

AREA PLANS SUB-COMMITTEE SOUTH

29 July 2015

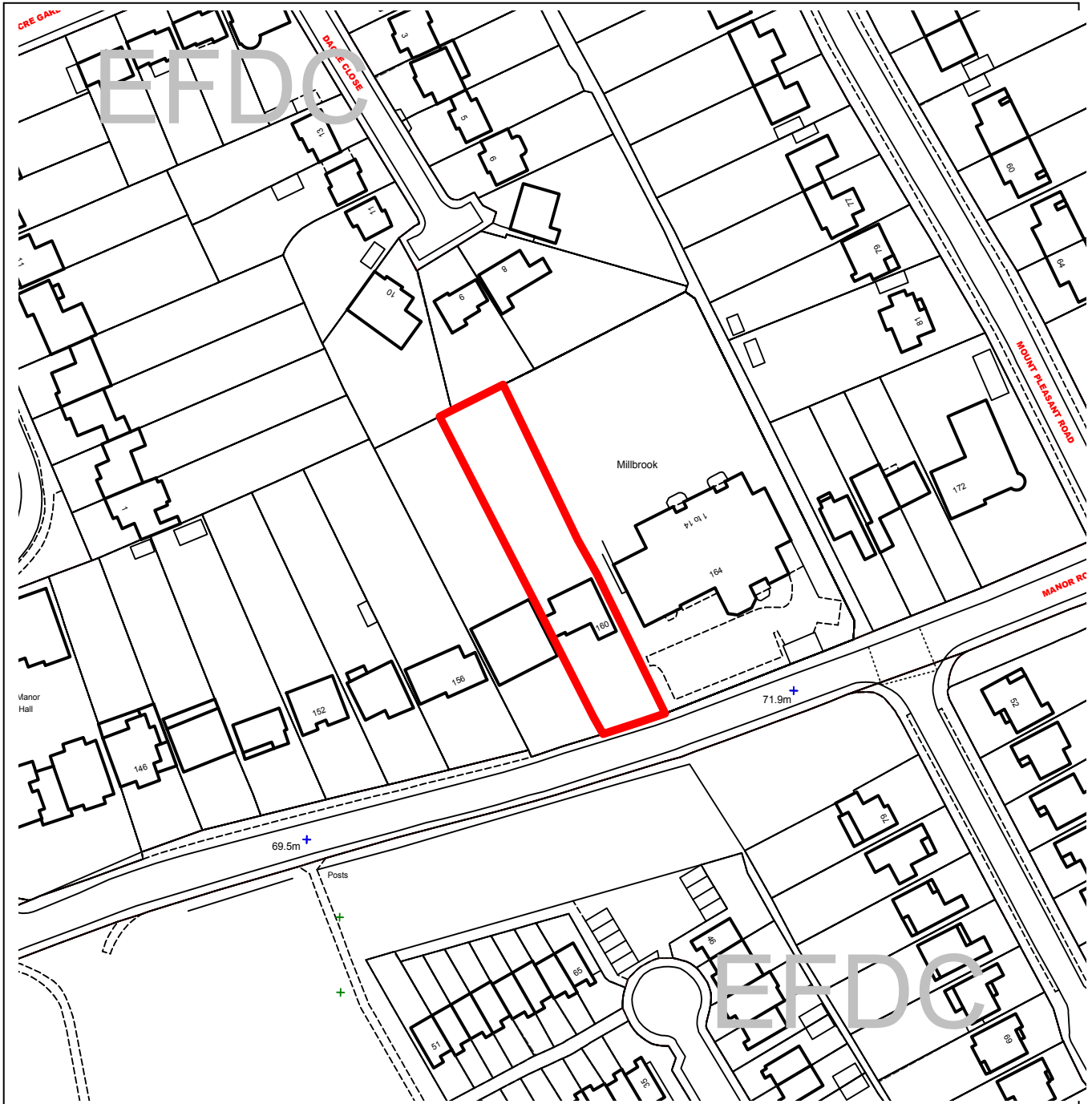
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Epping Forest District Council

Agenda Item Number 1



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Application Number:	EPF/0679/15
Site Name:	160 Manor Road Chigwell, IG7 5PX
Scale of Plot:	1/1250

Report Item No: 1

APPLICATION No:	EPF/0679/15
SITE ADDRESS:	160 Manor Road Chigwell Essex IG7 5PX
PARISH:	Chigwell
WARD:	Grange Hill
APPLICANT:	Mr Raheel Akhtar
DESCRIPTION OF PROPOSAL:	Demolition of existing bungalow and erection of building to accommodate four two-bedroomed flats with associated bin store, bicycle store and car parking. (Revised design from EPF/2902/14)
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=574615

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:
Site location plan
NMEF/14/01
NMEF/14/02
NMEF/14/03
NMEF/14/04
NMEF/14/05
NMEF/14/06
NMEF/14/07
NMEF/14/08
NMEF/14/09
NMEF/14/10
NMEF/14/11
NMEF/14/12
NMEF/14/13
NMEF/14/20
NMEF/14/21
NMEF/14/22
- 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 Prior to first occupation of the development, the proposed private drive shall be constructed to a minimum width of 5 metres for at least 6 metres from the the back of the carriageway and provided with an appropriate dropped kerb crossing of the footway.
- 5 Prior to first occupation fo the development, the developer shall be responsible for the provision - per dwelling - and implementation of a Residential Travel Information Pack for sustainable transport, approved by the local planning authority.
- 6 No unbound material shall be used in the surface treatment of the vehicular access within 6 metres fo the highway boundary.
- 7 There shall be no discharge of surface water onto the highway.
- 8 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.

- 9 No development shall take place, including site clearance or other preparatory work, until full details of both hard and soft landscape works (including tree planting) and implementation programme (linked to the development schedule) have been submitted to an approved in writing by the Local Planning Authority. These works shall be carried out as approved. The hard landscaping details shall include, as appropriate, and in addition to details of existing features to be retained: proposed finished levels or contours; means of enclosure; car parking layouts; other minor artefacts and structures, including signs and lighting and functional services above and below ground. The details of soft landscape works shall include plans for planting or establishment by any means and full written specifications and schedules of plants, including species, plant sizes and proposed numbers /densities where appropriate. If within a period of five years from the date of the planting or establishment of any tree, or shrub or plant, that tree, shrub, or plant or any replacement is removed, uprooted or destroyed or dies or becomes seriously damaged or defective another tree or shrub, or plant of the same species and size as that originally planted shall be planted at the same place, unless the Local Planning Authority gives its written consent to any variation.
- 10 All material excavated from the below ground works hereby approved shall be removed from the site unless otherwise agreed in writing by the Local Planning Authority.

- 11 An assessment of flood risk, focussing on surface water drainage, shall be submitted to and approved by the Local Planning Authority prior to commencement of the development. The assessment shall demonstrate compliance with the principles of Sustainable Drainage Systems (SuDS). The development shall be carried out and maintained in accordance with the approved details.
- 12 Prior to demolition of the existing bungalow on the site, full written details of a permeable surface to the parking area outside the building shall be submitted to and approved in writing by the local planning authority. Such surface treatment as approved shall be implemented concurrently with the construction of the flats hereby approved and made available for use prior to first occupation of any flat hereby approved and be retained thereafter.

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

Description of Site:

Detached bungalow with front dormer. It is not Listed, nor in a Conservation Area.

The bungalow is set between a two-storey house to the left hand side when viewing the site from Manor Road and a three-storey building with roof accommodation to the right hand side. The front boundary of the site has a brick wall with railings above. The site has a vehicular access to the left hand side of the plot. The bungalow is set on ground somewhat higher than the level of Manor Road. To the rear of the bungalow the ground level falls.

Description of Proposal:

Demolition of existing bungalow and erection of new building to accommodate four two-bedroomed flats.

The building would appear as two-storey plus a mansard type roof on the front elevation with a ramp leading down to a sunken parking area with accommodation set behind. On the rear elevation the building would appear as three full storeys plus the mansard type roof.

The building would have a footprint 12m wide, leaving a 1m isolation space from both side boundaries, by 26m deep. The front elevation would have a maximum height of 9m, 12m on the rear elevation.

In addition to the four car parking spaces at basement level, four car parking spaces would be provided in front of the building. The existing vehicular access would be used for the flats. Landscaping would be provided around the edges of the parking area and in between the parking area and the front of the flats.

Each flat would be on two floors of accommodation. Flats 1 and 2 would occupy what would be the ground floor at the rear of the building and have a terrace/large balcony area at what would be first floor level at the rear of the building. Flats 3 and 4 would have sizeable balconies at what would be second floor level at the rear of the building.

Relevant History:

EPF/2902/14 - Demolition of existing bungalow and erection of building to accommodate four two-bedroomed flats with associated bin store, bicycle store and car parking. – Withdrawn 28/01/2015

Policies Applied:

Local Plan:-

CP2	Quality of Rural and Built Environment
H2A	Previously Developed Land
H3A	Housing Density
DBE1	Design of New Buildings
DBE2	Effect on Neighbouring Properties
DBE6	Car parking in New Development
DBE8	Private Amenity Space
DBE9	Loss of Amenity
LL11	Landscaping Schemes
ST4	Road Safety
ST6	Vehicle Parking

Essex Design Guide SPD

ECC Revised Parking Standards (2009) SPD

NPPF

Consultation Carried Out and Summary of Representations Received

Number of neighbours consulted. 42

Site notice posted: No, not required.

Responses received:

8 DACRE CLOSE: objects to the proposal on the grounds of concern at scale of excavations that would be necessary to create the lower ground floor, willow tree on rear boundary may be adversely affected and its loss could lead to ground heave, an underground water source could be affected leading to problems to residents.

9 DACRE CLOSE: objects to the proposal on the grounds of the site is located at the top of a very steep slope of heavy clay subsoil and is prone to flooding following prolonged rain such that the development could lead to damage to properties on Dacre Close, flats would destroy my privacy, would put additional strain on already over-stretched local services, would contribute to the destruction of the unique and beautiful character of Chigwell.

152 MANOR ROAD: objects to the proposal on the grounds of the development not being appropriate to the area, the building would be bulky and detract from the beauty of the area, too many properties have been developed as flats in the area.

158 MANOR ROAD: objects to the proposal on the grounds of the development having a serious impact on our standard of living, would have an overbearing, intrusive and dominating impact on us, insufficient parking spaces will adversely affect the amenity of surrounding properties.

PARISH COUNCIL: No objection. However, concern expressed about the permeability of the materials to be used to surface the forecourt area.

Revised Plans submitted during the course of the Planning Application:-

PARISH COUNCIL: No objection. However, concern expressed about the permeability of the materials to be used to surface the forecourt area.

158 MANOR ROAD – Object, serious impact on our standard of living, would have an overbearing, intrusive and dominating impact on us, insufficient parking spaces will adversely affect the amenity of surrounding properties.

Main Issues and Considerations:

The revised application, following the withdrawal of the previous larger proposed development, has attempted to overcome Officer previous concerns that the development would have been an unneighbourly form of development in respect of its impact on the rear elevation of neighbouring properties. The revised plans have clarified the relationship between the proposal and the neighbouring buildings either side in respect of level changes, which the applicant's agent has justified through the submission of a technical light impact report and reduced depth at the rear.

Design and Appearance

The existing bungalow on the site would appear to date from the 1950's and now appears as a somewhat incongruous building set between the two-storey with hipped roof built form at 158 and the substantial built form at Millbrook Court, of three full storeys and roof with front dormers. The front wall of the proposed building would be slightly forward of the front wall of the house at 158 Manor Road but not as far forward into its plot as the nearest front wall of Millbrook Court. The appearance of the building, which appears to have been inspired by classical design, would fit well between built forms on adjoining plots and whilst this is a proposal of some depth, it is masked by the presence of the buildings on either side and therefore will have little visual impact. The building will in fact visually enhance this part of the street scene. At the rear, the visual impact will be similar to the large flat development next door at Millbrook, however, there are no public views and the houses in Dacre Gardens to the north are a significant distance away.

The proposal in design and scale, conforms to the character of the area and improves on the appearance of the current building on the site, complying with the NPPF requirement of good design in planning and Local Plan policies CP2 and DBE1.

Amenity Impact – 158 Manor Road

With regard to the living conditions of neighbours, 158 Manor Road is to the west by southwest of the proposed flats. The principal windows of the house at 158 are to the front and to the rear. At the rear, both the proposed building and 158 would be 1m from their common side boundary which is marked by a close boarded fence some 2m in height. The lower ground floor, despite extending rearwards by 9.6m beyond the main wall of no.158, will be directly below the bottom of the dividing fence and therefore not visible from no.158.

The ground floor at the rear (level in height to the ground floor of no.158) would be 6.5 m deeper into the plot than the main rearmost ground floor wall of no. 158 but set some 2.5m inside of the side boundary fence and therefore 4.5m in from their nearest ground floor rear facing window. This distance and the fact there is a 2m boundary screen, will not result in harm to the amenity of no.158.

The proposed first floor will be at the same height of the first floor of no.158 and project 3.6m beyond but at a distance of 5.5m from their first floor window. The arrangement is such that the first floor rear windows of no. 158 would not cut a 45 degree line, which is a rule of thumb in respect of impact on outlook from neighbours. The proposed mansard shape second floor would be the same depth beyond no.158's roof (which has rear facing dormers) and also not cause harm to light or outlook. .

Proposed sight screens, of opaque glass, will prevent overlooking from the proposed terraces and the first floor balcony at the rear. Whilst the new building will visually project rearwards at first and second floor level as viewed from no.158, the 45 degree rule of thumb measure will be maintained. This neighbour will not be significantly overlooked, particularly given the existing and proposed screening. It is therefore considered that the amenity of no.158 will not be unduly harmed and it therefore complies with the NPPF and policies DBE2 and DBE9 of the Local Plan.

Amenity Impact – Millbrook Court

To the east, the four storey flatted development at Millbrook Court is set 5m from the side boundary. The proposed built form above the ground floor storey would not cut into a line drawn at 45 degrees from the face of the windows at ground and first floors on the rear of Millbrook Court. Again, the revised rear elevation relative to Millbrook has clarified the relationship between the two properties and there will be no loss of light or outlook.

Other Amenity Impact

An open rear amenity area some 35m in depth would be retained between the proposed building and the rear boundary with properties on Dacre Close. The proposal would safeguard the living conditions of neighbours.

Other Matters

This application follows concerns expressed by officers about the previous design with regard to the dominance of parking provision within the streetscene. This current design has “softened” the appearance of the area between the building and the plot frontage by significant strips of landscaping and a visually meaningful extent of landscaping between the car park and the front of the building. The comment made by the Parish Council regarding some form of sustainable urban drainage to the parking area is supported and will be addressed by condition.

Eight car parking spaces would be provided for the four flats, which meet the standards adopted by the Council.

With regard to comments made by local residents in Dacre Gardens, engineering works would be required but a standard condition regarding any spoil to be removed from site would anticipate any problem in this regard. Given the comment provided by local residents, a condition to require a hydrological assessment does not seem unreasonable, such an assessment is almost standard for development involving basements. As Thames Water have not objected to the flat development, refusal would be deemed unreasonable.

Comments made with regard to the aesthetics of the proposal are not supported; the proposal would have a good appearance within its setting. Similarly the proposal is considered to be acceptable with regard to impact to neighbours and car parking as referred to above.

Conclusion:

The proposal complies with relevant planning policy and the proposed building will enhance the appearance of the street scene without causing undue harm to amenity of acknowledged importance. It is recommended that planning permission be granted.

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

Planning Application Case Officer: 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 2



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Application Number:	EPF/0704/15
Site Name:	Pre-school day nursery, 3 Church Hill Loughton, IG10 1QP
Scale of Plot:	1/1250

Report Item No: 2

APPLICATION No:	EPF/0704/15
SITE ADDRESS:	Pre-school day nursery 3 Church Hill Loughton Essex IG10 1QP
PARISH:	Loughton
WARD:	Loughton St Marys
APPLICANT:	Mrs K Hersey
DESCRIPTION OF PROPOSAL:	Erection of timber shed/summerhouse alongside existing shed in front garden for use as staff rest area.
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=574683

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 Before the outbuilding hereby approved is first occupied two 'extra heavy standard' trees, either Hornbeam or Liquidambar, shall be planted close to the front boundary fence of the site. If these trees die or are removed within 5 years of planting then they shall be replaced with a similar size and specie of tree.
- 3 The outbuilding hereby approved shall only be used as a staff rest room. It shall not be used as an additional classroom or playroom for children.
- 4 The timber cladding on the outbuilding hereby approved shall be stained in a dark brown colour.

This application is before this Committee because the recommendation for approval is contrary to a) more than two objections received from neighbours, and b) contrary to an objection from the Town Council, which are material to the planning merits of the proposal, - (pursuant to the constitution, part three: planning directorate – delegation of council function, schedule 1, appendix A (f) and (g)).

Description of Site:

A detached two storey property located on the north side of the junction of Church Hill with The Uplands. The property was formerly a house but following planning approval in 2011 it has been used as a pre school day nursery since its opening in August 2012. The locality is mainly residential but there are some commercial uses on the opposite side of Church Hill - together with

a new block of flats that has recently been built. The property is not listed nor does it lie in a conservation area.

Description of Proposal:

Erection of timber shed outbuilding alongside existing shed in front garden, for use as a staff rest room.

Relevant History:

EPF/2102/11 – Approval granted for change of use of dwelling to a pre school day nursery.

Since 2011 there have been several approvals for signage, and alterations and extensions to this pre school day nursery. In addition planning permission was granted in 21013 for an ‘extension’ of this pre school nursery into the nearby Loughton cricket club building on Mondays to Fridays, the site of which also provides spaces for car parking and ‘setting down’ of children.

Policies Applied:

DBE9 – Loss of amenity.
LL10 – Adequacy of provision for landscape retention.
National Planning Policy Framework.

Summary of Representations:

LOUGHTON TOWN COUNCIL – The Committee objected to the intensification of the site, the positioning of the summerhouse flush with the boundary fence, the roof of which would be visible from Church Hill, and the removal of a tree to accommodate it.

NEIGHBOURS – 12 properties consulted and 4 replies received:-.

7, CHURCH HILL - object – it will increase the problem of parking in The Uplands, because with this building work there will be inevitably be more kids.

8, CHURCH HILL – object – I live opposite and my front windows look over the nursery and another build would be unsightly and the removal of trees even more so.

5, CHURCH HILL – object – there is already a shed there which appears to not be used, and if another shed is built then another tree will be lost. There are too many structures on the site as it is, and another shed will give more space for staff and children to gather outside, close to our house further disturbing our peace.

LOUGHTON RESIDENTS ASSOCIATION PLANS GROUP – object – having the back of the shed facing Church Hill seems wrong but if the District Council is minded to approve we feel conditions should be imposed to require that planting is carried out to screen that part of the shed visible above the boundary fence, and that hours of construction are limited.

EFDC TREES SECTION – we have no objection to the application. The tree that would be removed is not a suitable candidate for a TPO – although it would be preferable to find an alternative location for the new building.

Issues and Considerations:

This application for a staff rest room follows on from a 2014 site inspection by the Council’s Environmental Health officer who suggested the small kitchen/staff room was too small and hot,

and that the kitchen could be enlarged to create more air flows. It is therefore proposed to erect the proposed outbuilding, measuring 3.85m in width by 2.9m in depth, and 2.4m in height, for use as a staff rest room so that the kitchen area can be enlarged. The proposed location adjoins another shed close to the front boundary of the site, and it would have been undesirable to site the building in front of the principal elevation facing The Uplands.

The proposed shed would project above the height of the front boundary fence by about 0.5/0.6m. Although a photograph and elevation submitted with the application shows the timber cladding to be a light colour an accompanying letter states that the timber cladding would be stained with a dark colour. This use of dark stain has since been confirmed by the applicant, and its use would also be required by a condition on any grant of consent. Although having a shed close to the front boundary is not ideal in visual terms the fact that only a small part of it would be viewed above the fence, and that it will be finished in a dark stain similar to the fence, means that it would not significantly detract from visual amenity in the street scene.

The erection of the outbuilding would result in the removal of a tree from the site. This is to be regretted - although the tree is not a particularly good specimen. The applicant is however agreeable to planting of two replacement trees close to this front boundary – these would be extra heavy standards, for instance Hornbeam or Liquidambar, and they would adequately compensate for the loss of the existing tree.

Another concern raised by the Town Council and objectors relates to the intensification in use of the site. However the proposed outbuilding is only to be used by existing staff in this pre school nursery, and a condition will prohibit its use as a further classroom or play room.

Conclusions:

This is a well used pre school nursery in an accessible location that provides a significant number of jobs as well as providing a local service. The concerns of neighbours about further expansion of child numbers are acknowledged but this application instead provides for better kitchen facilities and a new staff room. For this reason, and others set out in the report above it is recommended that conditional 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:

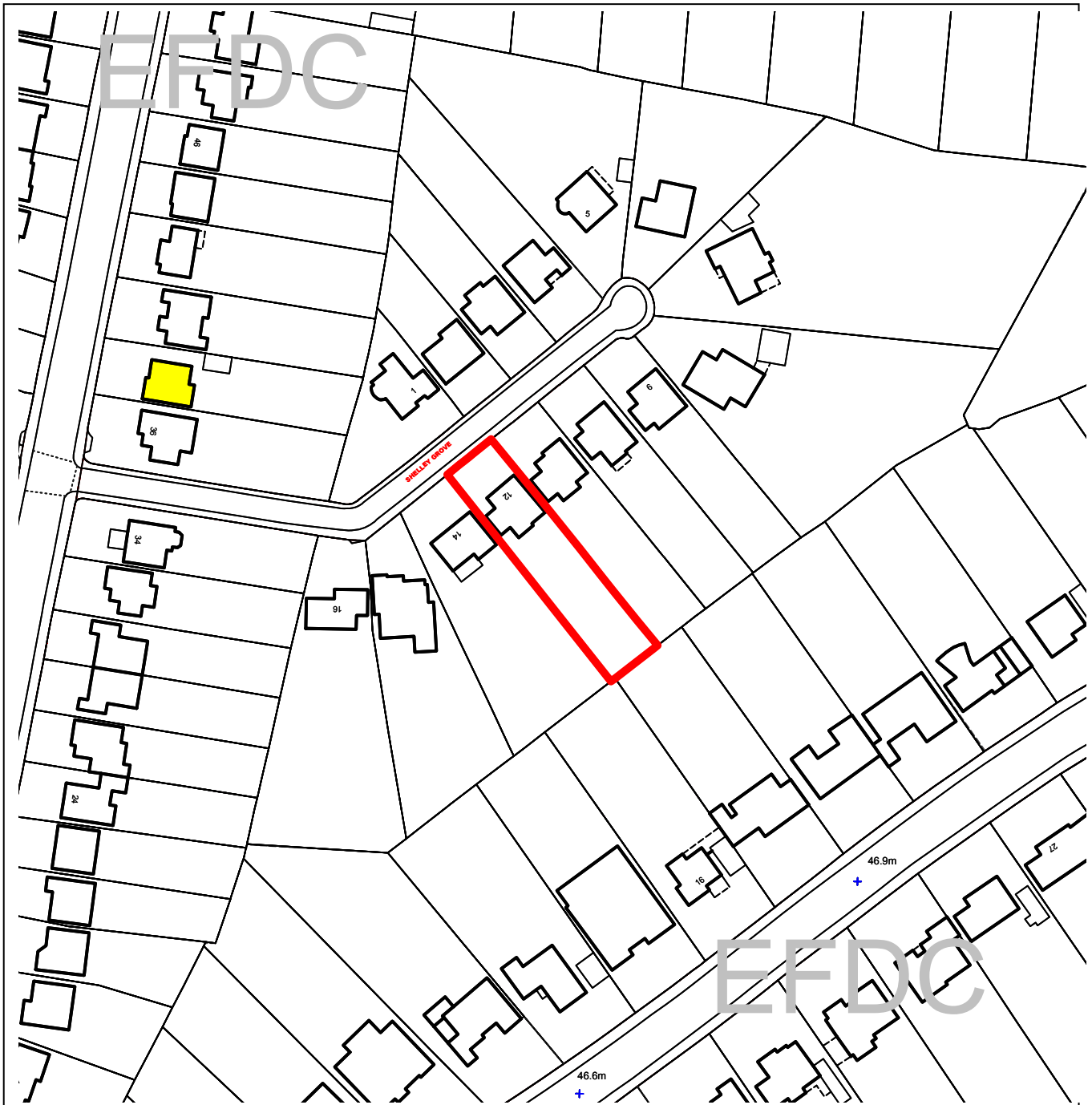
***Planning Application Case Officer: David Baker
Direct Line Telephone Number: 01992 564514***

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



Epping Forest District Council

Agenda Item Number 3



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Application Number:	EPF/0912/15
Site Name:	12 Shelley Grove Loughton, IG10 1BY
Scale of Plot:	1/1250

Report Item No: 3

APPLICATION No:	EPF/0912/15
SITE ADDRESS:	12 Shelley Grove Loughton Essex IG10 1BY
PARISH:	Loughton
WARD:	Loughton St Marys
APPLICANT:	Mr & Mrs K Polworth
DESCRIPTION OF PROPOSAL:	Proposed rear and side extensions and summerhouse at the bottom of garden. Revision to EPF/1240/14. Proposed new steeper pitched roof and increase in height of the summerhouse at the bottom of the garden area.
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=575222

CONDITIONS

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

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

Description of Site:

This is a large two-storey detached dwelling house located to the south-east side of a cul-de-sac that serves similar properties in this part of Loughton. The application site is not listed or in a conservation area. Land falls sharply away significantly from the back of the house, which has a generous rear garden, beyond which are larger gardens of houses on Sparelease Hill. Land also falls to the south-west and rises to the north-east. It therefore implies that the proposed

summerhouse would be situated on significantly lower ground levels to the bottom of the rear garden area in relation to the application site and properties in the surrounding area.

Description of Proposal:

EPF/1240/14 showed that the summerhouse as approved would have a shallow pitched gable roof form with a maximum height of 3.4 metres. It is now proposed in the current application to replace the previously approved shallow pitched gable roof with a new steeper pitched gable roof, and also to increase the overall height of the summerhouse to 4.1 metres from ground floor level to the ridge top. The siting of the summerhouse would remain unchanged in that it would be 2 metres from the rear garden boundary and 2 metres from the side garden boundaries.

Relevant History:

EPF/1248/98 Single-storey rear extension to attached garage -Approved
EPF/1240/14: Proposed rear and side extensions and summerhouse at the bottom of the garden – Permission granted with conditions.
EPF/1425/15: Non-material amendment to EPF/1240/14 (Proposed rear and side extensions and summerhouse at the bottom of garden) –Refused.

Policies Applied:

Local Plan:-
CP2 Quality of Rural and Built Environment
DBE9 Loss of Amenity
DBE10 Residential Extensions

NPPF (March 2012).

Consultation Carried Out and Summary of Representations Received:

Number of neighbours consulted: 6.
Site notice posted: No, not required.
Responses received: No response received from neighbours.

TOWN COUNCIL: Objected to the steeper pitched roof of the summerhouse on the grounds of its visual intrusion on the neighbours.

Main Issues and Considerations:

The main issues for consideration in this case are:

- Whether harm would be caused to the character and appearance of the existing building, the street scene and the wider locality;
- Whether harm would be caused to the living conditions of neighbouring residents.

Impact on the character and appearance

In terms of design, there are numerous examples of two storey buildings with steeper gable pitched or hipped roof forms within the locality, many of which are situated on significantly higher ground level. It is therefore not considered that the increase in height and alterations to the roof form would result in the summerhouse appearing out of character. Moreover, the proposed summerhouse would be located at a significantly lower ground level to the south-east in relation to

the application property and surrounding buildings, so the additional roof height would not result in the summerhouse being taller than any building within the locality.

The proposed summerhouse would be located to the rear of the application site, so there will be no consequence to the appearance of the street scene. Furthermore, some properties within the vicinity have rear conservatories or extensions or existing rear outbuildings constructed with old timber materials. The design of the proposed summerhouse and the materials to be used would take into account the local aesthetics and the proposal is considered appropriate in size and scale that would complement the appearance of the application site and the rear part of the surrounding properties. It would therefore be in keeping with the character of the area and be complementary to its locality and application site.

Impact on the Neighbouring Amenities

The proposed summerhouse would be located on significantly lower ground level to the bottom of the rear garden area. It would be situated approximately 30 metres from the main building and a similar distance away from any neighbouring property within the locality, including those at the rear. It is therefore not considered that the impact from the proposed steeper pitched gable roof form and a net increase in the height of the summerhouse by 0.7 metres would be harmful to the visual amenities or any form of residential amenities enjoyed by the occupiers of any neighbouring property.

Conclusion:

The alterations to the roof form and increase in the height of the proposed summerhouse would not detract from the established character and appearance of the host property, the surrounding area and the street scene. It would have an acceptable impact upon the living conditions enjoyed by the occupiers of neighbouring properties. This proposed therefore is in accordance with the aforementioned policies of the adopted Local Plan and guidance in the NPPF. Accordingly, it is recommended that planning permission be granted.

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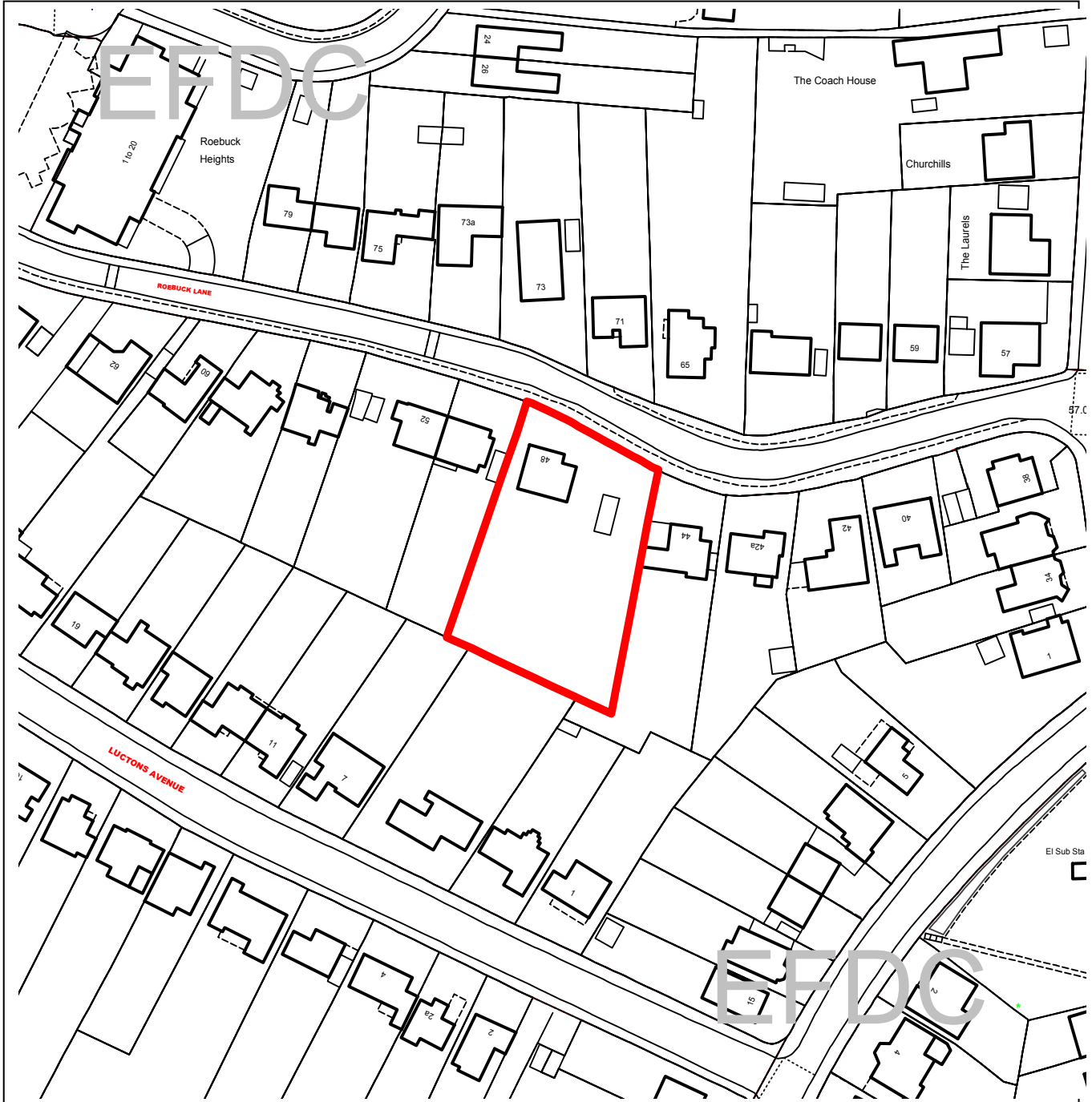
Planning Application Case Officer: Moses Ekole
Direct Line Telephone Number: 01992 56 4109

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Application Number:	EPF/1072/15
Site Name:	46/48 Roebuck Lane Buckhurst Hill, IG9 5QX
Scale of Plot:	1/1250

Report Item No: 4

APPLICATION No:	EPF/1072/15
SITE ADDRESS:	46/48 Roebuck Lane Buckhurst Hill Essex IG9 5QX
PARISH:	Buckhurst Hill
WARD:	Buckhurst Hill West
APPLICANT:	Mr K Fox
DESCRIPTION OF PROPOSAL:	Proposed new wrought iron sliding gates and brick piers with wrought iron railings 2m high for No. 46 and 48 Roebuck Lane.
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=575753

CONDITIONS

- 1 The development shall be implemented and maintained thereafter in red brick and black wrought iron railings as indicated in the submission documentation, unless otherwise agreed in writing by the Local Planning Authority.

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

Description of Site:

The application site comprises a double residential plot for numbers 46 and 48 Roebuck Lane on the southern side of Roebuck Lane, close to its junction with the High Road.

Two new detached dwellings have recently been constructed as permitted under EPF/0201/14.

Description of Proposal:

The proposal seeks permission for the erection of new brick piers and dwarf wall with railings above to the boundary across the front of the two properties. Works were near completed at the time of the site inspection.

In total the railings and piers would span 31m across the front of the properties, the brick piers would vary in height due to changing ground levels, but would reach 1.9m at the maximum, with railing inserts reaching 2m at the highest point when measured from ground level.

Any boundary treatment adjacent a highway that is greater in height than 1m requires planning permission.

Relevant History:

EPF/0119/14 – Prior notification for demolition of dwelling – Prior Approval not required
EPF/0201/14 – Erection of two dwellings – Approved
EPF/1245/14 – Application for approval of details reserved by condition – Details Approved

Policies Applied:

Epping Forest District Local Plan and Alterations
CP2 – Protecting the Quality of the Rural and Built Environment
DBE1 – Design of new buildings
DBE9 – Impact on Amenity

The National Planning Policy Framework (NPPF) has been adopted as national policy since March 2012. Paragraph 215 states that due weight should be given to relevant policies in existing plans according to their degree of consistency with the framework. The above policies are broadly consistent with the NPPF and should therefore be given appropriate weight.

Summary of Representations:

BUCKHURST HILL PARISH COUNCIL: Object: Out of keeping with local streetscene. Wrought iron railings are too high.

5 Neighbours consulted: 5 responses received as follows:

64, 65, 71, ROEBUCK LANE AND 27 STRADBROKE GROVE (BUCKHURST HILL RESIDENTS SOCIETY): Object. Proposals are excessive, out of keeping and will span 2 plots. Will appear as a block of flats, school or crematorium. Impact to property value. Will result in bins on pavements, impacting pedestrians. Design and detailing of piers and railings dominates street scene, proposals would compound the visual harm from the development for two houses. Proposals could set a precedent for further similar developments. Will spoil appearance of dwellings behind, no great benefit to security than lower railings.

73 ROEBUCK LANE: No objection as long as does not exceed 2m. Similar to recent approval at number 50.

Issues and Considerations:

The main issues with this proposal relate to design and impact on amenity.

Design

The proposal is of a design and scale akin to that constructed at 50 Roebuck Lane, therefore in design terms no concerns are raised. Many properties in the District erect higher boundaries along the front elevation, and this would not appear out of keeping in this area. Whilst the surrounding area generally comprises lower or open boundaries, higher front boundaries are evident in the immediate area of either a near identical design on the adjacent plot, or higher timber close board fences on other properties.

The proposals would maintain a significant open aspect by way of the nature of railings being visually permeable.

Officers have considered the immediate locality in terms of street scene and consider that while the proposals will result in a continuous length of pillars and railings across three plots, this is not in itself unacceptable, and the character of the wider area would not be unduly harmed. Examples of similar boundary treatments are easily available across the wider District.

Amenity

The proposal would be visible from neighbouring properties, but would not detract from outlook available, overshadowing neighbouring properties significantly detract from neighbouring living conditions.

Neighbouring objections are noted, however mostly these issues relate to character and street scene as assessed above. The railings are 2m in height at some points, however a similar structure is already permitted on the neighbouring plot.

Highways

The County Team have commented on the application and have no concerns to raise.

Conclusion:

The proposal is considered an acceptable design, following the appearance of the neighbouring property and there are no significant amenity concerns and therefore 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:

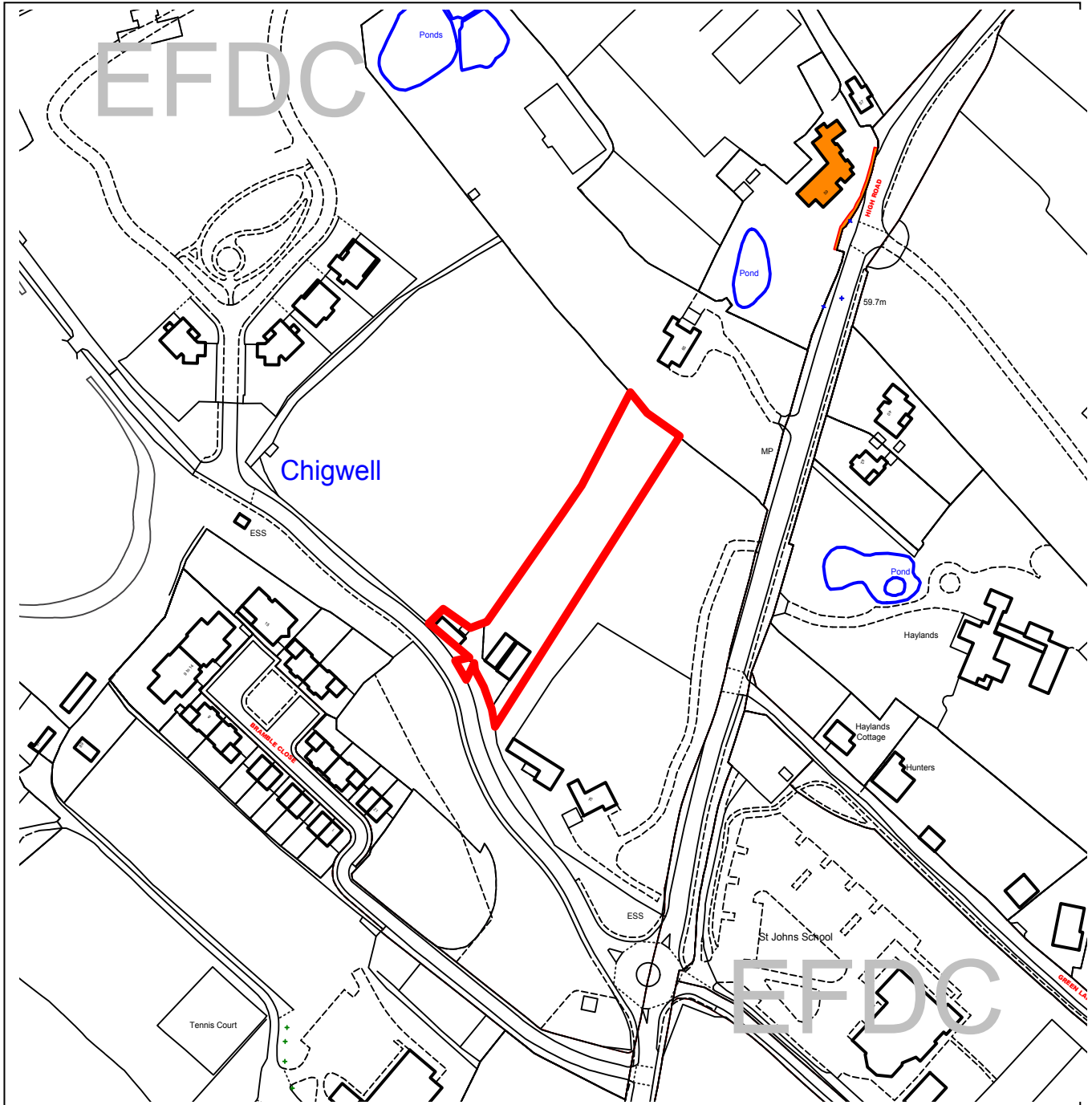
***Planning Application Case Officer: Jenny Cordell
Direct Line Telephone Number: 01992 564481***

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/1084/15
Site Name:	The Grange, 75 High Road Chigwell, IG7 6DL
Scale of Plot:	1/2500

Report Item No: 5

APPLICATION No:	EPF/1084/15
SITE ADDRESS:	The Grange 75 High Road Chigwell Essex IG7 6DL
PARISH:	Chigwell
WARD:	Chigwell Village
APPLICANT:	Mr S Isaacs
DESCRIPTION OF PROPOSAL:	Application for variation of condition 8 (removal of existing buildings prior to construction) on planning application EPF/1057/13 (Demolition of 4 no. vehicle sales, repairs and restoration buildings and replacement with 1 no. detached dwelling). To allow partial demolition on completion of development.
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=575774

CONDITIONS

- 1 The development hereby permitted must be begun not later than 21 July 2016.
- 2 The development hereby permitted will be completed strictly in accordance with the approved drawings nos: DHA/7615/01; OV/DB/SI/02; OV/DB/SI/01 conceptual (revised scheme).
- 3 No construction works above ground level shall take place until documentary and photographic details of the types and colours of the external finishes have been submitted to and approved by the Local Planning Authority, in writing. The development shall be implemented in accordance with such approved details.
- 4 No development shall take place, including site clearance or other preparatory work, until full details of both hard and soft landscape works (including tree planting) and implementation programme (linked to the development schedule) have been submitted to an approved in writing by the Local Planning Authority. These works shall be carried out as approved. The hard landscaping details shall include, as appropriate, and in addition to details of existing features to be retained: proposed finished levels or contours; means of enclosure; car parking layouts; other minor artefacts and structures, including signs and lighting and functional services above and below ground. The details of soft landscape works shall include plans for planting or establishment by any means and full written specifications and schedules of plants, including species, plant sizes and proposed numbers /densities where appropriate. If within a period of five years from the date of the planting or

establishment of any tree, or shrub or plant, that tree, shrub, or plant or any replacement is removed, uprooted or destroyed or dies or becomes seriously damaged or defective another tree or shrub, or plant of the same species and size as that originally planted shall be planted at the same place, unless the Local Planning Authority gives its written consent to any variation.

- 5 No development, 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.
- 6 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 as amended (or any other Order revoking, further amending or re-enacting that Order) no development generally permitted by virtue of Class A to E of Part 1 of Schedule 2 to the Order shall be undertaken without the prior written permission of the Local Planning Authority.
- 7 No development shall take place until wheel washing or other cleaning facilities for vehicles leaving the site during construction works have been installed in accordance with details which shall be submitted to and agreed in writing by the Local Planning Authority. The approved installed cleaning facilities shall be used to clean vehicles immediately before leaving the site.
- 8 Prior to the commencement of the development hereby approved, the existing workshop shown to be demolished on drawing number OV/DB/SI/02 shall be demolished entirely and all resultant debris removed from site. Upon completion of the dwelling, prior to first occupation, the garage and office shown on drawing number OV/DB/SI/02 shall be demolished entirely and all resultant debris removed from site.

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

Description of Site:

The application site comprises land within the garden of The Grange, 75 High Road and also land which is lawfully used for the operation of a business, Thoroughbred Cars, which sells, restores and repairs classic cars. The site has an existing gated access from the road which leads from the High Road into the Grange Farm development.

The whole application site is located within the Metropolitan Green Belt.

Description of Proposal:

The proposal seeks permission to vary condition 8 (removal of existing buildings prior to construction) of planning approval EPF/1057/13 (Demolition of 4x vehicle sales, repairs and restoration buildings and replacement with single dwelling).

Relevant History:

EPF/0178/12 - Demolition of vehicle sales, repairs and restoration buildings and replacement with 1 no. detached dwelling - Approved

EPF/1057/13 - Demolition of 4 no. vehicle sales, repairs and restoration buildings and replacement with 1 no. detached dwelling. (Revisions to dwelling approved under EPF/0178/12.) – Approved

Other applications relate to variation of drawings and approval of details reserved by conditions.

Policies Applied:

Epping Forest District Local Plan and Alterations

CP2 – Protecting the Quality of the Rural and Built Environment

CP3 – New Developments

DBE1/4 – Design of New Buildings

DBE2/9 – Amenity of Neighbouring Properties

DBE8 – Private Amenity Space

GB2A – Development in the Green Belt

GB7A – Development Conspicuous from the Green Belt

ST4 – Road Safety

ST6 – Vehicle Parking

LL1 – Rural Landscape Character, Appearance and Use

LL10 – Retained Landscaping

LL11 – Landscaping Schemes

The National Planning Policy Framework (NPPF) has been adopted as national policy since March 2012. Paragraph 215 states that due weight should be given to relevant policies in existing plans according to their degree of consistency with the framework. The above policies are broadly consistent with the NPPF and should therefore be given appropriate weight.

Summary of Representations:

Notification of this application was sent to Chigwell Parish Council and to 6 neighbouring properties. No neighbours have commented.

CHIGWELL PARISH COUNCIL The Council OBJECTS to this application on the grounds it can see no valid reason for removal of the condition.

Issues and Considerations:

The main issues with this proposal relate directly to the condition applied.

Condition 8 applied to EPF/1057/13 is worded as follows:

Prior to the commencement of the development hereby approved, all buildings shown to be demolished on Drawing Number OV/DB/SI/02 shall be demolished entirely and all resultant debris removed from the site.

Reason: To preserve the openness of the Metropolitan Green Belt.

The reason for applying the condition was predominantly as the new dwelling was assessed on the basis of the loss of the floor space from the existing buildings on site. Essentially the existing buildings were traded for the proposed dwelling.

It would also be inappropriate for an operating car related use to be located in such close proximity to a residence.

The applicant now seeks to vary this condition, to allow the existing garage and office to be retained during construction for welfare facilities for the site operatives.

The applicant suggests revising the condition to:

Prior to the commencement of the development hereby approved, the existing workshop shown to be demolished on drawing number OV/DB/SI/02 shall be demolished entirely and all resultant debris removed from site. Upon completion of the dwelling, prior to first occupation, the garage and office shown on drawing number OV/DB/SI/02 shall be demolished entirely and all resultant debris removed from site.

Reason: To preserve the openness of the Metropolitan Green Belt.

Officers are of the view that the long term objective of maintaining the openness of the Green Belt would still be achieved with the proposed varied wording, and that temporary welfare facilities would be reduced/avoided during construction with the proposed retention of the garage and office until completion of the dwelling. Therefore Officers are satisfied the revised condition would achieve the required result, remain enforceable and be appropriate to the development.

The Parish Council appeared concerned that the applicant sought to remove the condition. This is not the case and reassurance has been provided following these comments by way of email, to emphasis the reason for variation provided on the application form.

Conclusion:

The proposed variation of condition is considered acceptable. The proposals would still accord with Green Belt policies and there would simply be a short term temporary retention of two of the buildings on site during construction. These would be removed prior to occupation. 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: Jenny Cordell
Direct Line Telephone Number: 01992 564481***

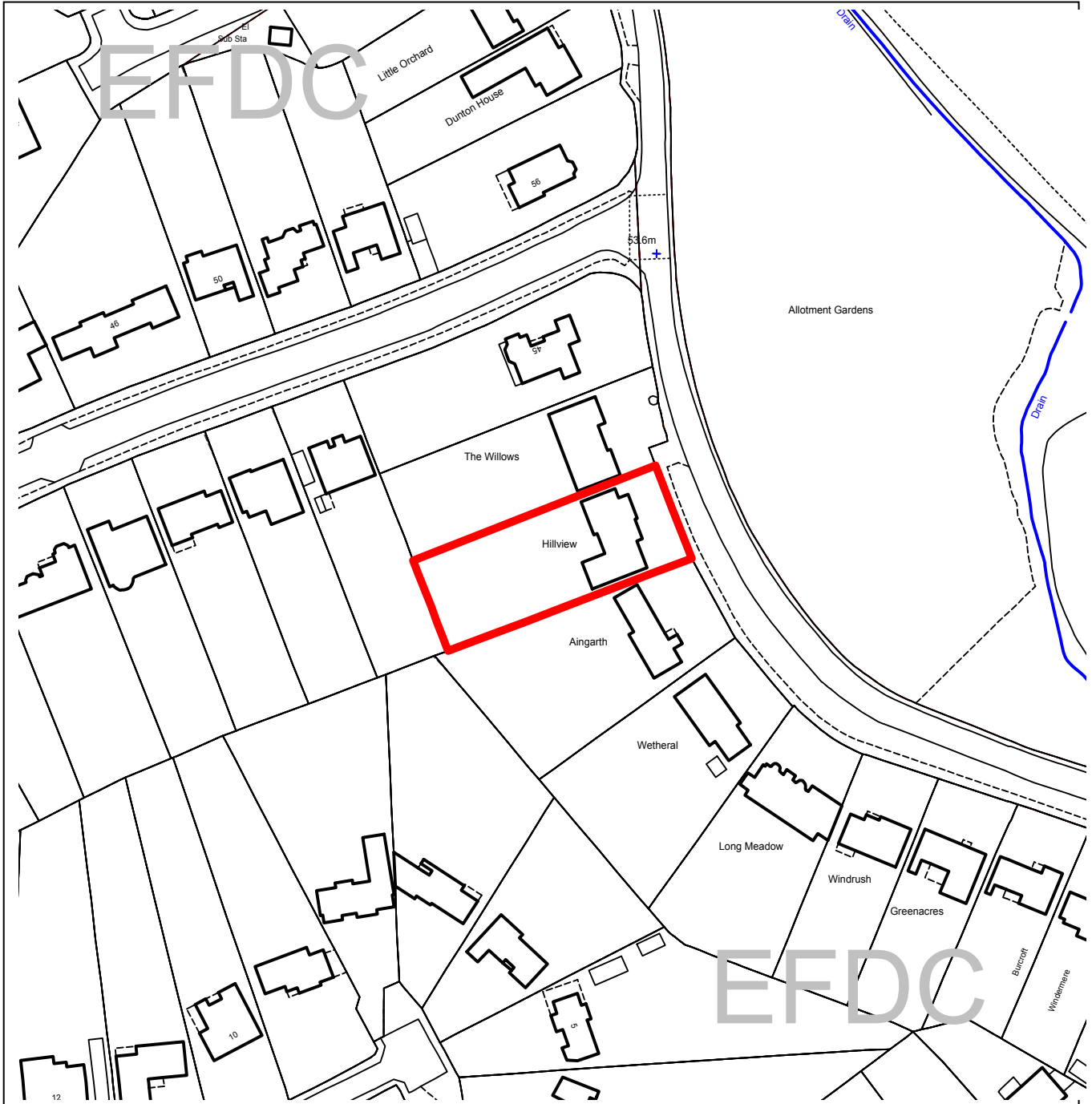
or if no direct contact can be made please email: contactplanning@eppingforestdc.gov.uk

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Epping Forest District Council

Agenda Item Number 6



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Application Number:	EPF/1201/15
Site Name:	Hillview, 28 Vicarage Lane Chigwell, IG7 6LS
Scale of Plot:	1/1250

Report Item No: 6

APPLICATION No:	EPF/1201/15
SITE ADDRESS:	Hillview 28 Vicarage Lane Chigwell Essex IG7 6LS
PARISH:	Chigwell
WARD:	Chigwell Village
APPLICANT:	Mrs Tina Chopra
DESCRIPTION OF PROPOSAL:	Outbuilding in rear garden.
RECOMMENDED DECISION:	Grant Permission (With Conditions)

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

http://planpub.eppingforestdc.gov.uk/NIM_websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=576358

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 outbuilding hereby approved shall only be used for purposes incidental to the dwelling house on the site. It shall not be used for primary residential accommodation, for example as a living room, bedroom or kitchen and shall not be used for any business or commercial purposes at any time.
- 3 Materials to be used for the external finishes of the proposed development shall match those of the existing building, unless otherwise agreed in writing by the Local Planning Authority.

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

Description of Site:

The application site is a two storey detached dwellinghouse located on the west side of Vicarage Lane on the edge of the built up area of Chigwell. The rear garden is some 37m in depth and 20m wide and the rear garden backs onto the side garden of 43 Meadow Way. The site is not within the Metropolitan Green Belt or a Conservation Area.

Description of Proposal:

The proposal seeks permission for a single storey outbuilding measuring 10m wide, a maximum of 6.6m in depth and with a ridge height of 4m. The eaves height is 2.5m. The outbuilding will be located within 0.5m of the rear boundary of the garden.

Relevant History:

None relevant

Policies Applied:

Epping Forest District Local Plan and Alterations

CP2 – Protecting the Quality of the Rural and Built Environment

DBE10 – Design of Residential Extensions

DBE9 – Impact on Amenity

The National Planning Policy Framework (NPPF) has been adopted as national policy since March 2012. Paragraph 215 states that due weight should be given to relevant policies in existing plans according to their degree of consistency with the framework. The above policies are broadly consistent with the NPPF and should therefore be given appropriate weight.

Summary of Representations:

CHIGWELL PARISH COUNCIL: The Council OBJECTS to this application on the ground of the impact on the amenity of neighbours.

4 Neighbours consulted:

THE WILLOWS, VICARAGE LANE (Letter from Ronald Fletcher Baker LLP on behalf of owner):
Objection – use of the word ‘shed’ on plans is a misnomer, loss of privacy, overall bulk of shed, general loss of amenity, adverse effect on streetscene, covenant on land restricting bungalows.

Issues and Considerations:

The main issues with this proposal relate to design and impact on amenity.

Design

The proposal is for a large outbuilding within the rear garden but is not out of the ordinary within a garden of this size. It is a relatively standard design and considered generally acceptable.

The neighbour has objected due to the impact on the streetscene, however it will not be visible from the road and although large is considered in scale with the size of the dwellinghouse with a good separation from the surrounding properties.

Amenity

The proposal is located some 5m from the side boundaries and some 30m plus from the rear walls of the neighbouring houses either side (The Willows and Aingarth). It is not considered to impact on these properties in terms of loss of light or outlook given this substantial distance. It will be visible from these properties (particularly from first floor windows) but is not considered to result in any loss of privacy beyond that which may occur from an occupier of Hillview standing in this part of the garden.

The proposal is very close to the rear boundary of the property which backs on to the side of 43 Meadow Way. Although close to the shared boundary the proposal is some 25m from the rear

wall of this property and the outbuilding is 2.5m to the eaves and then pitches away from the shared boundary to a maximum height of 4m and therefore it is not considered to have any significant impact on the amenity of this property.

It should be noted that if the proposal were moved 2m from the rear boundary then the outbuilding would fall within the scope of permitted development and not require planning permission.

Comment on representations received:

Further to the analysis above, it is regrettable that the architect has labelled the outbuilding as a 'shed' which does bring to mind a small timber garden shed. However, the proposal was advertised as an outbuilding and as such referred to as an outbuilding in this report and therefore this description on the plans is not considered to invalidate the application process.

A covenant or legal agreement on a property is separate to planning control. In any event this is not a bungalow but an outbuilding; to avoid any further concern a condition can be added to ensure that it cannot be used for any primary residential accommodation or a business or commercial use.

Conclusion:

The proposal is considered an acceptable design with no significant impact on amenity and therefore despite objections approval with conditions 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:

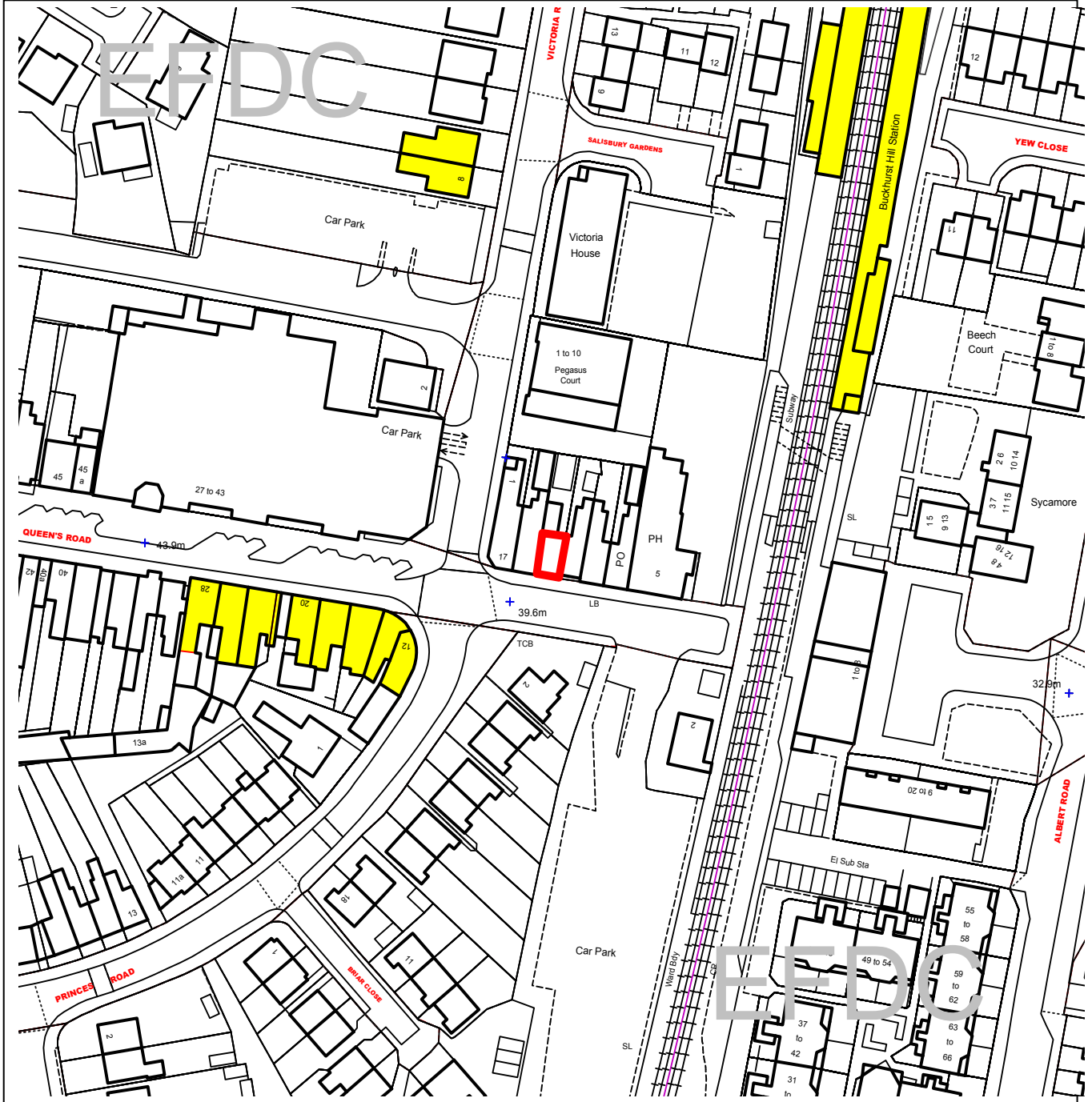
***Planning Application Case Officer: Marie-Claire Tovey
Direct Line Telephone Number: 01992 564414***

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/1309/15
Site Name:	13 Queens Road Buckhurst Hill, IG9 5BZ
Scale of Plot:	1/1250

Report Item No: 7

APPLICATION No:	EPF/1309/15
SITE ADDRESS:	13 Queens Road Buckhurst Hill Essex IG9 5BZ
PARISH:	Buckhurst Hill
WARD:	Buckhurst Hill West
APPLICANT:	Mr Howard Winston
DESCRIPTION OF PROPOSAL:	Proposed third floor extension to form a new dwelling
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=576634

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: QR/13/02, QR/13/03, QR/13/04, QR-P-1001, QR-P-1002, QR-P-1003 and 14019_P_003 Rev B
- 3 No construction works above ground level shall take place until documentary and photographic details of the types and colours of the external finishes have been submitted to and approved by the Local Planning Authority, in writing. The development shall be implemented in accordance with such approved details.
- 4 The refuse storage facility shown on the approved plan 14019_P_003 Rev B shall be completed prior to the first occupation of the development and shall thereafter be retained free of obstruction and used for the storage of refuse and recycling only and for no other purpose, 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 it is for a type of development that cannot be determined by Officers for the following reasons:

1. *More than two objections material to the planning merits of the proposal to be approved were received (Pursuant to The Constitution, Part Three: Planning Services – Delegation of Council functions, Schedule 1, Appendix A.(f).)*
2. *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 application site comprises a three-storey mid terrace building with shop premises on the ground floor and a one bedroom flat on each upper level that are presently being formed in the upper floors (planning permission ref EPF/2485/13 relates). It is situated within the Buckhurst Hill District Centre as identified in the Local Plan Alterations. The immediate locality is a mix of dwelling houses and three-storey buildings with ground floor shop premises and a mix of commercial and residential uses at upper floor.

In common with the other buildings in the terrace, a high parapet to the front elevation screens a butterfly roof (an inverted pitched roof) over the second floor. The valley of the roof is 1m below the top of the parapet. Brick pilasters either side of the front elevation, continuing in rendered form up the parapet wall, provide a visual definition of the extent of each building within the terrace and, at roof level, mark the position of party walls concealed by the parapet.

The building has a rear yard area that has a consent (ref EPF/1192/14) to be redeveloped to replace a large corrugated metal clad storage building with a two-storey, two-bedroom dwelling. Works to implement that permission have recently been commenced. Beyond the rear yard is Pegasus Court, a block of 10 flats.

Description of Proposal:

This application proposes the construction of a third floor in the form of a mansard roof in order to provide an additional one bedroom flat at the application site. The structure would be set approximately 300mm rear of the party wall and have sloping front and rear walls finished in slate. Two dormer windows would be set in the front and rear walls, aligning with existing first and second floor windows below. The structure would have a flat roof and be contained within built up parapet walls that match the angle of the front and rear walls of the mansard structure and extend subtly beyond them and above the roof. They would have a traditional tile and brick on edge detail.

The new flat would be accessed directly from the street. It would not have any dedicated off-street parking provision or private amenity space.

Relevant History:

- EPF/2484/13 Change of use of ground floor from use for purposes within Use Class A1 (Shops) to use for purposes within Use Class A2 (Financial and Professional Services) Approved
- EPF/2485/13 Change of use of first and second floors from taxi offices to two flats. (Use Class C3) Approved
- 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. Approved
- EPF/1851/14 Proposed frameless glass shop front and new frameless glass entrance door to flats on upper parts. Approved
- EPF/2318/14 Proposed 3rd floor extension to form a new studio flat dwelling. Withdrawn
- EPF/2899/14 Proposed third floor extension to form a studio dwelling. Re-submission following withdrawn application EPF/2318/14. Withdrawn

EPF/0708/15 Proposed third floor extension to form a studio dwelling. Withdrawn

Policies Applied:

Local Plan:

CP2	Quality of Rural and Built Environment
CP7	Urban Form and Quality
DBE1	Design of New Buildings
DBE8	Private Amenity Space
DBE9	Loss of Amenity
ST6	Vehicle Parking

NPPF

Consultation Carried Out and Summary of Representations Received

Number of neighbours consulted: 18

Site notice posted: Yes

Responses received: Letters of objection received as follows:

11 QUEENS ROAD: Firstly the plans shown are wrong as they relate to the building before the current construction work began. It is misleading for some of them to show the previous layout as this application needs to be considered as it will relate to the rest of the building which is being greatly extended. This is not clear from some of the submitted plans. I object to this application on a number of grounds.

- It will restrict light and increase noise and footfall.
- There is already a problem with parking for residents and with no provision made more cars will be crowding access roads and local streets and adding to hazards to pedestrians.
- The effect on adjacent buildings is a concern as I understand that 120 year old buildings were not designed to have a storey added. Problems with one building will affect its neighbours in the terrace.
- It will set a precedent for similar developments which will alter both the appearance and character of Queens Road.
- There is already a problem with refuse in that there is inadequate room for it to be stored and this represents a health issue as well as an eyesore.

7 PEGASUS COURT, VICTORIA ROAD: My mother lives in Pegasus Court(No 7) and is not alone in being extremely worried about this proposal for the following reasons:

1. Loss of light
2. Losing a considerable amount of privacy as both her lounge and kitchen both overlook the back of the proposed extension
3. More usage of the carpark facility belonging to Pegasus Court by either tradesmen or tenants either parking in one of the seven allocated Pegasus Court spaces or parking in the shared area making it increasingly difficult for people to manoeuvre their cars out of spaces. More use of the electronic security gates, more cars in and out therefore more pollution.
4. Extra litter and rubbish being left for long periods increasing the risk of rodents
5. Will decrease the property prices at Pegasus Court and also make them less saleable

6. The proposed building will not be in-keeping with the neighbouring properties

I am aware major building work is in progress at the moment and if permission is granted for the proposed extension then I am sure the neighbouring properties will extend too. This will have an extremely detrimental effect on the outlook from Pegasus Court.

(The above points 1, 2, 3, 5 and 6 were subsequently reinforced by a letter received directly from the occupant of 7 Pegasus Court)

9 PEGASUS COURT, VICTORIA ROAD: The site line on this small parade of six Victorian shops would be ruined by a higher elevation of one, setting a precedent. The proposed higher third floor would impact on Pegasus Court a few feet away too, by restricting light to the residents on that side of the building. A reminder too in the application that there is no car parking space available to the resident in the rear of the property abutting Pegasus Court.

BUCKHURST HILL PARISH COUNCIL: Objection: Out of keeping with existing façade and architecture of parade, Setting of a precedent, Concern about secondary means of escape.

Main Issues and Considerations:

The applicant has on 3 previous occasions sought consent to erect a third floor to provide a one bedroom flat, but each application was withdrawn following informal design advice from the case officer. The current proposal follows informal pre-application advice. Design, sustainability, highway safety, refuse and other matters raised by objectors are discussed in this report.

Design:

The main issue raised by this proposal is design. As indicated above, the proposal follows pre-application discussion that focused primarily on this issue. The resulting design of a mansard roof is one that is commonly found on similar buildings elsewhere. Such roof additions, either as isolated developments or linked to similar neighbouring additions are typically found in older urban areas on buildings of a similar age and design, particularly in central London. They blend in well with the original buildings provided they are proportionate enlargements and relate to the lower floors in terms of their detailed design.

In this case the slate cladding to front and rear roof slopes together with the continuation of party walls aligning with the pilasters of the front elevation reinforce the appearance of the roof structure and the visual definition of the horizontal limits of the building. The link to the pilasters together with alignment of windows with those of the lower floors at both the front and rear elevations maintains a continuity of the vertical elements of the building. By ensuring the structure is set rear of the existing parapet on the front elevation, is of limited height above the parapet (1.6m), and that the dormer windows are significantly smaller than windows on the lower floors the proposal will appear very much subordinate to the existing building. It would therefore appear as a proportionate roof enlargement.

Since the proposal would be of an appropriate and proportionate scale, and be sensitively designed to relate to key specific elements of the design of the existing building, it is concluded the proposal will complement the appearance of the existing building. It would therefore appear acceptable in the street scene, complementing the character and appearance of the locality. In relation to the impact on the street scene, it would primarily be seen in longer views of the building since it is at upper level, of limited height and set rear of the existing parapet.

Sustainability, Highway Safety and Living Conditions:

The application site is situated within one of the higher order District shopping areas, approximately 200m from Buckhurst Hill Underground Station and within 100m of a substantial supermarket. It is also situated approximately 200m from Knighton Wood. A large pay and display car park is situated on the opposite side of Queens Road. Having regard to these facts it is concluded that the application site is in a highly sustainable location, well served by public transport and within easy pedestrian access of shopping facilities and significant public open space.

Consequently, the absence of any dedicated off-street parking provision or private amenity space provision would not result in poor living conditions for the flat. The absence of any parking provision in this location would also not result in any harmful consequence for the interests of highway safety or the amenity and functioning of neighbouring commercial and residential uses. Accordingly, there is no justification for withholding consent on the basis of the absence of off-street parking or private amenity space provision.

The relationship of the proposed flat to neighbouring dwellings is such that no excessive overlooking would arise since the only building potentially overlooked is Pegasus Court and a distance of at least 24m would separate the rear elevation of the proposed flat and Pegasus Court. No excessive disturbance to the approved second floor flat would be caused by the new dwelling and no loss of light would be caused to any neighbour.

Refuse:

Refuse storage and collection was the subject of pre-application discussion between the Applicant and the Council's Waste Management Team. The applicant draws attention to provision being made in the rear elevation of the approved dwellinghouse within the rear yard area. While not ideal due to the need to walk an unusual distance to store refuse, that arrangement is identical for the approved flats at first and second floors of the building and is considered to be preferable to storage within the building and depositing refuse sacks on the footway each waste collection day. Since the refuse storage arrangements are previously approved and in accordance with the advice of the Waste Management Team there is no basis for resisting this proposal on the matter of refuse storage.

Other matters:

The Parish Council are concerned about the potential for any consent given to act as a precedent in favour of other similar development. It would certainly be a material consideration of significant weight, particularly in respect of similar development at the same terrace, but precedent is not a sound reason for withholding consent for a development that is found to be acceptable.

In relation to other matters, while it is an understandable concern the consequence for property values, as members are aware, this is not a material planning consideration. The matter of means of escape is linked to that of fire safety and that is controlled under the Building regulations. Informal discussion with the Council's Building Control team confirmed it is possible to meet all fire safety requirements within this development.

Conclusion:

Weight has been given in this case to the predominance of this type of slate finished extension to similar Victorian/Edwardian era buildings in London and arguably there are similar attributes to London in the form and age of buildings in this part of Queens Road. The proposal will sit behind the retained front parapet and will not have a dominant visual impact on the street scene. On balance therefore, it is considered that demonstrable harm will not be caused and any precedent

will not be an undesirable one. The proposal complies with relevant planning policy and it is recommended that planning permission be granted.

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

Planning Application Case Officer: Stephan Solon

Direct Line Telephone Number: 01992 564018

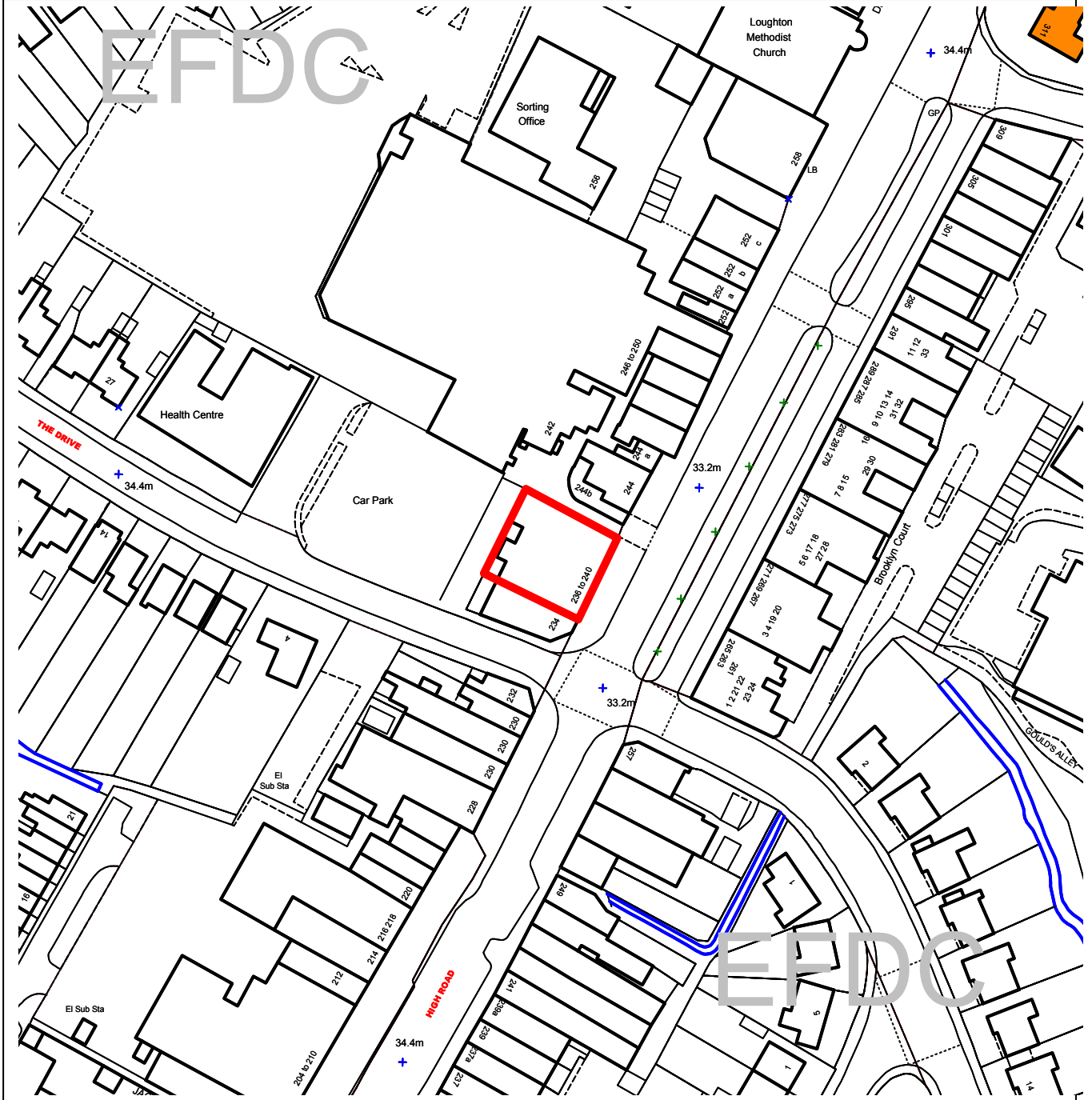
or if no direct contact can be made please email: contactplanning@eppingforestdc.gov.uk

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Epping Forest District Council

Agenda Item Number 8



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Application Number:	EPF/1335/15
Site Name:	236 High Road Loughton, IG10 1RB
Scale of Plot:	1/1250

Report Item No: 8

APPLICATION No:	EPF/1335/15
SITE ADDRESS:	236 High Road Loughton Essex IG10 1RB
PARISH:	Loughton
WARD:	Loughton St Marys
APPLICANT:	Ms Nancy Venables
DESCRIPTION OF PROPOSAL:	Change of use from shop (use class A1) to use as an estate agency office (use class A2).
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=576673

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 glazed area in the existing shop front shall be permanently retained, and it shall be used for display purposes appropriate to a High Road shopping area.

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

Description of Site:

The application site is a three storey mid terrace shop unit with flats above located on the west side of the High Road close to the junction with The Drive. The site is currently trading as a sports shop and is located within the key frontage of the Town Centre. The next door shops are a café (Village Deli) and an estate agent (Douglas Allen). The site is not within the Metropolitan Green Belt or a Conservation Area.

Description of Proposal:

The proposal seeks permission for the change of use from shop (use class A1) to use as an estate agency office (use class A2).

Relevant History:

None relevant

Policies Applied:

Epping Forest District Local Plan and Alterations

CP2 – Protecting the Quality of the Rural and Built Environment

TC1 – Town Centre Hierarchy

TC3 – Town centre function.

TC4 – Non-retail frontage

TC5 – Window Displays

The National Planning Policy Framework (NPPF) has been adopted as national policy since March 2012. Paragraph 215 states that due weight should be given to relevant policies in existing plans according to their degree of consistency with the framework. Policies TC3 and TC4 are partially and generally compliant with the National Planning Policy Framework - the NPPF introduces more flexibility for non-retail uses in shopping areas.

Additionally recent changes to the GPDO, specifically Part 4, Class D which allow for a temporary change of use from A1 to A2 for a period of 2 years without the need for planning permission.

Summary of Representations:

LOUGHTON TOWN COUNCIL: The Council OBJECTED to the loss of another A1 retail unit, which would result in three estate agencies positioned adjacent to each other in the High Road. 6 Neighbours consulted and a Site Notice erected: No responses received

Issues and Considerations:

The main issues with this proposal relates to the impact on the town centre.

Town Centre

The proposal will result in more than two adjacent non-retail uses and non-retail use in Loughton High Road is already in excess of 30% which is contrary to policy TC4. However, although the NPPF still requires Local Planning Authorities to define primary shopping areas and define what uses would be considered appropriate within it, it is not as rigid as policy TC4 and therefore this policy is only partially compliant with the NPPF. The NPPF encourages competitive town centre environments, and seeks to include a wider range of uses in centres, not just retail.

Although not a retail shop within the Town Centre, the applicant has suggested that the current owner of the sports shop wishes to end their lease. Additionally the proposed estate agency is a local business currently operating from premises on York Hill and the business would like to move to a more visible and prominent location.

Estate agencies are common additions to shopping parades, and can add to a degree to the vitality and viability of a shopping area. It is proposed that a window display will be retained and this can be conditioned to ensure a window display is installed.

Additionally, the proposal could be completed under the recent changes to the GPDO, as the proposal falls within the scope of this legislation allowing the change from A1 to A2 without the requirement for planning permission for a period of two years.

Conclusion:

The proposal is considered a balanced case, however relaxation of National policy, recent changes to permitted development legislation and the need to avoid empty units in shopping areas is considered sufficient to recommend approval for this application.

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: Marie-Claire Tovey
Direct Line Telephone Number: 01992 564414***

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