

## AREA PLANS SUB-COMMITTEE SOUTH

28 October 2015

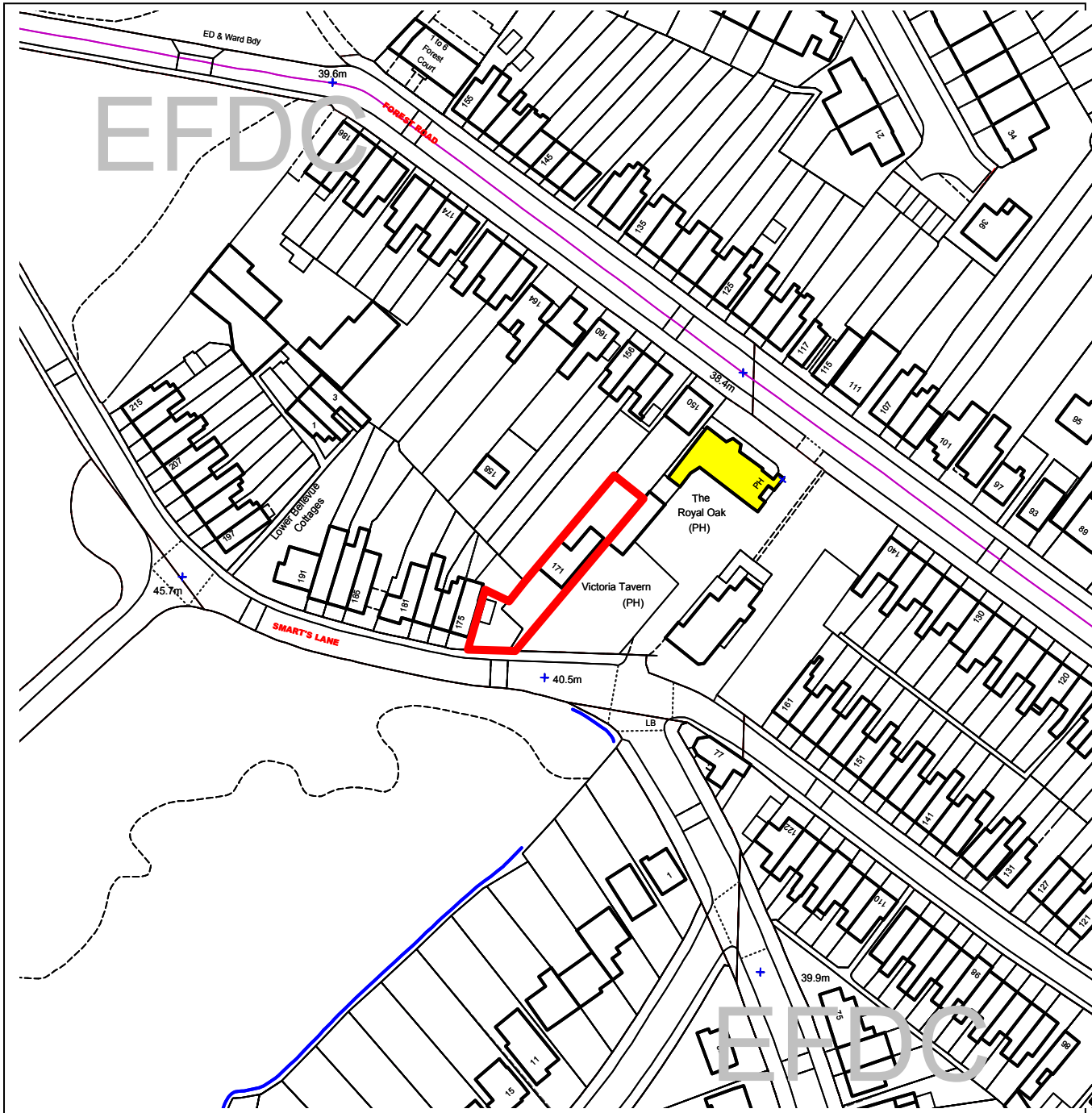
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# Epping Forest District Council

## Agenda Item Number 1



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Application Number:	EPF/1488/15
Site Name:	171 Smarts Lane Loughton, IG10 4BW
Scale of Plot:	1/1250

**Report Item No:1**

<b>APPLICATION No:</b>	EPF/1488/15
<b>SITE ADDRESS:</b>	171 Smarts Lane Loughton Essex IG10 4BW
<b>PARISH:</b>	Loughton
<b>WARD:</b>	Loughton Forest
<b>APPLICANT:</b>	Mr John Taylor
<b>DESCRIPTION OF PROPOSAL:</b>	Demolition of existing dwelling and garage replacement with two maisonettes, associated garden bin store and car parking.
<b>RECOMMENDED DECISION:</b>	Refuse Permission

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

[http://planpub.eppingforestdc.gov.uk/NIM\\_websearch/ExternalEntryPoint.aspx?SEARCH\\_TYPE=1&DOC\\_CLASS\\_CODE=PL&FOLDER1\\_REF=577114](http://planpub.eppingforestdc.gov.uk/NIM_websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=577114)

**REASON FOR REFUSAL**

- 1 The proposed design, by reason of the positioning and extent of the parking and bin storage area, would be detrimental to the appearance of the streetscene. The proposal is therefore contrary to Policies CP2(ii), CP7 and DBE6 of the Local Plan and Alterations and the provisions of the National Planning Policy Framework.
- 2 The access arrangements for the flats is remote from the highway, constrained and is unobserved by neighbouring dwellings or from public space. That arrangement is both inconvenient, making access awkward, and places people using it in a vulnerable position. Consequently the access arrangement would be likely to increase the fear of crime for those accessing the building and result in poor living conditions for the occupants of the flats, contrary to paragraph 58 of the National Planning Policy Framework and paragraph 040 of the National Planning Practice guidance.
- 3 The access arrangements for the flats and the proposed parking arrangements for them would be likely to result in an excessive loss of privacy and exposure to undue disturbance to the bedrooms of the ground floor flat. The proposal therefore amounts to poor design contrary to the provisions of the national Planning Policy Framework and the National Planning Practice Guidance.
- 4 The design of the upper floor flat would create excessive overlooking and loss of privacy to occupiers of residential properties to the northeast, on Forest Road, particularly 150 and 152 Forest Road. The proposal is therefore contrary to Policy DBE9 of the Local Plan and Alterations and the provisions of the National Planning Policy Framework.

*This application is before this Committee since it has been 'called in' by Councillor James Hart (Pursuant to The Constitution, Part Three: Planning Services – Delegation of Council functions, Schedule 1, Appendix A.(h))*

**Description of Site:**

The application site comprises a detached bungalow set back from the street and its curtilage. The bungalow has a garage at the front of its plot set somewhat back from the carriageway of Smarts Lane. Beside the garage is an end of terrace house. The application site does not relate to a listed building or a conservation area although is adjacent to a locally listed building, the Royal Oak public house. The garden and parking area of the pub, which includes a substantial single-storey outbuilding, abuts the site boundary. Trees in the garden are the subject of a tree preservation order. A footpath linking Smarts Lane with Forest Road passes through the grounds of pub. The application site shares a rear boundary with 150 Forest Road.

The application site is part of the built up area of Loughton although Green Belt land is on the opposite side of Smarts Lane.

**Description of Proposal:**

Demolition of bungalow and garage and erection of a building to accommodate two two-bedroom flats. An associated bin store, bicycle storage outbuilding and four car parking spaces, one within a garage, would be created.

The building that would be erected would have a width of 6.4m, all but filling the width of the plot save for a 1m wide gap to give access to the rear, and a maximum length of 20m, with an attached garage adding another 7m length of built form. The ground floor flat would have a door on the side of the building off the 1m wide footway to the side. Beside this door would be another to a staircase leading to the upper flat. Both flats would have an open plan arrangement of kitchen and living room at the rear of the building. The open plan accommodation would look onto the amenity areas at the rear of the proposed building. The ground floor flat would have glazed folding doors leading onto its amenity area. The first floor flat would have the same arrangement though with a balustrade immediately in front of the folding glazed doors to create a type of Juliette balcony arrangement.

The proposed building would have an asymmetric roof with a front and rear gable. The roof slope on the northwestern side of the building would be set behind a parapet with a height of 5.5m. The roof slope on the southeastern side would have eaves 4.2m in height. The roof would have a ridge 7.9m in height.

A garage would be provided in a single-storey front projection to the building. That, together with a space in front of it would serve the ground floor flat. Adjacent to them would be two car parking spaces, one behind another, to serve the upper floor flat. A bin store would also be set towards the front of the site adjacent to the boundary with 175 Smarts Lane.

**Relevant History:**

None

**Policies Applied:**

CP2	Quality of Rural and Built Environment
CP7	Urban Form and Quality
HC13A	Local List of Buildings

H2A	Previously Developed Land
DBE1	Design of New Buildings
DBE2	Effect on Neighbouring Properties
DBE6	Car Parking in New Development
DBE8	Private Amenity Space
DBE9	Loss of Amenity
LL10	Adequacy of provision for landscape retention
LL11	Adequacy of Provision for Landscape Retention
ST4	Road Safety
ST6	Vehicle Parking

The Essex Design Guide SPG

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.

### **Consultation Carried Out and Summary of Representations Received**

NEIGHBOURS – 6 properties consulted by letter and site notice posted. 8 replies have been received, all of objection.

177 SMARTS LANE – object – proposal out of character with small Victorian cottages, development too large for site, my view of mature trees would be lost and replaced with a blank wall, would add to parking problem, would be impossible for building contractors to access the site.

175 SMARTS LANE - object – demolition of asbestos built garage is a health concern to me and my family including my grandchildren, other health issues, plans misleading, no wheelchair access to side, my garden would be overshadowed and I would be hemmed in, loss of sunlight and daylight, concern at subsidence, security concerns, overlooking, noise, bin storage would cause smell and flies near my windows, impact on existing drainage and waste systems, overbearing and bulky, overdevelopment, disturbance from building process, a pump would have to be relocated to my detriment, necessary relocation of telegraph pole would spoil my view, necessary relocation of lamp post would cause a nuisance for me and not provide sufficient light, would add to parking problem, light pollution to Epping Forest, loss of trees that contribute to wildlife, light pollution would detract from hobby of

187 SMARTS LANE – object – out of keeping with the character of the setting, poor design, no landscaping proposals, access to entrance and amenity areas is via a narrow and sloping path, would impact on trees outside the site, adverse impact on neighbours, would add to problems of on-street parking, could be drainage and flood issues.

3 LOWER BELLE VUE COTTAGES, SMARTS LANE – object – bulky and overbearing structure would change streetscene in a negative way and compromise living conditions of neighbouring property, not in keeping with “two up, two down” cottages, little garden space for two flats, bin storage too near windows of a house, lamp post is needed to be where it is, proposed positions of lamp post and telegraph pole unacceptable, plans misleading, would add to parking problem, too close to buildings of significant historical value, difficulties with construction process, light pollution.

150 FOREST ROAD (letter from John Newton Associates) – object – misleading plans, height and bulk would have an overbearing and dominating effect, loss of light and outlook, loss of privacy.

152 FOREST ROAD (letter from John Newton Associates) – object – misleading plans, height and bulk would have an overbearing and dominating effect, loss of light and outlook, loss of privacy.

164 FOREST ROAD – object – overdevelopment, very little amenity space, overbearing appearance, loss of privacy, light pollution, placing of bin store not acceptable, relocation of lamp post and telegraph pole unnecessary, drawings misleading,

OWNERS OF ROYAL OAK PUBLIC HOUSE - object – inappropriate due to its bulk and mass, windows would overlook our site and other adjoining properties.

LRA PLANS GROUP – object – overdevelopment of site, out of keeping with streetscene, loss of residential amenity, potential damage to adjacent tree, loss of evergreen trees.

LOUGHTON TOWN COUNCIL - The Committee OBJECTED to this application. Members commented this was an awkward shaped plot and the proposal for two maisonettes/flats would lead to an overdevelopment of the site, which would be out of keeping with the streetscene. The Committee was concerned for the loss of amenity to the neighbouring property at no. 175 Smarts Lane, from loss of light and noise, as well as smell – particularly as the bin store was sited close to this section of the site boundary. The proposal was therefore deemed contrary to policies DBE9 and DBE 10 (i) of Epping Forest District Council's adopted Local Plan & Alterations. The Committee supported the District Council Arboricultural Officer's objection and concern for the Hornbeam tree in the garden of the Royal Oak PH site next door (also earmarked for residential development), which was protected by a tree preservation order (TPO). Members expressed concern for the safe removal of the garage as this reportedly contained asbestos.

### **Issues and Considerations:**

The main issues that arise with this application are the impact to the streetscene in terms of appearance, impact to neighbouring properties, residential amenity of any future occupiers of the proposal, tree issues and impact to a locally listed building.

#### **Streetscene**

The main body of the building would be set back into the site and as such the replacement building itself would have little impact to the streetscene having regard to the recessed position of the existing bungalow. A tree within the site of the Royal Oak provides screening. However, the proposed parking area, and to a lesser extent the bin store, would be prominent and be both of a poor appearance in itself (as is inevitably the case with an open, featureless parking area) and be visually discordant with the modest terraced cottages appearing to be of nineteenth century origin to the left hand side when viewing the proposal from the street. When occupied the parking spaces would be located such that parked cars would visually dominate the streetscene. This is directly contrary to Policy DBE6 and would be detrimental to visual amenity. It is also contrary to Policies CP2(ii) and CP7, which seek to safeguard the character of the urban environment and resist unsympathetic change.

#### **Neighbouring amenity**

The position of the parking and bin store would have a material adverse impact to the residential amenity of the occupiers of 175 Smarts Lane, principally by noise disturbance arising from their use.

The extent of glazing to the upper flat rear elevation would certainly create the perception of being overlooked to the occupiers of a number of properties on Forest Road and it is very likely

excessive overlooking of the rear gardens of 150 and 152 Forest Road would arise. A distance of 10m would exist between this glazing and the rear boundary of the site. This distance may often be acceptable for a window to existing development (page 70 of the Essex Design Guide refers). However, in this instance, of new development, page 72 of the Essex Design Guide is considered particularly relevant. This states: "Where new development backs on to the rear of existing housing, existing residents are entitled to a greater degree of privacy to their rear garden boundary, and therefore where the rear faces of new houses are approximately parallel to the existing, the rear of new houses may not encroach any closer than 15 metres to an existing rear boundary, even though with a closer encroachment 25 metres between the backs of houses would still be achieved." The guidance continues by stating "Upper storey flats can cause problems of overlooking from living rooms, and therefore any rear facing-facing upper storey living room should be no closer than 35 metres to the rear of any other dwelling. It should, however, be borne in mind that oblique views over side boundaries from upper storey living rooms can also be a problem, and this should be safeguarded against."

### Amenity and security of future occupiers of the proposed flats

Access to the flats would be through side entrance doors mid way along the main bulk of the building. They would be reached via a narrow path not more than 1m wide between the building and the boundary with The Royal Oak PH, passing the parking spaces for the development that abut the boundary. That route is narrow, constrained by the building and site boundary and therefore is largely unobserved. The entrances are not observed at all. That arrangement is both inconvenient, making access awkward, and places people using it in a vulnerable position. Consequently the access arrangement would be likely to increase the fear of crime for those accessing the building, contrary to paragraph 58 of the NPPF, and would result in poor living conditions for the occupants of the flats.

The access arrangements for the flats also result in people having to walk by the bedroom windows of the ground floor flat. That would result in an excessive loss of privacy for the flat such that it would suffer poor living conditions. Those living conditions would be further harmed by the proposed parking arrangement which would result in cars being accessed and manoeuvred 2.5m from the front facing bedroom window of the ground floor flat on land that is at somewhat higher level due to a slope from the front of the site to the rear. Disturbance from engine noise, vibration and odours is likely to arise. Of particular concern is disturbance from car headlights since level differences would result in the bedroom window being more exposed than otherwise.

The orientation and fenestration of the flats would make them somewhat dark in the afternoons. Access to the upper flat would be past windows to the bedrooms of the lower flat. Whilst the flats would provide adequate accommodation, they do not represent high quality design as required by the NPPF.

Both flats would have private amenity areas of some 30 sq m. This would be of a nature that would enable reasonable use by the occupiers of the ground floor flat but would involve the occupiers of the upper flat to descend the staircase, go outside and walk to the back of the plot to access the amenity area.

The amount of off-street car parking provision would be adequate.

### Tree issues

Following initial objection from the Trees and Landscaping Team, an arboricultural report was provided to assess the impact on adjacent trees, particularly a preserved hornbeam in the garden of the Royal Oak. It shows the proposal would result in the loss of two conifers at the application site, but that the adjacent preserved trees could be retained. Both of the conifers have been topped at a height of approximately 5m, have large amounts of minor dead wood within their

crowns, and an estimated 'safe useful life expectancy' of less than 10 years. They are not trees that should be considered as a constraint to development of the site, and are not suitable trees for protection by a Tree Preservation Order. On that basis the Trees and Landscaping Team no longer raise objection to the proposal.

#### Impact to a locally listed building

The Local List for Loughton Parish refers to the Royal Oak Public House as a large building in smooth render with half-timbering, late 19<sup>th</sup> century. This building is nearly 20m away and it is considered that the visual impact of the proposed building would not be so great as to constitute a reason for refusal. The scale of the building of the Royal Oak is significantly greater than that of the proposed building and so the two buildings have little inter-relationship.

#### Other matters

Disposal of any asbestos would be a matter for Environmental Health. The built form adjoining the side boundary of the garden of 175 Smarts Lane would be single storey; the two-storey element with parapet wall would adjoin a swimming pool building at the rear of 152 Forest Road. Light pollution would be insignificant compared to that existing. Re-location of the telegraph pole would be a matter for the relevant utility body.

#### Conclusion:

The proposal fails to comply with relevant planning policy and it is recommended that planning permission be refused.

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

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

***or if no direct contact can be made please email: [contactplanning@eppingforestdc.gov.uk](mailto:contactplanning@eppingforestdc.gov.uk)***

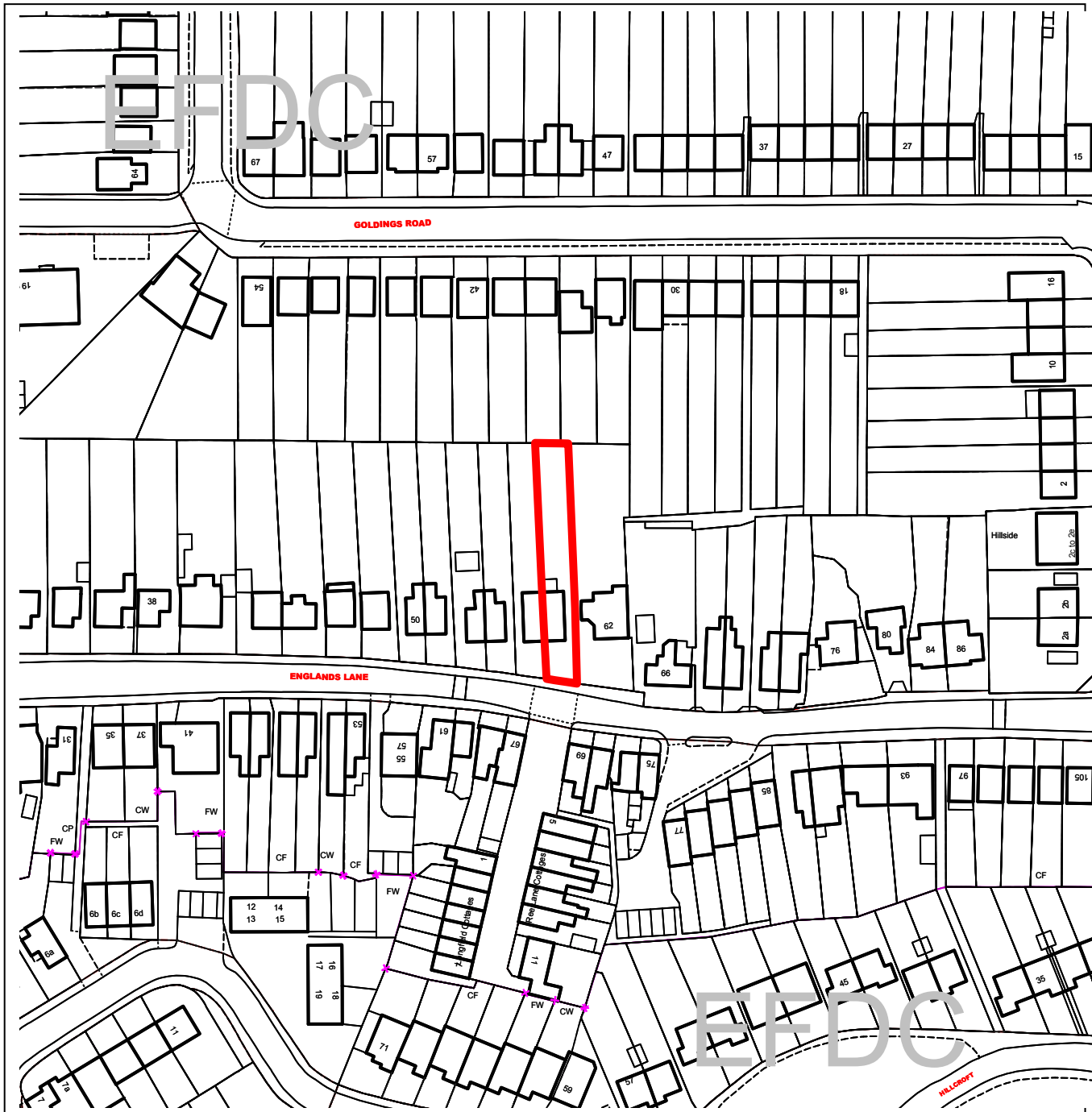


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# Epping Forest District Council

## Agenda Item Number 2



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Application Number:	EPF/1748/15
Site Name:	60 Englands Lane Loughton, IG10 2QQ
Scale of Plot:	1/1250

**Report Item No:2**

<b>APPLICATION No:</b>	EPF/1748/15
<b>SITE ADDRESS:</b>	60 Englands Lane Loughton Essex IG10 2QQ
<b>PARISH:</b>	Loughton
<b>WARD:</b>	Loughton St Johns
<b>APPLICANT:</b>	Mr Ali Bulli
<b>DESCRIPTION OF PROPOSAL:</b>	Single storey and two storey side and rear extensions. (Revised application).
<b>RECOMMENDED DECISION:</b>	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=577783](http://planpub.eppingforestdc.gov.uk/NIM_websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=577783)

**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 extension shall match those of the existing house, unless otherwise agreed in writing by the Local Planning Authority.
- 3 Prior to first occupation of the extension hereby approved, the proposed window opening in the eastern flank elevation shall be entirely fitted with obscured glass and have fixed frames to a height of 1.7 metres above the floor of the room in which the window is installed and shall be permanently retained in that condition.
- 4 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 window or other opening shall be formed in a flank elevation wall above ground floor level without the prior written permission of 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 its presentation to Committee has been requested by a District Councillor and the recommendation is for approval (Pursuant to The Constitution, Part Three: Planning Directorate – Delegation of Council function, Schedule 1, Appendix A.(h))*

This item was deferred from the 30 September meeting in order that further information regarding the impact of the proposal on the living conditions of 62 Englands Lane is included in the Officers presentation of the application.

**Description of Site:**

The application property is a semi-detached house on the northern side of Englands Lane some 120m west of the junction with Goldings Road. Immediately to the east is the plot of a detached house, no. 62.

The property has a driveway and dropped kerb.

The application site is within the built up area of Loughton and is not in a conservation area.

**Description of Proposal:**

Single storey and two storey side and rear extensions. (Revised application).

An existing porch and an existing side bay window would be replaced by the extension to the side of the house. The side extension would be set back a minimum of 2.9m from the front corner of the house. The front of the side extension would be single storey for a depth of 3.5m; further back the extension would take both single and two-storey form.

The extension on the ground floor would have a maximum depth of 10.3m and would wrap around a rear corner of the existing house to create a 3m deep rear extension. The front of the side extension would be 1.5m wide, leaving a space of 0.4m from the side boundary. Further back, beyond a depth of 3.5m, the ground floor of the extension would effectively fill the width of the plot.

The extension on the first floor would be 1.0m wide at the side of the house, leaving a space of 0.95m from the side boundary. At the rear of the house the first floor would be 3m deep by 3.65m wide, leaving a space of 0.95m at the front and 1.10m at the rear from the side boundary with no. 62. The first floor of the extension would be 1.6m from the side boundary with no. 58, the attached neighbour.

**Relevant History:**

EPF/1009/15 - Single storey and two storey side and rear extensions. – Refused 09/07/2015

**Policies Applied:**

CP2 – Protecting the Quality of the Rural and Built Environment  
DBE10 – Design of Residential extensions  
DBE9 – Impact on amenity  
ST6 – Vehicle Parking

NPPF

**Consultation Carried Out and Summary of Representations Received**

LOUGHTON TOWN COUNCIL – No objection.

NEIGHBOURS – 4 properties consulted by letter.

62 ENGLANDS LANE – object – loss of light, unnecessary shading and loss of light to rear garden, patio area and conservatory. Potential structural adverse impact may be caused by close excavations. The first floor extension is overbearing and constitutes over development of the site. This will cause an unacceptable dominance to the detriment of our client's property.

### **Issues and Considerations:**

The main issues are considered to be the impact on neighbouring properties and appearance.

#### *Impact on neighbours*

With regard to no. 58, the attached neighbour in the semi-detached pair, the rear extension would be only 3m deep and single storey where it would adjoin the common side boundary. The two-storey element would be sufficiently spaced off the boundary such that a line, drawn at 45 degrees from the face of the neighbours' nearest first floor window, would not intersect the first floor element of the proposal. Accordingly, it is considered that no material adverse impact would result to the occupiers of 58 Englands Lane.

With regard to 62 Englands Lane, light to a conservatory, used as a sitting room, is of great importance to the occupiers of the property since the original ground floor rear rooms rely on borrowed light from the conservatory. The particular concern would seem to be that the two-storey element of the proposal would obstruct direct sunlight to the conservatory. However, the orientation of the proposal in relation to the conservatory would seem to indicate otherwise. The proposed extension would be set due west of the conservatory. It would seem that the existing built form of the application property already effectively overshadows direct sunlight to much of no. 62. The two-storey element of the proposed extension would be 3m deeper into the plot than the existing rear wall of the house and the two-storey part of the extension would be set approximately a metre from the common side boundary. In these circumstances it would seem unreasonable to refuse planning permission.

#### *Appearance*

The extension would be set back from the front of the house and have a roof form matching and subservient to the main roof. Whilst the application property and its attached neighbour once formed a symmetrical pair, different roofing materials, different materials to window frames and the side porch have diluted the original symmetry to a considerable extent. The design of the two-storey element of the extension meets policy in that it would be set a metre off the side boundary.

### **Conclusion:**

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:***

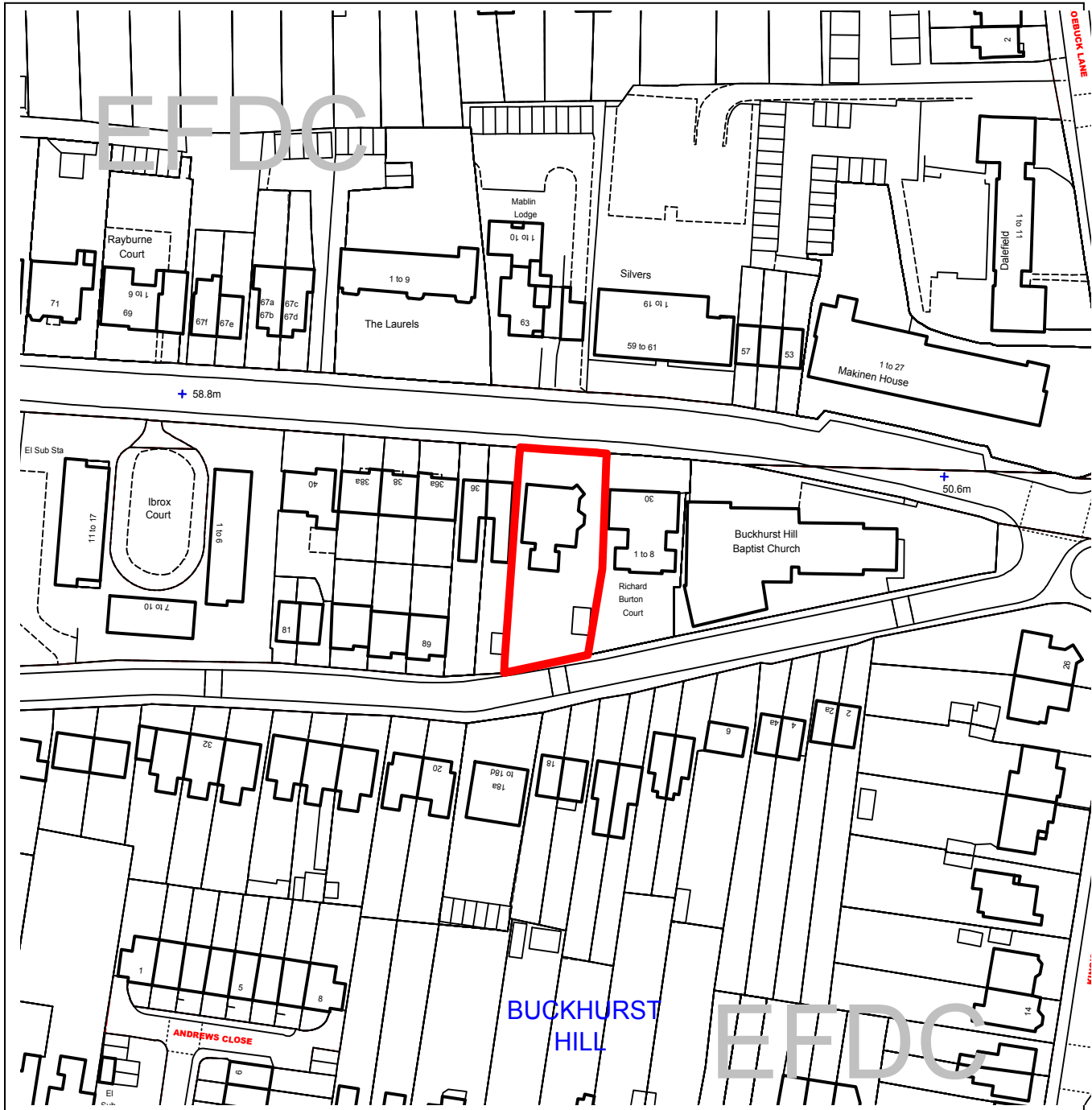
***Planning Application Case Officer: Jonathan Doe  
Direct Line Telephone Number: 01992 564103***

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# Epping Forest District Council

## Agenda Item Number 3



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Application Number:	EPF/1812/15
Site Name:	32 West Lodge, Palmerston Road, Buckhurst Hill, Essex, IG9 5LW
Scale of Plot:	1/1250

**Report Item No: 3**

<b>APPLICATION No:</b>	EPF/1812/15
<b>SITE ADDRESS:</b>	West Lodge 32 Palmerston Road Buckhurst Hill Essex IG9 5LW
<b>PARISH:</b>	Buckhurst Hill
<b>WARD:</b>	Buckhurst Hill West
<b>APPLICANT:</b>	Mr Paul Spencer
<b>DESCRIPTION OF PROPOSAL:</b>	Proposed demolition of existing building and construction of a replacement building providing 13 flats
<b>RECOMMENDED DECISION:</b>	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=577940](http://planpub.eppingforestdc.gov.uk/NIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=577940)

**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: 269-EX-01, 269-EX-02, 269-PL-01, 269-PL-02, 269-PL-03, 269-PL-04 Rev A, 269-PL-05, 269-PL-06, 269-PL-07 and 269-PL-08
- 3 No construction works above ground level shall take place until documentary and photographic details of the types and colours of the external finishes have been submitted to and approved by the Local Planning Authority, in writing. The development shall be implemented in accordance with such approved details.
- 4 No development shall take place until details of surface water disposal have been submitted to and approved in writing by the Local Planning Authority. The development shall be implemented in accordance with such agreed details.
- 5 No development shall take place, including site clearance or other preparatory work, until full details of both hard and soft landscape works (including tree planting) and implementation programme (linked to the development schedule) have been submitted to an approved in writing by the Local Planning Authority. These works shall be carried out as approved. The hard landscaping details shall include, as appropriate, and in addition to details of existing features to be retained: proposed finished levels or contours; means of enclosure; car parking layouts; other minor artefacts and structures, including signs and lighting and functional services above

and below ground. The details of soft landscape works shall include plans for planting or establishment by any means and full written specifications and schedules of plants, including species, plant sizes and proposed numbers /densities where appropriate. If within a period of five years from the date of the planting or establishment of any tree, or shrub or plant, that tree, shrub, or plant or any replacement is removed, uprooted or destroyed or dies or becomes seriously damaged or defective another tree or shrub, or plant of the same species and size as that originally planted shall be planted at the same place, unless the Local Planning Authority gives its written consent to any variation.

- 6 No development, including works of demolition or site clearance, shall take place until a Tree Protection Plan Arboricultural Method Statement and site monitoring schedule in accordance with BS:5837:2012 (Trees in relation to design, demolition and construction - recommendations) has been submitted to the Local Planning Authority and approved in writing. The development shall be carried out only in accordance with the approved documents unless the Local Planning Authority gives its written consent to any variation.
- 7 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.
- 8 No development shall take place until details of levels have been submitted to and approved by the Local Planning Authority showing cross-sections and elevations of the levels of the site prior to development and the proposed levels of all ground floor slabs of buildings, roadways and accessways and landscaped areas. The development shall be carried out in accordance with those approved details.
- 9 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.
- 10 No development shall take place, including any ground works or demolition, until a Construction Method Statement has been submitted to and approved in writing by the Local Planning Authority. The approved Statement shall be adhered to throughout the construction period. The Statement shall provide for the following all clear of the highway:
  - safe access into the site
  - the parking of vehicles of site operatives and visitors
  - loading and unloading of plant and materials
  - storage of plant and materials used in constructing the development
  - wheel and underbody washing facilities



- 11 Prior to the first occupation of the development the proposed private drive shall be constructed to a minimum width of 5 metres for at least the first 6 metres from the back of carriageway and provided with an appropriate dropped kerb crossing of the footway.
- 12 Prior to first occupation of the development the existing dropped kerb crossings to the site off of Palmerston Road shall be fully reinstated to full height kerbing and footway across the site frontage.
- 13 Prior to first occupation of the development, the Developer shall be responsible for the provision and implementation per dwelling - of a Residential Travel Information Pack for sustainable transport, approved by Essex County Council.
- 14 There shall be no discharge of surface water onto the Highway.
- 15 No unbound material shall be used in the surface treatment of the vehicular access within 6 metres of the highway boundary.
- 16 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.
- 17 Prior to first occupation of the development hereby approved, the proposed window openings in the flank elevations shall be entirely fitted with obscured glass and have fixed frames to a height of 1.7 metres above the floor of the room in which the window is installed and shall be permanently retained in that condition.

*This application is before this Committee since it is an application for residential development consisting of 5 dwellings or more (unless approval of reserved matters only) and is recommended for approval (Pursuant to The Constitution, Part Three: Planning Services – Delegation of Council functions, Schedule 1, Appendix A.(d)). It is also 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 wide, deep plot fronting onto Palmerston Road and backing onto Westbury Lane with vehicular access to both sides. The site currently consists of a redundant care home which was presumably originally a single family dwelling house. The building has been extended to a large degree in the past, particularly to the rear. The site slopes up to the west, with a pair of semi-detached single dwelling houses up the slope to the west and a block of 8 flats down the slope to the east. The site is within the built up area of Buckhurst Hill close to the Underground Station and shops and services of Queens Road. There is a protected Oak Tree to

the rear, close to the boundary with No. 34 and the rear road frontage to Westbury Lane. The site is not within the Metropolitan Green Belt.

### **Description of Proposal:**

The application seeks consent for the demolition of the existing building and construction of a replacement building providing 13 flats (6 one bed and 7 two bed flats). The proposal will result in a part three/part four storey dwelling with basement. A communal garden area is proposed to the front with associated bin storage, and vehicle access will be from the rear only (Westbury Lane) with basement car parking for 13 cars accessed by a car lift.

The proposal has a maximum depth of 24m, width of 15m and at the highest point a maximum height of 11.5m. The proposal is irregular in shape with angled corners to the rear and angled indents centrally providing light and patio areas with a proposed 'living green wall'.

All but two of the flats will have a private balcony or patio area.

### **Relevant History:**

Various applications, the most recent of which:

EPF/2945/14 - Single storey front, side and rear extension (Extension to enclose existing means of escape staircase and create disabled refuge with level access. Extension to front elevation to create internal ramp to form level access into building. Extension infills to rear elevation) – App/Con (Not implemented)

### **Policies Applied:**

#### Epping Forest District Local Plan and Alterations

CP2 – Protecting the Quality of the Rural and Built Environment

CP3 – New Development

CP5 – Sustainable Building

CP7 – Urban Form and Quality

DBE1 – Design of New Buildings

DBE2 – Effect on Neighbouring Properties

DBE3 – Design in Urban Areas

DBE8 – Private Amenity Space

DBE9 – Loss of Amenity

DBE10 – Residential Extensions

ST1 – Location of Development

ST4 – Road Safety

ST6 – Vehicle Parking

H2A – Previously Developed Land

H4A – Dwelling Mix

LL10 – Adequacy of provision for landscape retention

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: Objection – out of keeping with local streetscene. Unacceptably high density/overdevelopment of the site. The proposed development is overbearing, in terms of its appearance compared with existing development in the vicinity.

73 Neighbours consulted and a Site Notice erected:

No responses received

## **Issues and Considerations:**

The main issues with this proposal relate to suitability of location, design, impact on amenity, tree issues and highway issues.

### Suitability of Location

Palmerston Road is within the built up area of Buckhurst Hill and this location (closer to the bottom of the hill) is within easy walking distance of Buckhurst Hill Underground Station and the shops and services of Queens Road are a short walk away. Therefore in terms of sustainability the site is within a good location.

Flats are common on Palmerston Road and therefore this type of use is not out of place with the surrounding area, subject to compliance with other policies, and in general the site is considered one that could be a flatted site.

There is a small amount of communal garden to the front and rear. Its size is in the region of 120m<sup>2</sup> which does fall short of the requirements of policy DBE8. However all but two of the flats has a balcony or private patio and there are areas of open space in the locality that could be used by any future residents for recreational purposes (i.e. Knighton Woods).

### Design

The proposal is a fairly contemporary design, but one which uses materials from the local vernacular palette. This is most clear with the use of yellow stock bricks and slate roof which is evident from the adjacent semi-detached properties. The proposal also includes a 'blind' (bricked up) window design and flat brick pediment above windows which are a nod to historic features. Beyond these elements the design is far more contemporary, with a section of flat roof, large areas of glazing and the angled sections. The central angled sections create light wells (open to the side) and will have a 'living wall' to provide a more interesting appearance and outlook to the windows that face this wall.

The proposal increases in height with the slope in the road and is 3 storey closest to Richard Burton Court rising to 4 stories (contained within the roof slope) closest to 34 Palmerston Road. Although the proposal will be higher than No. 34 (which is on higher ground) this is only a central element and closest to No.34 the height drops below the ridge of No. 34. This increase in height follows the same pattern as the existing building.

Although different to the appearance of the adjacent buildings, it is not considered that the proposal is out of character with the streetscene. It quite rightly does not draw on any design themes from Richard Burton House but focuses on the more traditional properties at 34 and 36. It is a contemporary design, but it is considered to complement the appearance of the streetscene.

Additionally the proposal is set in from the side boundaries by 1.5m and 1.2m and appears well separated from the neighbouring properties. To the rear the proposal provides a far more attractive frontage to Westbury Lane rather than the existing rear service area appearance.

### Amenity

The proposal is deeper than both neighbouring buildings, however due to the angled section to the rear, the 45 degree rule is met in both elevation and plan form and therefore it is considered that outlook is maintained and there will be minimal loss of light to both nearest properties.

There is also a good separation between properties particularly to the rear with 4.7m separation between the proposal and Richard Burton Court and 2.5m between the proposal and 34 Palmerston Road.

There are side facing windows proposed on the angled sections however these will be obscured glazed with the outlook to these bedrooms facing the 'living wall'. This avoids any potential for overlooking to neighbouring properties.

### Trees

There is a protected Oak Tree in the rear corner of the application site and a horse chestnut in the garden of the adjacent property both of which have some significance in the streetscene. The Tree and Landscape Officer has no objection to the proposal subject to conditions ensuring the trees are protected, details of hard and soft landscaping, all excavated material to be removed and details of proposed and existing site levels.

### Highways

The Highways Officer has no objection to the proposal subject to a number of conditions. With regards to the number of parking spaces, one is proposed for each new flat. Although there is only 1 space per a dwelling, this is a relatively sustainable location within a short walk to the London Underground Station and the shops, services and facilities of Buckhurst Hill. It is therefore considered one space per dwelling is acceptable in this location and that this number of spaces is compliant with the Essex Parking Standards.

### Other issues

#### Waste/Bins

The proposal includes a suitably sized bin store which is within 25m of the highway and the bin provision is therefore acceptable.

#### Land Drainage

Due to the size of the proposal it is necessary to avoid generating additional runoff and the opportunity of new development should be taken to improve existing surface water runoff. Therefore the Land Drainage Team have requested a flood risk assessment condition in relation to runoff. In addition the Land Drainage team have also requested a condition requiring details of surface water drainage, both of which are considered reasonable. In view of the basement it is proposed to include a standard informative dealing with hydrology.

### **Conclusion:**

The proposal is a contemporary addition to the streetscene, however it draws upon traditional materials and design features, it is located in a sustainable location and landscaping and highway

concerns have been addressed. Therefore given the assessment above the proposal is considered acceptable and 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:***

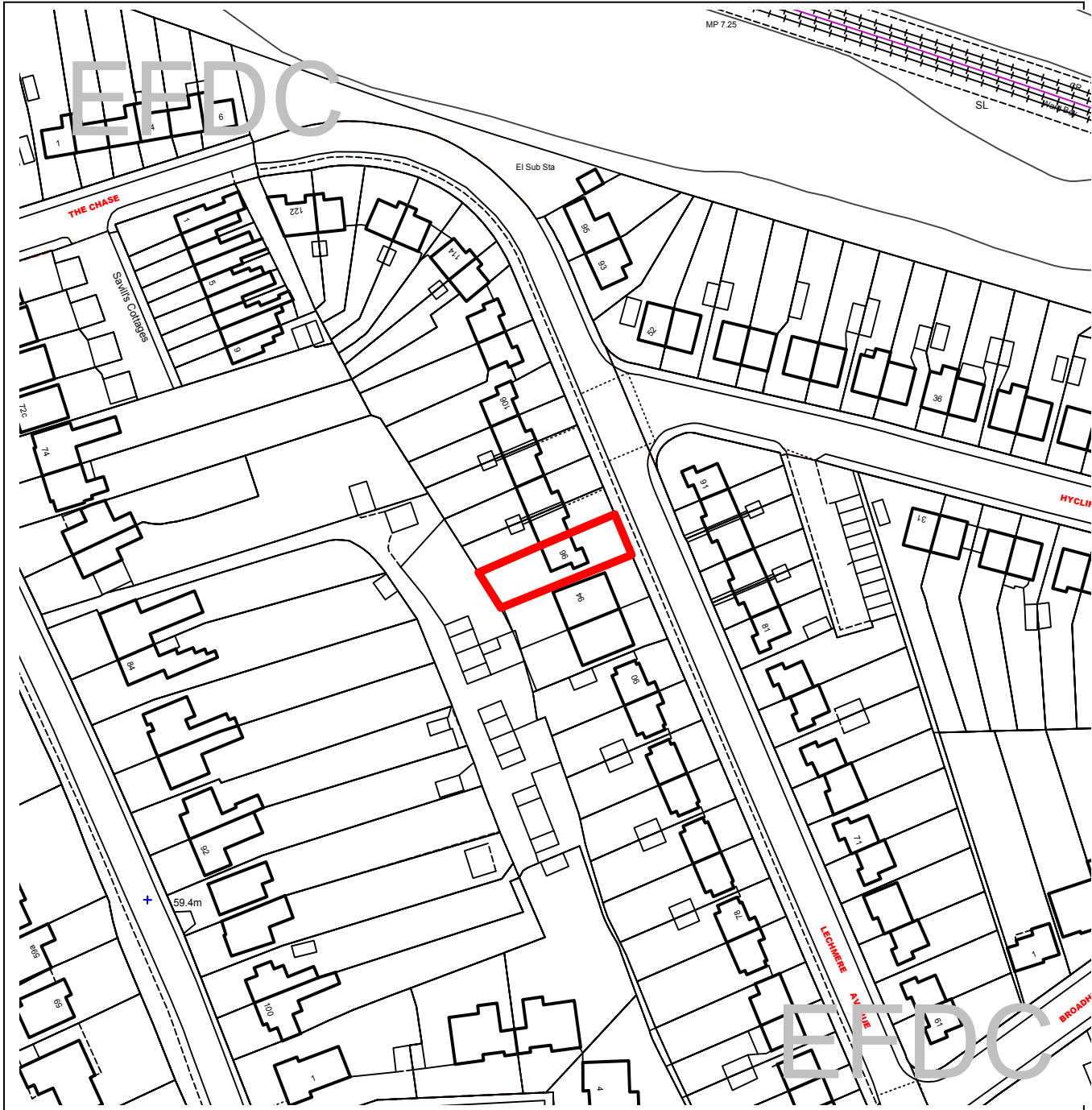
***Planning Application Case Officer: Marie-Claire Tovey  
Direct Line Telephone Number: 01992 564414***

***or if no direct contact can be made please email: [contactplanning@eppingforestdc.gov.uk](mailto:contactplanning@eppingforestdc.gov.uk)***



# Epping Forest District Council

## Agenda Item Number 4



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Application Number:	EPF/1819/15
Site Name:	96 Lechmere Avenue, Chigwell, IG7 5EU
Scale of Plot:	1/1250

**Report Item No: 4**

<b>APPLICATION No:</b>	EPF/1819/15
<b>SITE ADDRESS:</b>	96 Lechmere Avenue Chigwell Essex IG7 5EU
<b>PARISH:</b>	Chigwell
<b>WARD:</b>	Grange Hill
<b>APPLICANT:</b>	Mr Kenneth Richbell
<b>DESCRIPTION OF PROPOSAL:</b>	Two storey side extension. Alterations and extension of existing front porch.
<b>RECOMMENDED DECISION:</b>	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=577947](http://planpub.eppingforestdc.gov.uk/NIM_websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=577947)

**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 Directorate – Delegation of Council function, Schedule 1, Appendix A. (g))*

### **Description of Site:**

A two storey end of terraced house in a locality of mixed housing types, some of which have had previous extensions or alterations. The property has existing standard front porch with flat roof. There are mature trees at rear boundary. It is not in a conservation area nor listed.

### **Description of Proposal:**

Two storey side extension. Alterations and extension of existing front porch.

Due to the nature of the site which is wider in the front and slightly narrows towards the rear, the proposed two storey side element would be 3m wide in the front and 2.5m wide towards the rear. It would be 7.5m deep and 7.6m in height with a pitched roof form.

The existing front porch would be extended from 4.5m wide as existing to 5.1m as proposed. The existing roof would be changed from a flat roof to a semi-pitched form. The height would also be increase from 3m as existing to 3.6m.

### **Relevant History:**

No relevant planning history.

### **Policies Applied:**

CP2	Protecting the Quality of the Rural and Built Environment
DBE10	Residential Extensions
DBE9	Impact on amenity

National Planning Policy Framework (NPPF) 2012;

The NPPF has been adopted as national policy since 27 March 2012. Paragraph 214 states that due weight should be given to the relevant policies in existing plans according to the degree of consistency with the framework. The above policies are broadly consistent with the NPPF and should therefore be given appropriate weight

### **Consultation Carried Out and Summary of Representations Received**

Date of site visit: 22/09/2015

Number of neighbours consulted: 7

Site notice posted: No, not required

Responses received: 1 response was received from neighbour no. 94 Lechmere Avenue, objecting to the proposed development as summarised below:

1. Loss of light from and into my kitchen window on the side elevation.
2. Loss of light to stair case window on the side elevation and ceiling room.
3. Loss of privacy from overlooking into my back garden.

CHIGWELL PARISH COUNCIL: The Council **OBJECTS** to this application on the grounds that there is not a metre gap.



## **Main Issues and Considerations:**

The main issues for consideration in this case are:

- Design.
- Living Conditions.

### Design:

The design of the proposed development as a whole is considered acceptable in planning terms. The roof form and use of external materials would match those present on the original building and surrounding properties. They would be appropriate additions that would complement the appearance of the existing building. There are several examples of similar developments within the immediate locality so, the proposed are considered not to result in any detrimental impact upon the appearance and character of the street scene and general locality.

The application building is an end of terrace house. The proposed development would maintain a 0.65m gap from the plot boundary. The text of Policy DBE10 does not specify any minimum distance two-storey additions should be set from a site boundary. Its requirement is the extensions complement the appearance of the streetscene. Guidance on the application of the policy is set out in supporting text within the Local Plan. It states that "two storey extensions may be permitted to extend to the plot boundary particularly if any visual gap in the street scene is maintained". In relation to end of terrace houses the supporting text does not specify any requirement for the to maintain a 1m gap from the plot boundary. The detached neighbour, no 94 Lechmere Avenue, is currently set 1m from the side boundary with application site. This, together with the proposed 0.65m gap at the application site would ensure the retention of an overall separation gap of 1.65m between the proposed extension and the flank wall of no.94 Lechmere Avenue. That is sufficient to enable the proposal to complement street scene, in accordance with Policy DBE10.

Furthermore, in terms of any possibility of losing a visual break in future, the adjoining property no.94 Lechmere Avenue is a relatively new dwelling which was constructed following a grant of planning permission under revised application ref: EPF/0847/08, dated 12/06/2008 -which removed permitted development rights under Class A. Therefore, with the PD rights removed, the small amount of floor space to be gained, together with the associated large costs involved or a risk of not even acquiring planning permission, it is most unlikely that the adjoining neighbour no.94 Lechmere Avenue, would wish to extend to this side boundary in future.

### Impact on Living Conditions:

The owner/occupier of 94 Lechmere Avenue objects to the proposal on the basis of a loss of light to flank windows and loss of privacy to the rear garden. As the detached neighbour, No. 94 Lechmere Avenue is most vulnerable to the impact of the proposal therefore careful consideration is given to the consequence for its living conditions. No. 94 is a recently constructed house that benefits from planning permission ref EPF/0847/08. Approved plans show a first floor flank elevation window serves a stair case/landing area. They also show two ground floor side elevation windows; one serving a toilet and the other serving a utility room off a kitchen. The kitchen also has another window/door in the rear elevation facing the rear garden area. There is a 2m high fence on the boundary of 94 Lechmere Avenue with the application site.

The flank elevation windows serve non-habitable rooms only therefore the impact of the development on light to those windows is not one that would amount to excessive harm to the living conditions of 94 Lechmere Avenue. Light to habitable rooms would be unaffected by the proposal. It should also be noted that the neighbour's kitchen has a primary window facing the rear garden area which is unaffected by the proposal.

In regards to the issue of loss of privacy into the rear garden area of no.94 Lechmere Avenue, the only additional first floor rear elevation window proposed would serve an en-suite bathroom and therefore will be obscure glazed. No overlooking is possible from that window. A ground floor window in the extension would serve a kitchen and the field of view from it across the rear garden of 94 Lechmere Avenue would be severely restricted by existing boundary fencing. No excessive overlooking would be facilitated by that window.

In relation to the impact of the proposal on the living conditions of 94 Lechmere Avenue, on the basis of the above analysis it is concluded no excessive harm would be caused. No harm would be caused to any other neighbour.

**Conclusion:**

The Parish Council's concerns and the objections from the occupier of neighbouring property no.94 Lechmere Avenue have been noted and discussed in the body of this report. The proposal would safeguard the character and appearance of the host property, street scene and surrounding area. Furthermore, this proposal would not be detrimental to the amenities of the occupiers of any neighbouring property in terms of loss of light, sunlight or privacy. The proposals are considered to be compliant with the aforementioned policies of the adopted Local Plan (1998) and Alterations (2006) and guidance in the NPPF. Accordingly, it is recommended that planning permission be granted to this application with 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: Moses Ekole***

***Direct Line Telephone Number: 01992 56 4109***

***or if no direct contact can be made please email: [contactplanning@eppingforestdc.gov.uk](mailto:contactplanning@eppingforestdc.gov.uk)***

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# Epping Forest District Council

## Agenda Item Number 5



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Application Number:	EPF/1845/15
Site Name:	25 St Marys Way, Chigwell, Essex, IG7 5BX
Scale of Plot:	1/1250

**Report Item No: 5**

<b>APPLICATION No:</b>	EPF/1845/15
<b>SITE ADDRESS:</b>	25 St Marys Way Chigwell Essex IG7 5BX
<b>PARISH:</b>	Chigwell
<b>WARD:</b>	Chigwell Village
<b>APPLICANT:</b>	Mr Harish Solanki
<b>DESCRIPTION OF PROPOSAL:</b>	Double storey side extension, single storey rear extension and front porch extension
<b>RECOMMENDED DECISION:</b>	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=577997](http://planpub.eppingforestdc.gov.uk/NIM_websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=577997)

**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 extensions shall match those of the existing house, unless otherwise agreed in writing by the Local Planning Authority.
- 3 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 window or other opening shall be created in the southwest elevation above ground floor level without the prior written permission of the Local Planning Authority.
- 4 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 B of Part 1 of Schedule 2 to the Order shall be undertaken without the prior written permission of 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 property is a detached house on a corner plot at a junction of St Mary's Way with a mews court type arrangement. The application property is on the south-eastern corner of a cul-de-sac/mews court with the main carriageway of St Mary's Way. The main carriageway of St Mary's Way is set to the northeast and the property has its entrance door to the southwest, onto a parking area for the house.

The site is part of a housing development built circa 1980 on land formerly part of Chigwell Convent.

The application site is within the built up area of Chigwell and is not in a conservation area.

**Description of Proposal:**

Double storey side extension, single storey rear extension and front porch extension.

The two-storey side extension would continue the house from its south-eastern elevation and would run parallel with the main carriageway of St Mary's Way. The side extension would be 3.8m wide by 7.7m deep, the same depth of the house as existing. The roof of the two-storey extension would be formed by carrying the existing side gabled roof over. As such the roof would be 5m in height to the eaves, 7.8m in height to the ridge.

The single storey extension would be to the rear of the house in relation to its front door though it would infill between the house and a boundary with the main carriageway of St Mary's Way. The single storey extension would be 9.2m wide by a maximum of 2.7m deep, the outside wall of the single storey rear extension adjoining the footway of St Mary's Way. The single storey extension would have a sloping roof 2.9m in height where it would adjoin the existing wall of the house and sloping down to 2.2m height along the south-eastern boundary with St Mary's Way. Two roof lights would be set in the sloping roof.

An existing porch to the entrance door would be widened by 1m.

The first floor of the house currently consists of four bedrooms, one with en-suite facilities, and a bathroom. The proposal would enlarge existing main rooms and not result in any change to the number of bedrooms.

**Relevant History:**

None.

**Policies Applied:**

CP2 – Protecting the Quality of the Rural and Built Environment  
DBE10 – Design of Residential extensions  
DBE9 – Impact on amenity

Essex Design Guide SPG

National Planning Policy Framework (NPPF) 2012;

The NPPF has been adopted as national policy since 27 March 2012. Paragraph 214 states that due weight should be given to the relevant policies in existing plans according to the degree of consistency with the framework. The above policies are broadly consistent with the NPPF and should therefore be given appropriate weight

### **Consultation Carried Out and Summary of Representations Received**

CHIGWELL PARISH COUNCIL – Objection to this application as it is poor design especially the front elevation.

NEIGHBOURS – 10 properties consulted by letter.

26 ST MARYS WAY – object – loss of sunlight to the only window in our hallway, loss of sunlight to our patio from double storey side extension, overlooking of our garden.

### **Issues and Considerations:**

The main issues are considered to be the impact on neighbouring properties and appearance.

#### *Impact on neighbours*

Two properties adjoin the application property, no. 26 to the southwest, and no. 24 to the southwest.

The two-storey extension would be set to the northeast of no. 26 and have an isolation distance of some 7m from the boundary with no. 26. The application property has an existing detached garage with a side gabled roof hard on the side boundary with no. 26. Given the orientation, separation distance and existing shadowing effect of the garage it is considered that the two-storey extension would have no material impact to the occupiers of no. 26. With regard to privacy, no additional first floor window would face toward no. 26. The additional accommodation at first floor level would have windows on the southwestern elevation. Subject to a condition to ensure that no first floor window be created that would face no. 26 the proposal is considered acceptable with regard to the neighbour at no. 26.

The two-storey extension would be set to the northwest of no. 24 and have an isolation distance of some 6.5m from the boundary with no. 24. Given the orientation and separation distance it is considered that the two-storey extension would have no material impact to the occupiers of no. 24 with regard to loss of light. 24 St Mary's Way faces onto the main carriageway of St Mary's Way. The principle windows to no. 24 are to the front and to the back, to the northeast and southwest respectively. Two bedroom windows would face towards no. 24 but it is already the case that one bedroom window faces no. 24; the proposal would only bring the proposed windows 3.8m closer than the existing window. With regard to any overlooking, the proposal is considered acceptable with regard to the neighbour at no. 24.

#### *Appearance*

The comment of the Parish Council is noted. This is understood to refer to the appearance in the broader streetscene, rather than from the cul-de-sac from which the house takes its entrance. The two-storey side extension would be easily visible from the main carriageway of St Mary's Way and its width would add significantly to the width of built form. The existing house is 7.5m wide and the two-storey extension would add a further 3.8m to create a house nearly 11.5m wide. However, the house has relatively generous spacing from other built form as compared to neighbouring properties in the street and it is considered that the simple form of the addition to the house would look acceptable in the streetscene.

The single storey extension would infill a narrow space on the northeastern elevation of the house. This space is currently defined by the house and a brick boundary wall nearly 2m in height. From the main carriageway of St Mary's Way the application property has a simple, almost barn like quality that is emphasised by black weatherboarding as the external material to the walls. It is considered that the simple single storey addition with cat slide roof would be in keeping with the style and character with the rest of the house as proposed.

**Conclusion:**

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

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

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

***or if no direct contact can be made please email: [contactplanning@eppingforestdc.gov.uk](mailto:contactplanning@eppingforestdc.gov.uk)***

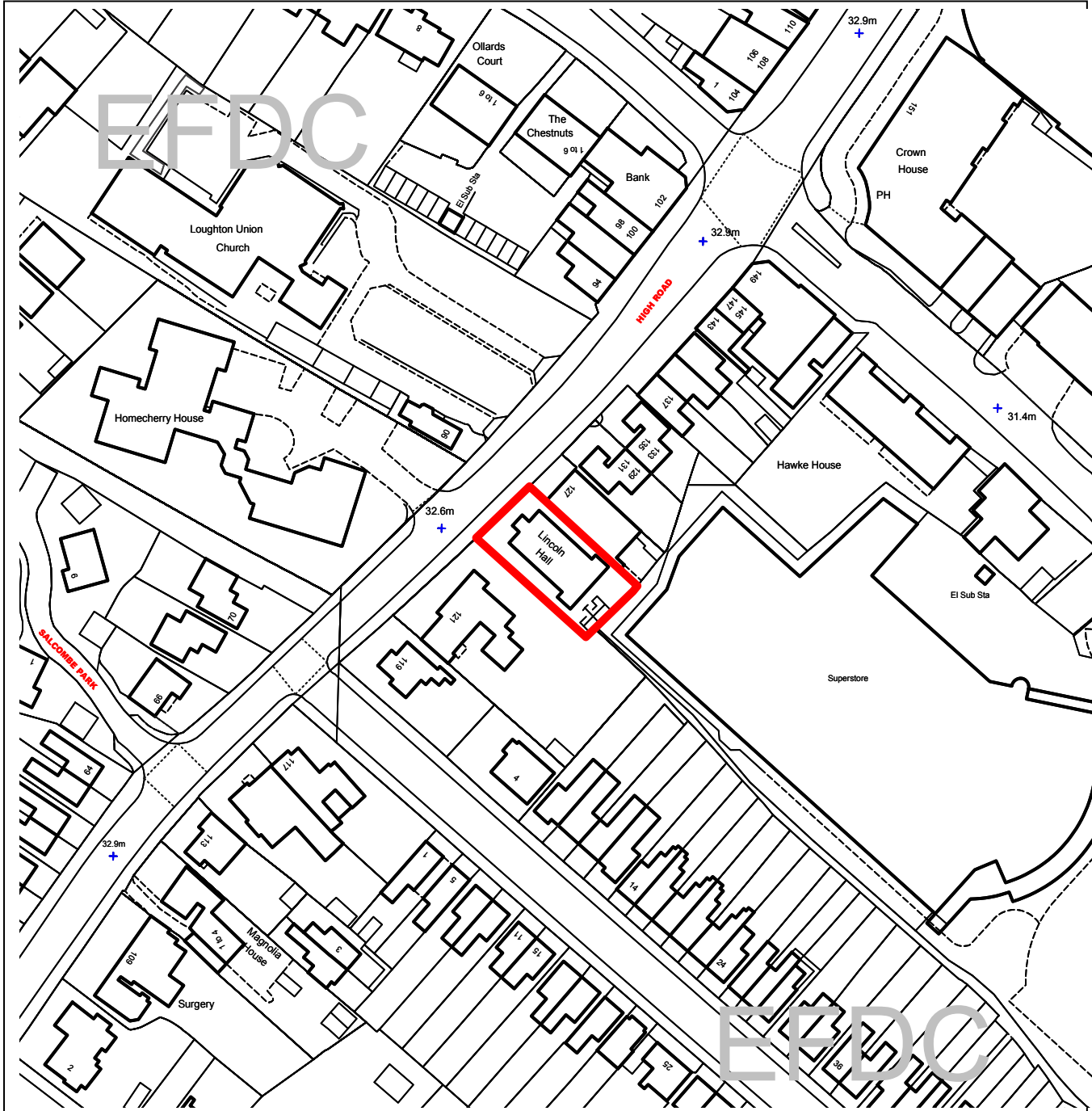


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# Epping Forest District Council

## Agenda Item Number 6



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Application Number:	EPF/1921/15
Site Name:	125 High Road, Loughton, IG10 4LT
Scale of Plot:	1/1250

**Report Item No: 6**

<b>APPLICATION No:</b>	EPF/1921/15
<b>SITE ADDRESS:</b>	125 High Road Loughton Essex IG10 4LT
<b>PARISH:</b>	Loughton
<b>WARD:</b>	Loughton Forest
<b>APPLICANT:</b>	Mrs Kate Hersey
<b>DESCRIPTION OF PROPOSAL:</b>	Change of use from mixed use (for the hire of equipment and community hall) to children's pre-school day nursery for up to 48 children.
<b>RECOMMENDED DECISION:</b>	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=578140](http://planpub.eppingforestdc.gov.uk/NIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=578140)

**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 open area at the front of the building shall only be used as a drop off and pick up facility for children, and it shall not be used for any other purpose, including for the parking of cars belonging to staff.
- 3 The development hereby permitted will be completed strictly in accordance with the approved drawings nos: 1873-2; 1873-1 and a 1/1250 site location plan.

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

**Description of Proposal:**

Change of use from mixed use (for the hire of equipment and as a community hall) to a children's pre school day nursery for up to 48 children.

### **Description of Site:**

A vacant community hall last occupied by the British Red Cross. It is located on the south east side of the High Road about 80m south of its roundabout junction with Old Station Road and Ollards Grove. It is within the designated Loughton Town Centre, but outside of its key frontage. The property is not listed, nor does it lie within a conservation area.

### **Relevant History:**

EPF/1135/15 was a certificate of lawful development application to determine whether a proposed use as a children's nursey was a lawful use. However, because the community hall had been partly used for B8 storage and hire of equipment, the proposed use was determined not to be lawful. Consequently planning permission for the children's nursey was required, and as a result this change of use application has now been submitted.

### **Policies Applied:**

CP1 – Achieving Sustainable Development Objectives  
TC3 – Town Centre Function  
DBE9 – Loss of Amenity  
ST6 – Vehicle Parking  
ST4 – Road Safety

National Planning Policy Framework (NPPF) 2012;

The NPPF has been adopted as national policy since 27 March 2012. Paragraph 214 states that due weight should be given to the relevant policies in existing plans according to the degree of consistency with the framework. The above policies are broadly consistent with the NPPF and should therefore be given appropriate weight

### **Summary of Representations:**

LOUGHTON TOWN COUNCIL – The committee had no objection to this application but were concerned by the lack of private amenity space at the rear for the children to use when outside. Concern was also expressed over the parking arrangements and it was requested that the front parking spaces be reserved for the dropping off/picking up of children only - so as to alleviate congestion on the busy A121 - and this front area should not be used for all day long staff parking.

LOUGHTON RESIDENTS ASSOCIATION PLANS GROUP – object - the previous use as a hall would have been largely out of normal working hours, whereas use as a nursery will bring a sharp increase in vehicle movements during rush hours. However, we note that 4 drop off off road spaces are to be provided at the front of the building - we would be happy to withdraw our objection if a condition is added to prevent the use of these drop off spaces for any other purpose eg staff car parking.

NEIGHBOURS – Some 47 neighbouring properties notified and 7 replies have been received:-

27, HOMECHERRY HOUSE – object because of insufficient parking for staff, and nearby roads are either heavily parked or subject to parking restrictions. Also dropping off and picking up children all at the same time will cause obstruction and chaos in the High Road, especially because of the existence of traffic lights/pedestrian crossing , bus stop, zigzag lines and nearby roundabout. Finally, the proposal would exacerbate the existing problem of unauthorised parking in Homecherry House by users of various local businesses.

Flats 1, 4, 15, 16, 25, HOMECHERRY HOUSE, plus an unspecified flat number – 6 objections received – on similar grounds to those from no.27 above

ABBEYFIELD, 121, HIGH ROAD – object – congestion would be caused from dropping off and picking up of 48 children, and with other hazards eg taxi parking, delivery lorries, road conditions would be dangerous, and congestion may well present a difficulty and real danger to vehicles entering and leaving our own premises.

ESSEX CC HIGHWAYS AUTHORITY – No objections - the proposal is in a very accessible location for other modes of transport other than the private car. There are car parks nearby and the staggered operation of the nursery will mean not all parents are turning up at the same time. Consequently, the Highway Authority is satisfied that the proposal will not be detrimental to highway safety or efficiency. It is advised that the front area is utilised for customers only, and not staff parking – staff should be encouraged to use sustainable modes of transport.

### **Issues and Considerations:**

Both a community hall and a nursery school lie within the same D2 Assembly and Leisure use class. However, this particular Red Cross hall was last used partly for B8 equipment storage and hire purposes - and hence a material change of use requiring planning permission is required in this case for this pre school day nursery. The use is appropriate in a town centre outside of its key frontage and would serve to assist the vitality and viability of Loughton Town Centre.

The main issue raised by this application is that of car parking and dropping off and picking up of children. The property is located in a central and accessible position in Loughton and hence many parents will walk to the site. The applicants already operate a pre school nursery at 3, Church Hill Loughton, at the junction with the Uplands. She states that 60% of parents walk to this Church Hill nursery which is in a less accessible location than this application premises. It is therefore estimated that some 70% of the children who will attend this nursery will arrive by foot. A drop off facility and space at the front of the premises, facilitated by the removal of an existing metal barrier, will be able to accommodate 4 cars, so cars bringing children will be able to pull off the road. Unlike normal schools which commence at a fixed time this pre school nursery will have staggered start times with most parents dropping off during a larger 'window' of 7.30am to 9am – this staggered arrival time will help to reduce congestion. While it is acknowledged that nearby roads such as Meadow Road are heavily parked the Sainsburys/EFDC public car park lies some 160m away, and some parents will be able to park there, drop their children off, and then go the shops or their work place. The applicant also states that the manager of Sainsburys is willing to provide annual parking permits to staff in the nursery.

The demand for pre school nursery spaces is increasing in part because the Government is to increase the free hours parents can obtain for their young children from 15hours to 30. The proposal will therefore meet demand for a much needed facility in the locality in an accessible and central location. The nursery will also provide the equivalent of 30 full time jobs in an edge of town centre location well served by public transport.

### **Comments on representations received :**

The objections received from neighbours are acknowledged and this is a busy road which is not ideal for the proposed use. However, it is difficult to find an ideal location for this form of nursery, and obviously the use of houses in typical residential roads are always likely to cause neighbours a loss of amenity due to cars dropping off and picking up children, noise from outside play, and fairly long hours of opening from 7.30 am to 6.30 pm. The Town Council are concerned about the adequacy of outside play space. However, the applicant intends to demolish some sheds at the rear of the building and there will be adequate outside play space at the rear and also at the side.

**Conclusion:**

The proposal makes good use of a vacant community building by providing a much needed service in an accessible location. For this reason, and those outlined above, 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***

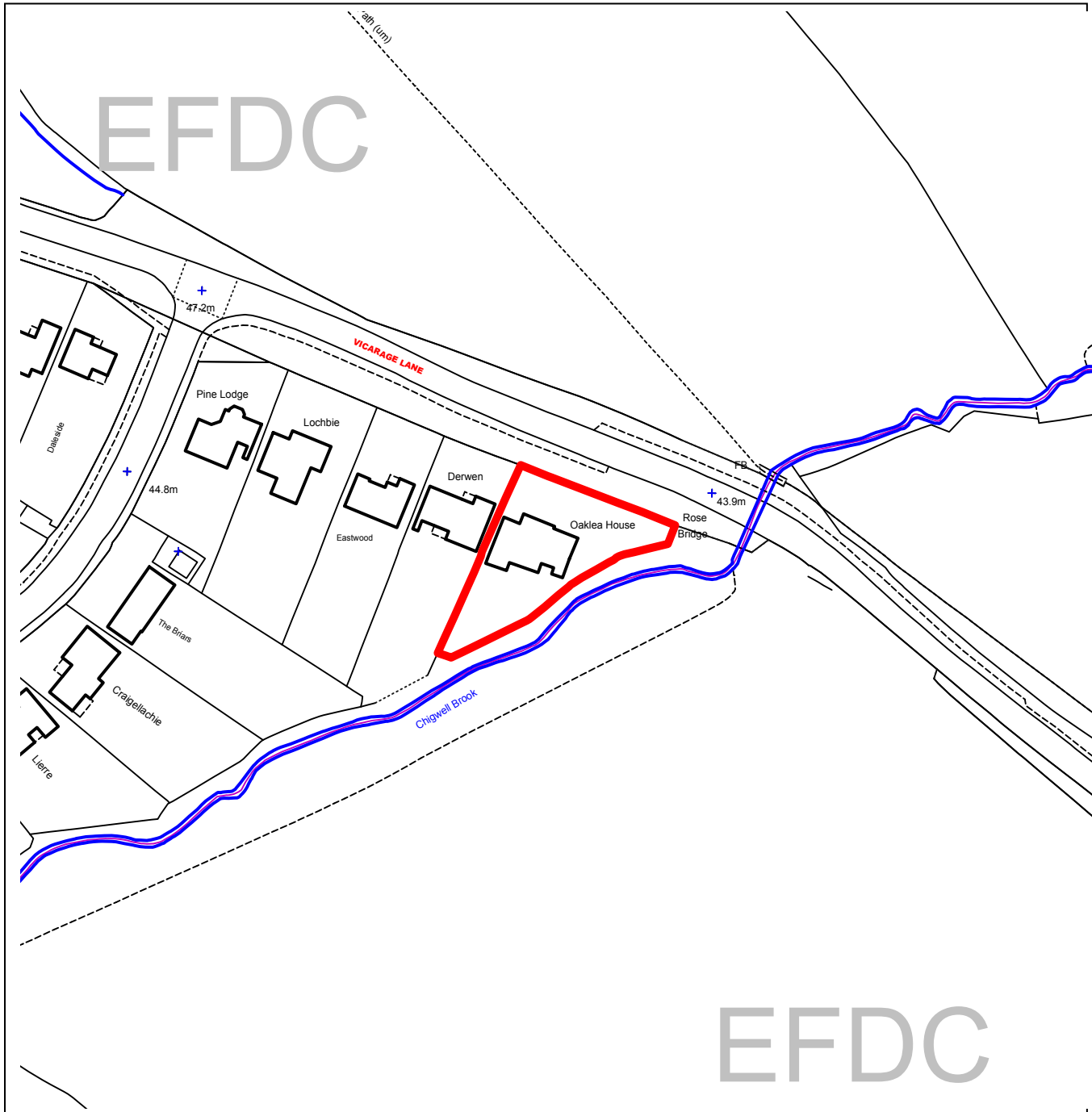
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# Epping Forest District Council

## Agenda Item Number 7



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Application Number:	EPF/1932/15
Site Name:	Oak Lea House, Vicarage Lane, Chigwell, Essex, IG7 6LS
Scale of Plot:	1/1250



**Report Item No: 7**

<b>APPLICATION No:</b>	EPF/1932/15
<b>SITE ADDRESS:</b>	Oak Lea House Vicarage Lane Chigwell Essex IG7 6LS
<b>PARISH:</b>	Chigwell
<b>WARD:</b>	Chigwell Village
<b>APPLICANT:</b>	Mr Balwinder Chahal
<b>DESCRIPTION OF PROPOSAL:</b>	Erection of new house - as a revision to that previously approved under EPF/1006/15 by way of installation of a basement extension.
<b>RECOMMENDED DECISION:</b>	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=578174](http://planpub.eppingforestdc.gov.uk/NIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=578174)

**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 No development shall take place until details of the landscaping of the site, including retention of trees and other natural features and including the proposed times of proposed planting (linked to the development schedule), have been submitted to and approved in writing by the Local Planning Authority. The approved landscaping shall be carried out in accordance with the approved details and at those times.
- 4 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.

- 5 The proposed use of this site has been identified as being particularly vulnerable if land contamination is present, despite no specific former potentially contaminating uses having been identified for this site.

Should any discoloured or odorous soils be encountered during development works or should any hazardous materials or significant quantities of non-soil forming materials be found, then all development works should be stopped, the Local Planning Authority contacted and a scheme to investigate the risks and / or the adoption of any required remedial measures be submitted to, agreed and approved in writing by the Local Planning Authority prior to the recommencement of development works.

Following the completion of development works and prior to the first occupation of the site, sufficient information must be submitted to demonstrate that any required remedial measures were satisfactorily implemented or confirmation provided that no unexpected contamination was encountered.

- 6 The development hereby permitted will be completed strictly in accordance with the approved drawings, prefix 13/6002 numbered 10 Rev D; 6; 9 Rev D; 6 Rev C; 7 Rev B; 8 Rev E; 5 Rev E; 4 Rev A, and prefix 13/6200 numbered 6; 4; 1; 2; 3; 5; 7, together with drawings 14089/01 Rev B, and 14089/02.
- 7 Before any works commence on site details of where excavated material is to be deposited, together with details of wheel washing to be provided in connection with excavation and construction on the site, shall be submitted and approved. Once approved these details shall be implemented in full.
- 8 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.
- 9 Before any works commence on site details of measures to deal with surface water shall be submitted and approved by the local planning authority. Once approved these details shall be implemented in full.
- 10 Details of any changes to the front boundary of the site eg erection of fences, walls or gates, shall be submitted to and approved by the Local Planning Authority before any works commence in respect of this front boundary.

*This application is before this Committee since the recommendation differs from the views of the local council (pursuant to section P4, schedule A (g) of the Councils delegated functions).*

**Description of Proposal:**

Erection of a new house – as a revision to that previously approved under EPF/1006/15 by way of the installation of a basement.

**Description of Site:**

A detached two storey house located on the south side of Vicarage Lane. The house lies on the edge of the urban settlement of Chigwell with the Green Belt lying to the immediate north and west. The property is not listed nor does it lie in a conservation area. The plot lies next to the Chigwell Brook.

**Relevant History:**

EPF/1006/15 - planning permission granted for a replacement dwelling.

**Policies Applied:**

CP2 - Protecting the quality of the rural and built environment.  
DBE1 – Design of new buildings  
DBE9 – Loss of amenity.

National Planning Policy Framework (NPPF) 2012;

The NPPF has been adopted as national policy since 27 March 2012. Paragraph 214 states that due weight should be given to the relevant policies in existing plans according to the degree of consistency with the framework. The above policies are broadly consistent with the NPPF and should therefore be given appropriate weight

**Summary of Representations:**

CHIGWELL PARISH COUNCIL – The council objects to this application due to the increased basement dimensions.

NEIGHBOURS – 5 properties consulted and no replies received.

EFDC DRAINAGE TEAM – No objections in principle subject to conditions requiring a flood risk assessment, and details of surface water drainage, to be submitted.

ENVIRONMENT AGENCY – The EA has been consulted because of the proximity of the new house and basement to Chigwell Brook - and the applicants have amended their previous gabion wall proposal designed to avoid any slippage towards the stream. The EA has no objections to the revised proposal subject to an informative being added to any approval.

**Issues and Considerations:**

The previously approved replacement dwelling previously proposed a basement floor under the house and garage and it contained a gym/sports room, cinema room, stores, W.C, and utility/boiler room. The current application proposes an extension to this basement to go underneath a driveway area in front of the 'left hand' side of the house. This additional basement area will measure some 15m by 7m and will contain a swimming pool and changing room.

This additional area will be wholly positioned below ground level and the surface of it will be used as a new vehicular drive leading to the garage. Being submerged beneath the ground it will have no detrimental impact on visual amenity in the street scene. In respect of the parish council's objection there is no policy restriction on the size of basements. This is a large triangular plot which will continue to accommodate one dwelling, and the additional floor space proposed cannot be deemed an overdevelopment or over intensification of the use of the plot.

Excavation of a site to provide a basement can give rise to issues of where the excavated material is to be deposited and mud on the road. It is preferable that material is taken off site and appropriate conditions are proposed to cover these issues.

**Conclusion:**

For the reasons outlined above 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 4pm on the day of the meeting at the latest:***

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

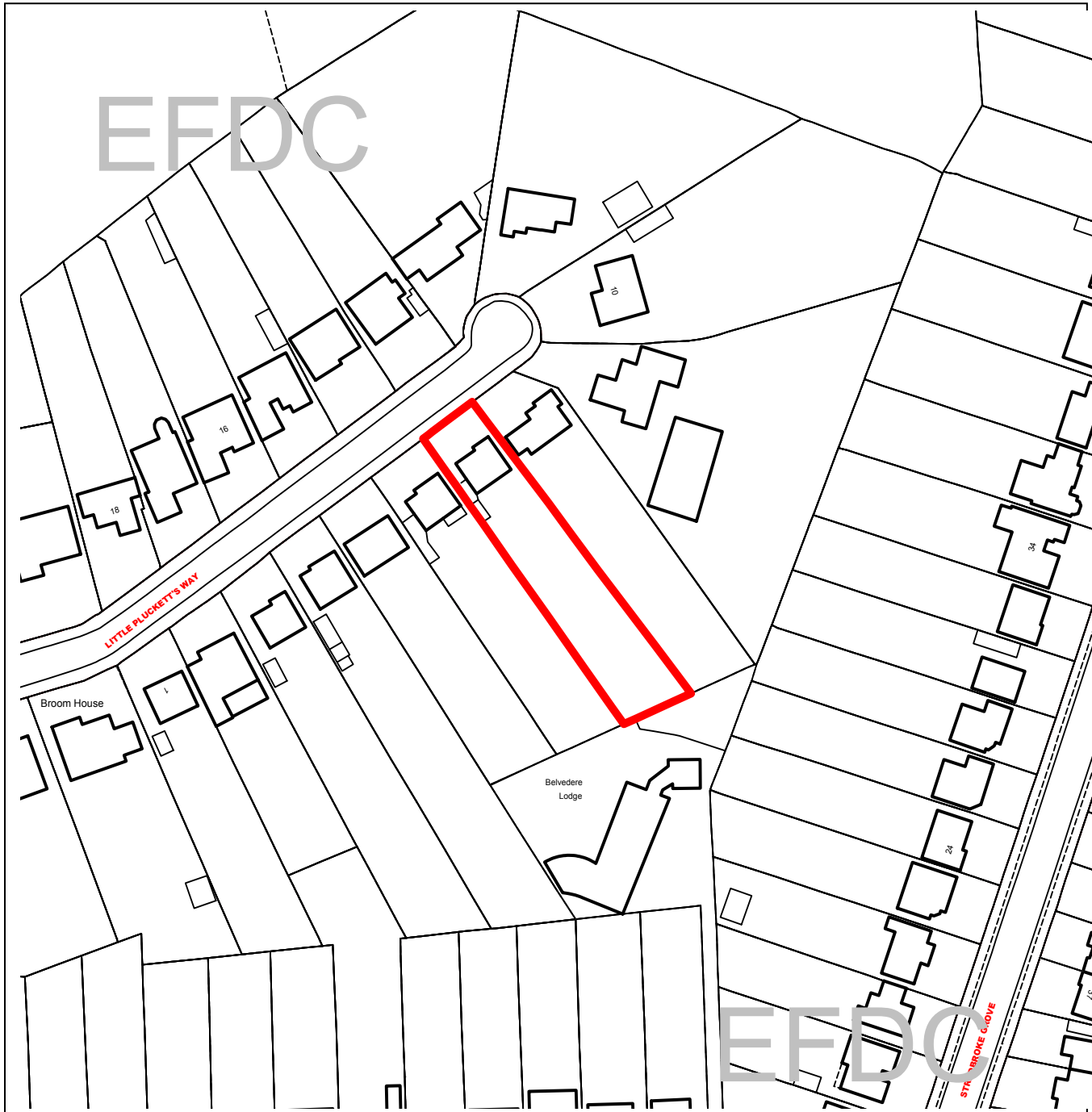
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# Epping Forest District Council

## Agenda Item Number 8



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Application Number:	EPF/1954/15
Site Name:	7 Little Plucketts Way, Buckhurst Hill, Essex, IG9 5QU
Scale of Plot:	1/1250

**Report Item No: 8**

<b>APPLICATION No:</b>	EPF/1954/15
<b>SITE ADDRESS:</b>	7 Little Plucketts Way Buckhurst Hill Essex IG9 5QU
<b>PARISH:</b>	Buckhurst Hill
<b>WARD:</b>	Buckhurst Hill West
<b>APPLICANT:</b>	Mr M Curness
<b>DESCRIPTION OF PROPOSAL:</b>	New street facade including steeper roof and new ridge line, two storey rear extensions and single storey rear and side extension. New basement. Works include rear terraces.
<b>RECOMMENDED DECISION:</b>	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=578216](http://planpub.eppingforestdc.gov.uk/NIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=578216)

**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 other than demolition and construction of footings / foundations 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 No development, including works of demolition or site clearance, shall take place until the measures shown on the Tree Protection Plan (drawing no. OS 1019-15.1) have been fully implemented. The protective fencing shall be retained in the agreed form for the duration of development unless the Local Planning Authority gives its written consent to any variation.
- 4 All construction/demolition works and ancillary operations, including vehicle movement on site which are audible at the boundary of noise sensitive premises, shall only take place between the hours of 07.30 to 18.30 Monday to Friday and 08.00 to 13.00 hours on Saturday, and at no time during Sundays and Public/Bank Holidays unless otherwise agreed in writing by the Local Planning Authority.

*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:**

Detached property on south east side of road, used as a single dwelling. This is a large plot that falls from front to rear, the building is elevated when viewed from the rear and there is a consistent falling gradient. The building extends fully to the boundary with no.6 and has pedestrian access to the rear abutting no.8. A previous ground floor addition extends into the garden along the boundary with no.6. There are a number of mature trees located along both boundaries at the rear. The frontage is mostly hard surfaced.

This is a road containing a range of house types, predominantly detached, the land continues to rise to the north.

### **Description of Proposal:**

The application comprises a two storey rear extension, single storey rear and side extensions, a basement under part at the rear, alterations to roof and front façade incorporating an increase in the height of the roof over the garage and a new external terrace at rear.

At the front the western side of the façade, currently comprising a cat slide roof and a dormer within the roof slope, will be raised to provide a full two storey height eaves in the centre flanked by two gable fronts with a pitched roof gable between. The ridge line to the whole house is raised by around 800mm.

To the rear, a basement area is created beneath the new extension and terrace opening on to the rear garden. The two floors above extend 4.5 metres from the existing rear wall, with a small central recess at first floor. At roof level, a rear gable projects on the east side to reflect the existing form and single rear and side dormers are also proposed. Two rear terraces are indicated, the upper at ground floor level and the lower on the west side midway between ground floor and basement.

### **Relevant History:**

EPF/0664/83 – Single storey rear extension; approved.

EPF/0715/89 – Two storey side and first floor rear extension; approved

EPF/0712/15 – Two bedroom annexe at rear; refused – scale of building, intensity of use.

EPF/0727/15 – Two storey side and rear extension, roof extension, front and rear dormers, basement and raised patio; refused – bulky, unsympathetic design and impact on neighbours from extensions and patio.

### **Policies Applied:**

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

National Planning Policy Framework (NPPF) 2012;

The NPPF has been adopted as national policy since 27 March 2012. Paragraph 214 states that due weight should be given to the relevant policies in existing plans according to the degree of consistency with the framework. The above policies are broadly consistent with the NPPF and should therefore be given appropriate weight



## **Consultation Carried Out and Summary of Representations Received**

Date of site visit: 24 September 2015

Number of neighbours consulted: 11

Site notice posted: No, not required

Responses received:

6 LITTLE PLUCKETTS WAY: Concern raised about any increase in building on the boundary (the objector advises that he will not give access to work from his property), possibility of damage from the basement causing subsidence, disturbance from vans and deliveries during construction and covenant matters.

BUCKHURST HILL PARISH COUNCIL::Objection

Overdevelopment of the site

Bulky in appearance

Overbearing on neighbouring properties

Existing ridge height when applied to whole of roof is excessive and out of proportion with neighbouring houses and does not sit well within the street scene

### **Main Issues and Considerations:**

The main issues in considering this application are issues arising around design, scale and massing, and the potential impact on living conditions of neighbours.

In considering this application, regard has been had to the substantial variations in built form in the road with each property materially different (although some are repeated at intervals), and to the noticeable change in levels whereby buildings to the north are elevated in comparison to those to the south.

The increase in the ridge height of the building is only around 800mm and of itself will not be significant. The extension above the garage is proportionate in the context of the overall built form proposed, as is the front dormer window. Existing separation between the buildings is retained unaltered. The overall appearance to the street is therefore not considered unduly bulky or out of scale.

At the rear, the overall form seeks to reflect the character of the existing building with the prominent rear gable and stepping the remainder back at upper levels. The plan gives the impression of a significantly taller building but this is not actually the case – the basement occupies the space currently occupied by the raised patio and the roof height as described above has a limited increase. The setting back of the central section and the extension over the garage further reduce the overall scale.

In terms of the potential impact on the adjoining properties, the neighbour at no.6 has objected to the application but the extension on this boundary has been restricted and does not project beyond the rear of the existing house. The objector's property contains only secondary windows in the flank and the extension abutting this boundary will not materially affect any principal windows. The eaves height to the side extension will be similar to that at no. 6 indicating this element is of appropriate scale.

The adjoining property at no.8 has itself been substantially extended at the side and rear comprising ground and first floor additions and the proposed rear extension projects by no more 2 metres at ground floor. As there are no principal windows in the flank, Officers are satisfied that this property will not be adversely affected.

**Conclusion:**

In an area of mixed built form, there is scope for distinctive alterations to buildings. The house lies on a relatively spacious plot and the proposals are considered to provide an appropriate level and scale of development in the context of the location and site levels. To the rear, the proposals reflect the existing character with a more prominent gable and the other elements stepping back behind this.

In terms of neighbouring properties, the siting of the extensions in this form will not unduly affect habitable room windows nor have any other overbearing effect taking account of the significant fall in levels in the rear garden.

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

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

***Planning Application Case Officer: Ian Ansell  
Direct Line Telephone Number: 01992 564481***

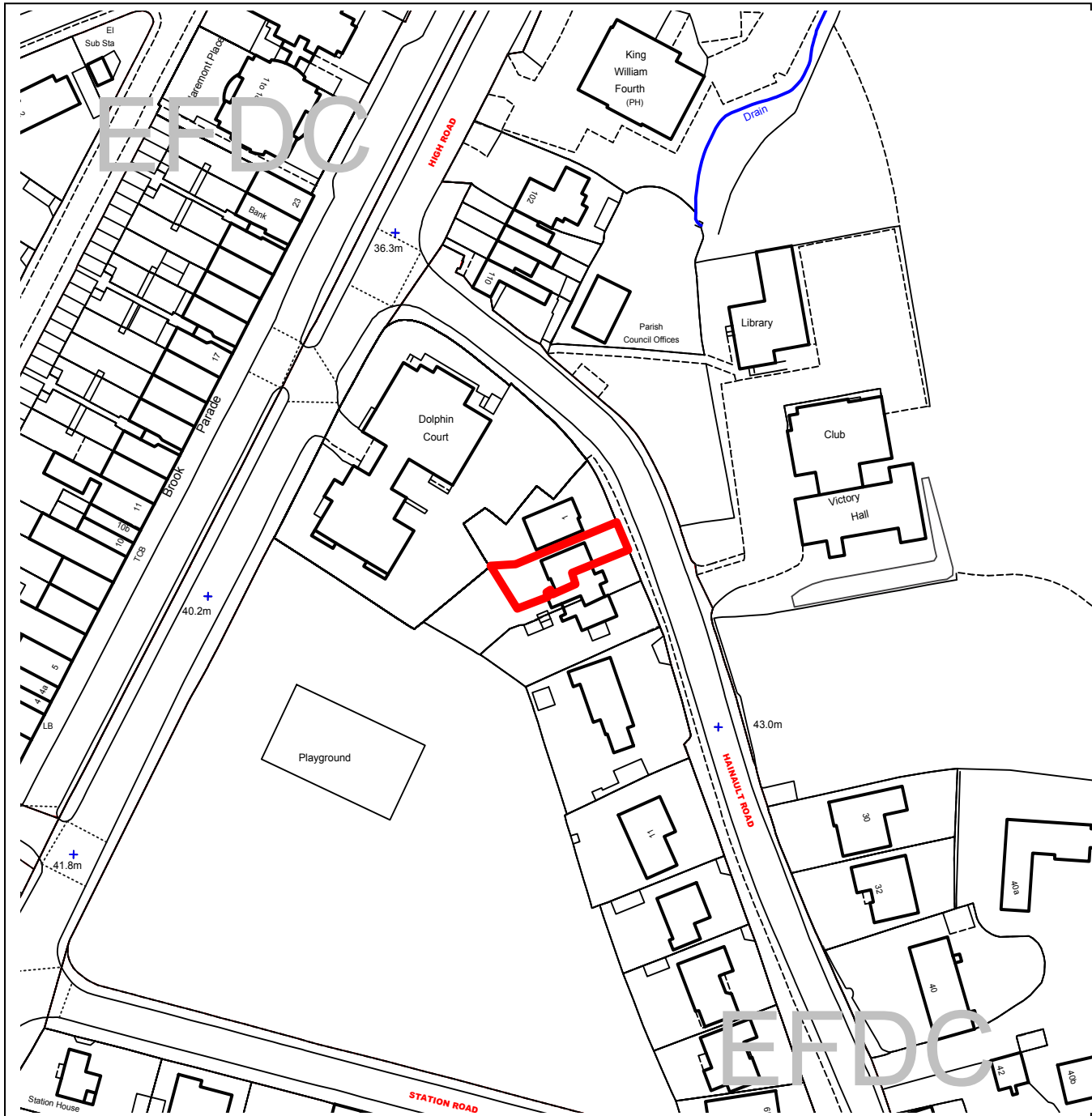
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# Epping Forest District Council

## Agenda Item Number 9



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Application Number:	EPF/2002/15
Site Name:	3 Hainault Road, Chigwell, Essex, IG7 6QU
Scale of Plot:	1/1250

**Report Item No: 9**

<b>APPLICATION No:</b>	EPF/2002/15
<b>SITE ADDRESS:</b>	3 Hainault Road Chigwell Essex IG7 6QU
<b>PARISH:</b>	Chigwell
<b>WARD:</b>	Chigwell Village
<b>APPLICANT:</b>	Mr Anseb Munir
<b>DESCRIPTION OF PROPOSAL:</b>	Part single storey, part two storey side extension and single storey rear extension
<b>RECOMMENDED DECISION:</b>	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=578339](http://planpub.eppingforestdc.gov.uk/NIM_websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=578339)

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

**Description of Site:**

Two storey end-terrace property, used as a single dwelling. The property has been extended, including a ground floor side extension that now provides a front facing entrance. The building is constructed on raised ground, land in the area falls to the north.

The property lies at the northern end of a terrace of three units. Abutting the boundary, the neighbouring unit at 5 has a small ground floor element that projects partly across the rear of no.3 creating a small recess in the corner of the application site. The southern most unit in the terrace has been extended with a significant two storey side addition although that plot is substantially wider than no. 3. The adjoining property to the north, no.1 is detached. The site lies opposite the Parish Council offices and library.

It is noted that the house at no. 9 is currently being demolished, planning permission was granted recently for a development of 6 flats on this site.

### **Description of Proposal:**

The application proposes a single storey rear extension and a part ground, part first floor extension at the side. At the rear, the extension is 2.3m deep and extends across the full width to the boundary with no.5 incorporating the corner recess.. The extension then continues along the side of the property abutting the boundary with no.1 which taken with the previous side extension will infill the whole sideways. A hipped mono-pitch roof wraps around the ground floor section.

The first floor element provided for a new staircase and is centrally located, around 4.5m long and set back from the front wall of the dwelling by 3m. A hipped pitched roof is proposed. Materials are shown to match the existing building, comprising brick to the ground floor and tile hanging at first floor.

### **Relevant History:**

EPF/0714/91 – Two storey side extension; approved, not implemented

EPF/0839/96 – First floor rear extension; approved

EPF/1330/02 – First floor rear extension; approved

EPF/0844/10 - LDC ground floor rear extension; lawful

EPF/0845/10 – Ground floor rear extension; approved

EPF/1345/13 – Single storey rear extension; approved

### **Policies Applied:**

CP2                    Quality of Rural and Built Environment

DBE9                 Loss of Amenity

DBE10                Residential Extensions

The National Planning Policy Framework (NPPF) 2012

The 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.

### **Consultation Carried Out and Summary of Representations Received**

Date of site visit: 08 October 2015

Number of neighbours consulted: 3.

Site notice posted: No, not required

Responses received: No response received from neighbours.

CHIGWELL PARISH COUNCIL: The Council OBJECTS to this application because they were unable to determine if the proposed development would result in a terracing effect between the site, and a neighbouring property. This situation is once again due to the absence of a street scene representation..

### **Issues and Considerations:**

Considerations relevant to this application relate to building design and residential amenity.

In design terms, the key issue is that raised by the Parish Council in respect of terracing. This may have been of greater concern had the proposed extension been designed to align with the front of the house. It is however set back by 3 metres and will have only a minimal visual relationship with no 1, a detached house with a noticeably different form built on lower ground due to changes in levels and with 1.2metre wide sideways adjacent to the application site. Officers consider the setting back of the extension is sufficient to overcome any concerns at the loss of the visual break between buildings, in the event the neighbouring property does seek a similar extension, the setback, together with other considerations over levels and built form will ensure that a degree of visual separation is maintained.

In all other respects, the design and appearance of the proposals is considered acceptable.

The proposals will have limited impact on residential amenity. No. 1 Hainault Road has a first floor flank window to a non-habitable area and no ground floor windows likely to be affected by the modest rear projection. The extension projects less than 1 metre beyond the rear of no.5 and no habitable room windows lie close to this boundary.

### **Conclusion:**

The extensions are modest in scale and do not adversely affect neighbouring occupiers. The extension will infill part of the sideways at first floor, but is sufficiently far back on the site and noticeably different to address concerns about potential terracing in this location.

***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:***

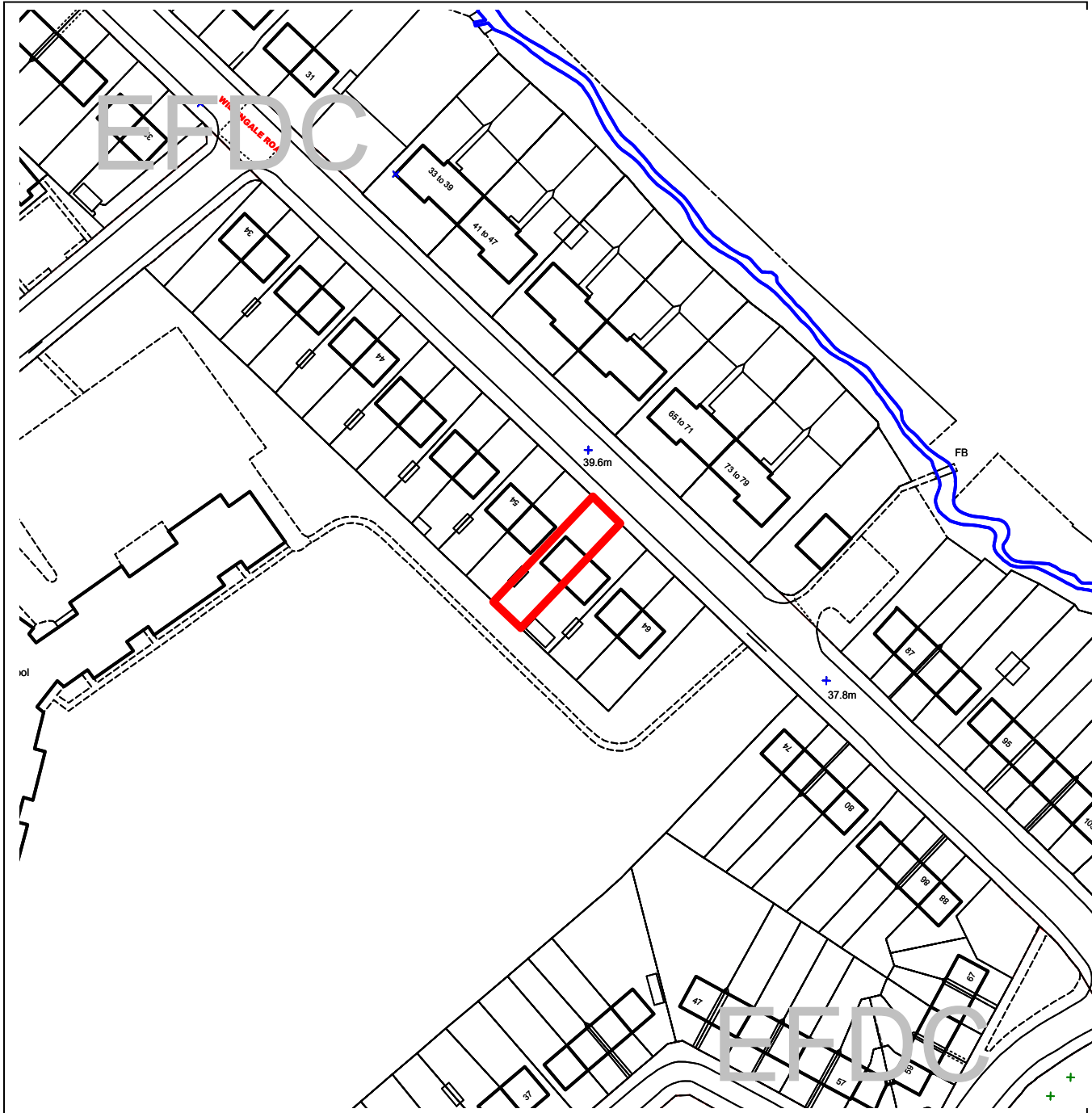
***Planning Application Case Officer: Ian Ansell  
Direct Line Telephone Number: 01992 564481***

***or if no direct contact can be made please email: [contactplanning@eppingforestdc.gov.uk](mailto:contactplanning@eppingforestdc.gov.uk)***



# Epping Forest District Council

## Agenda Item Number 10



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Application Number:	EPF/2019/15
Site Name:	58 Willingale Road, Loughton, Essex, IG10 2DB
Scale of Plot:	1/1250



**Report Item No: 10**

<b>APPLICATION No:</b>	EPF/2019/15
<b>SITE ADDRESS:</b>	58 Willingale Road Loughton Essex IG10 2DB
<b>PARISH:</b>	Loughton
<b>WARD:</b>	Loughton Broadway
<b>APPLICANT:</b>	Mr Mark Grace
<b>DESCRIPTION OF PROPOSAL:</b>	Single storey front side and rear extensions (Revised application)
<b>RECOMMENDED DECISION:</b>	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=578383](http://planpub.eppingforestdc.gov.uk/NIM_websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=578383)

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

**Description of Site:**

Two storey semi-detached single dwelling house located on the south-west side of the road. The property has recently been extended with a loft conversion featuring a large rear dormer that would have been permitted development.

The area comprising predominantly similar houses clad in a similar brick. The site backs on to the Hereward School playing field. There is a shallow gradient in this part of the road whereby each pair of houses progressing north are stepped up.

### **Description of Proposal:**

The application seeks permission for single storey front, side and rear extensions. The side extension infills the bulk of the pedestrian sideway and is around 1.25m wide to accommodate a side gutter. The front and rear extensions run the full width of the plot, at the front projecting 1.25m and at the rear 4.3m. A mono pitch roof wraps around the front and side element, gable ended abutting no.60 and hipped at the other end when viewed from the front. A mono pitch roof over the rear extension extends across full width including the sideway.

### **Relevant History:**

EPF/1025/15 – A previous application described as “This application is seeking consent to demolish existing front porch and to construct a wraparound single storey front, side and rear extensions” was refused on grounds of the bulk of the front and side extension.

### **Policies Applied:**

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

National Planning Policy Framework (NPPF) 2012.

### **Consultation Carried Out and Summary of Representations Received**

Date of site visit: 02 October 2015  
Number of neighbours consulted: 11  
Site notice posted: No, not required  
Responses received: No response received from neighbours.  
LOUGHTON TOWN COUNCIL:

“The Committee NOTED the revised roof design but considered this was only a marginal improvement, and so it restated its objection to EPF/1025/15, which was:

*The committee OBJECTED to the proposal on the grounds of overdevelopment of the plot and overbearing on the neighbouring properties”*

### **Main Issues and Considerations:**

This is a resubmitted application the earlier application referenced above was refused for the following reason:

*‘Due to the excessive bulk of the side addition that projects forward of the principal elevation and joins the front extension, and the lack of fenestration on this projecting side/front wall, the proposed front and side extensions would together appear as an overly dominant form of development that fail to complement the appearance of the house to its detriment and that of the street scene. Accordingly, the proposal is contrary to Policies CP2(iv) and DBE10 of the Adopted Local Plan and Alterations, which are consistent with the National Planning Policy Framework’.*

The substantive changes to the application comprise the introduction of a window in the front elevation of that part of the frontage which extends across the sideway and a substantial revision

to the roof whereby this now wraps around the front and side providing a consistent mono-pitch roof line rather than the more prominent false pitch at the side on the original scheme. Officers consider the alterations to have addressed the reason for refusal by introducing fenestration to the front elevation and providing a far less bulky roof form when viewed from the front. While the comments of the Town Council are noted, the property has a deep frontage and would not appear overbearing in the street scene.

The extent of the rear and side extensions have not changed from the previous application and were considered acceptable at that time. The 4.3m rear projection is not an uncommon depth for a rear extension to a house of this type and nor is the wrap around form of the extension as a whole. The remaining garden depth would be 8.5m with its existing width of 8m giving a usable area of 68 square metres, slightly larger than that which could be expected for a new 3 bedroom house on a modern housing estate. At 1.25m the front projection is also typical for the locality. A front garden of a similar size and shape to the rear would also remain, which is consistent with the pattern of development in the locality. Those facts demonstrate the proposal can be accommodated on the site without any harm to the character of the locality. In relation to neighbours living conditions, the depth of the additions to the front and rear would not be excessive and their height would be limited such that they would not appear excessively overbearing when seen from neighbouring properties. There have been no changes in local circumstances and conditions to suggest these elements will have any greater impact on the adjoining properties than was previously considered. The link between the mono-pitch roofs over the rear and side elements is towards the rear and not readily visible from the street.

### **Conclusion:**

The alterations made in this application deal with the reason for refusal on the previous application by providing a more consistent and reduced height roof to the street frontage and introducing additional fenestration to the front elevation.

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

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

***Planning Application Case Officer: Ian Ansell  
Direct Line Telephone Number: 01992 564481***

***or if no direct contact can be made please email: [contactplanning@eppingforestdc.gov.uk](mailto:contactplanning@eppingforestdc.gov.uk)***