an FRA which demonstrates that the development will not increase risk elsewhere and where possible reduces flood risk overall.

EFDC CONTAMINATED LAND OFFICER – I can find no evidence of any potential contamination on this site. It would be unreasonable therefore to require the developer to carry out a detailed land contamination investigation through the imposition of standard land contamination conditions. I therefore recommend that the stand alone 'Unexpected Land Contamination' condition no 87F is attached to any approval.

Issues and Considerations:

Background

Since 2014 it has been a statutory requirement that all students are provided with education up to the age of 18. Many schools are therefore seeking to provide 6th form accommodation within their own school grounds, either by converting existing buildings or as in the case of Debden Park High School, building additional facilities - since the number of existing pupils in the school is near its maximum capacity of 900 students. This academy school belatedly received government approval to its 6th form proposals at the end of July 2014, and it has been, and still is, a challenging project to get the 6th form centre erected and occupied by September 2015. Debden Park High School will be operating as one of a consortium of 4 schools providing 6th form education in the District – the other 3 being St Johns School, Epping; Roding Valley High, Loughton;, and King Harold Academy in Waltham Abbey.

In 2014 students leaving Debden Park High at the age of 16 have had to go to other 6th forms in the EFDC area or have made somewhat awkward journeys to further education facilities in Harlow and Hertfordshire.

The school currently does not have the funds to erect a permanent 6th form block. This application therefore proposes the erection of a two storey temporary modular building for 5 years while funds for a permanent 6th form centre are obtained.

Access and Parking Issues

A majority of the 6th form students to be accommodated will be those already attending the school, and therefore there should not be a large number of new pupils travelling longer distances to the school. In any event the school is well served by 5 public bus routes and the Debden Tube station. In addition there are currently 4 designated school bus services operating from Abridge, Chigwell, and Waltham Abbey. The school also enjoys a modern spacious layout, and a dedicated parking and turning area is available for dropping off students next to the access road leading to the school gates. In terms of car parking 11 additional spaces will be provided at the schools main car park, and the school also enjoys use of an overflow car in the adjoining community centre/ Teddies nursery building - which also lies adjoining the short access road to the site. Taking these points together the proposed 6th form centre is unlikely to give rise to access and parking problems. It is noted that objections from neighbours on parking and access issues have not been received and in this regard this school seems to be better provided for than say other 6th form schools such as Davenant school and West Hatch School in Chigwell. Finally, Essex CC raises no objections to the proposal on parking or access grounds.

Planning and Design issues

A modular prefabricated building system will be used for the proposed buildings which will be 2 stories high in common with the existing buildings, although it will have a flat roof. The external walls will be a plastisol painted finish and timber cladding will also be used on parts of the walls so as to 'harmonise' with the timber cladding on the existing school. There is also a screen of trees and bushes on the west boundary of the site which will be retained and will provide screening of the new development from houses along Willingale Road. In this context the appearance of the proposed buildings will be acceptable.

In terms of the Green Belt the proposed building represents a small and proportionate increase to the size of existing school buildings. Moreover the building is to be sited to the west of the existing buildings, and will not therefore result in a further projection eastwards into the Green Belt. Consequently, the proposal will have a very limited impact on the openness of the Green Belt

The site does not lie in the more critical flood zones 2 or 3, and the Environment Agency's concerns are based partly on the fact that the school occupies a large area of more than one hectare, notwithstanding the fact that it is only proposed to build on a small part of the site. Nevertheless the applicants are preparing an FRA which will be available shortly and before the date of this committee.

Comments on representations received:-

Nearly one hundred neighbours in Willingale Road and other nearby streets were consulted on the proposal and only one reply has been received. This low level of response may be explained by two factors. Firstly, in pre application discussions officers suggested to the school that they carry out their own pre application consultations and to this end on March 11th they hand delivered a letter and plans to some 400 houses in the locality - so as to make residents aware of their proposals. Secondly, the modern layout of the school, and the local infrastructure, means that there are less problems of parking and congestion than sometimes experienced at other schools.

Finally, as to the one letter received from a neighbour there are no changes proposed to the southern boundary of the site, and therefore walkers with their dogs will still enjoy access to lands around the stream which are owned by the school.

Conclusions:

The proposed sixth form centre will provide a much needed local community facility. In the most part it will serve the needs of students who already attend Debden Park High, and it will significantly reduce the need for local students to travel further afield to carry out their 16 to 18 year studies. For this reason, and others set out in this report, it is recommended that a 5 year 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