

## AREA PLANS SUB-COMMITTEE SOUTH

6 January 2015

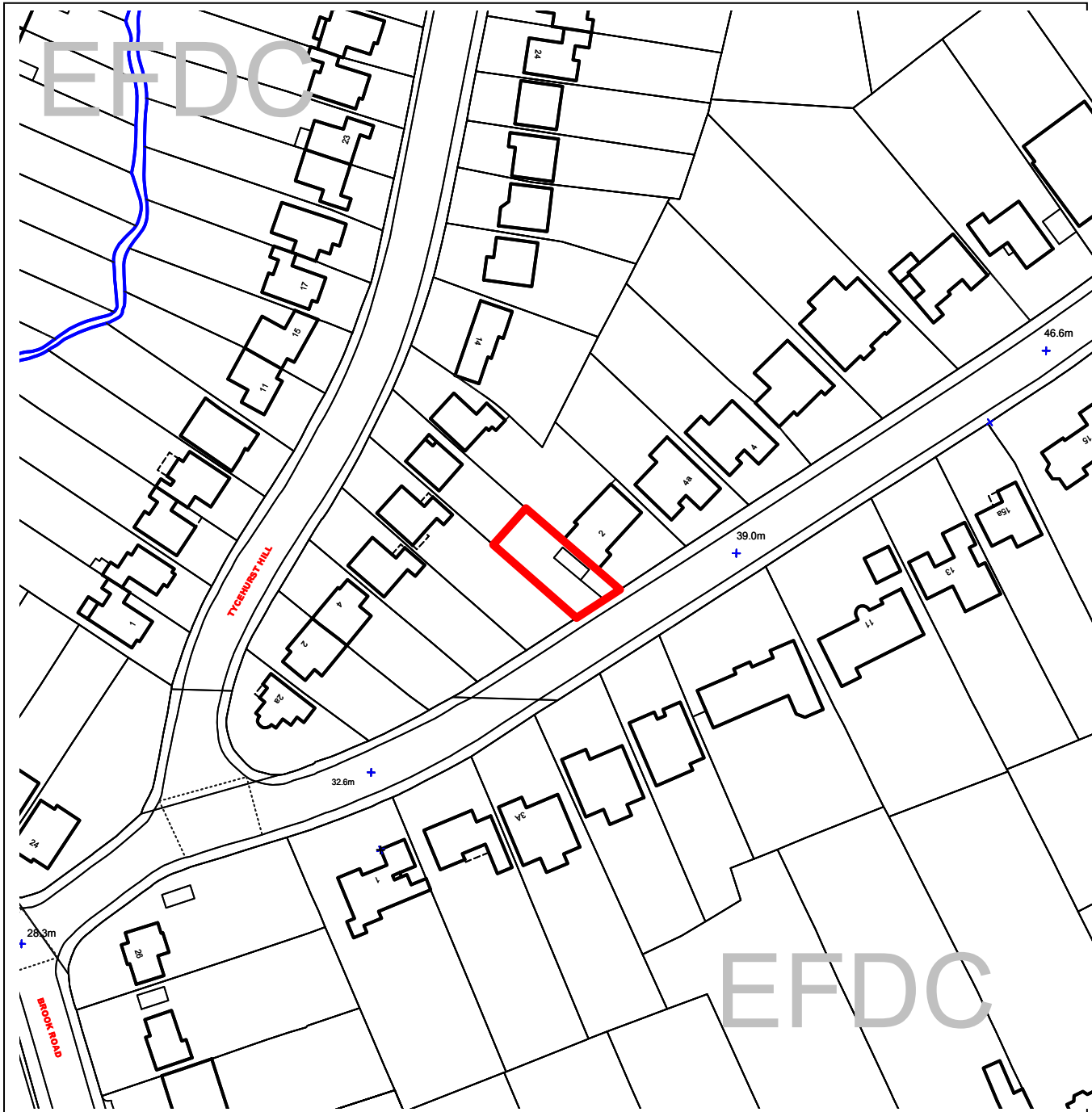
### INDEX OF PLANNING APPLICATIONS/ENFORCEMENT CASES

ITEM	REFERENCE	SITE LOCATION	OFFICER RECOMMENDATION	PAGE
1.	EPF/2086/15	Land adjacent to 2 Sparelease Hill Loughton Essex IG10 1BT	Grant Permission (With Conditions)	34
2.	EPF/2272/15	63 Oak Lodge Avenue Chigwell Essex IG7 5JA	Grant Permission	42
3.	EPF/2319/15	10 Honeycroft Loughton Essex IG10 3PR	Grant Permission (With Conditions)	48
4.	EPF/2378/15	89 High Road Loughton Essex IG10 4JD	Grant Permission (With Conditions)	54
5.	EPF/2418/15	21 Priory Road Loughton Essex IG10 1AF	Grant Permission (With Conditions)	62
6.	EPF/2475/15	57 Tycehurst Hill Loughton Essex IG10 1BZ	Grant Permission (With Conditions)	68
7.	EPF/2485/15	88 Lambourne Road Chigwell Essex IG7 6EN	Grant Permission (With Conditions)	74
8.	EPF/2655/15	41 Turpins Lane Chigwell Essex IG8 8AZ	Grant Permission (With Conditions)	82
9.	EPF/2663/15	15 Queens Road Buckhurst Hill Essex IG9 5BZ	Grant Permission (With Conditions)	86
10.	EPF/2776/15	10 Church Hill Loughton Essex IG10 1LA	Grant Permission (With Conditions)	90



# Epping Forest District Council

## Agenda Item Number 1



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Application Number:	EPF/2086/15
Site Name:	Land adjacent to 2 Sparelease Hill, Loughton, IG10 1BT
Scale of Plot:	1/1250

**Report Item No:1**

<b>APPLICATION No:</b>	EPF/2086/15
<b>SITE ADDRESS:</b>	Land adjacent to 2 Sparelease Hill Loughton Essex IG10 1BT
<b>PARISH:</b>	Loughton
<b>WARD:</b>	Loughton St Marys
<b>APPLICANT:</b>	Jonathan Knapman
<b>DESCRIPTION OF PROPOSAL:</b>	Proposed 4 bedroom detached house.
<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=578501](http://planpub.eppingforestdc.gov.uk/NIM_websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=578501)

**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:  
KTEF/15/01  
KTEF/15/02  
KTEF/15/03  
KTEF/15/04  
KTEF/15/05  
KTEF/15/06  
KTEF/15/10
- 3 No construction works above ground level shall take place until documentary and photographic details of the types and colours of the external finishes have been submitted to and approved by the Local Planning Authority, in writing. The development shall be implemented in accordance with such approved details.
- 4 Prior to first occupation of the development hereby approved, the proposed window openings in the western 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.

- 5 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 as amended (or any other Order revoking, further amending or re-enacting that Order) no development generally permitted by virtue of Class A, B, C, D or E of Part 1 of Schedule 2 to the Order shall be undertaken without the prior written permission of the Local Planning Authority.
  
- 6 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.
  
- 7 Gates shall not be erected on the vehicular access to the site without the prior written approval of the Local Planning Authority.
  
- 8 The parking area shown on the approved plan shall be provided prior to the first occupation of the development and shall be retained free of obstruction for the parking of residents (staff) and visitors vehicles.
  
- 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 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.

- 11 There shall be no discharge of surface water onto the Highway.
- 12 No unbound material shall be used in the surface treatment of the vehicular access within 6 metres of the highway boundary.
- 13 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 and more than two expressions of objections have been received and the recommendation is contrary to an objection from a local council which is material to the planning merits of the proposal (Pursuant to The Constitution, Part Three: Planning Services – Delegation of Council function, Schedule 1, Appendix A. (f) and (g))*

#### **Description of Site:**

The site is formed from the rearmost part of the rear garden of a house fronting onto Tycehurst Hill. The site has a frontage onto Sparelease Hill and there is a slope down from the road into the site. There is a detached single storey double-width garage currently on this part of the site that serves the main house, behind a close boarded timber fence and gates that are adjacent to the pavement.

The site is within the built up area of Loughton. There is no listed building on the site or nearby and the site is not in a conservation area.

#### **Description of Proposal:**

Removal of the garage building and replacement with a proposed 4 bedroom detached house.

The house would be a maximum of 11.5m wide by a maximum of 15.5m deep. The house would essentially have a pyramidal roof but with two hipped end bays. The roof would have a maximum height of 9m, 5m to the eaves.

Two parking spaces would be set in front of the house.

The kitchen, dining area and living area on the ground floor would have an open plan arrangement such that the principal means of light would be from folding glazed doors to the rear elevation. A high level window on the front elevation would provide additional illumination to the kitchen area. Bedroom 4 in the roof space with its en-suite shower-room would have its principal illumination from roof lights on the front elevation.

### **Relevant History:**

EPF/1787/98 - Erection of rear double garage. – Granted 05/02/1999

EPF/2048/05 - Outline application for the erection of a new house and garage fronting Sparelease Hill. – Refused 05/01/2006. Reasons:- Overlooking to and harm to visual impact of houses in Tycehurst Hill to the rear, cramped appearance because of narrow width plot.

### **Policies Applied:**

Local Plan:

CP2	Quality of Rural and Built Environment
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

NPPF

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

LOUGHTON TOWN COUNCIL: Members expressed concern over the possible inaccuracy of the submitted block plan (drawing no. KTEF/15/04) as this was brought to their attention by the member of the public that addressed the meeting.

The Committee OBJECTED to this application which was considered an overdevelopment of a small plot and out of keeping with the streetscene. Members expressed concern over the lack of private amenity space to be retained and for highway safety with access onto the hill at this point. Members also disliked the proposed location of the bin store, by the roadside at the front.

ECC HIGHWAYS – Acceptable subject to conditions to avoid water or loose material being deposited on highway.

NEIGHBOURS – 18 consulted and 10 replies received:-

1 SPARELEASE HILL – object - not of the same scale and character as surrounding properties, plot too small to adequately accommodate a detached house, house would be higher than neighbouring one which would contrast with pattern of existing roof lines, previous application refused due to unacceptable visual impact yet this would look bigger than the rejected proposal, loss of a frontage used for parking, line of sight onto the road would be dangerous which is particularly important given proximity to Roding Valley High School, plot out of proportion with neighbouring houses, would look cramped and negatively impact on what is currently a beautiful road, lack of set back to the house would be out of character, fails to preserve character of road on many grounds.

2 SPARELEASE HILL – object – out of scale and character, overdevelopment, larger than what previously refused, taller than neighbour's house, too close to the pavement, an ugly building, unacceptable visual impact, loss of privacy, hazardous parking area, insufficient car parking, drawings are misleading, patio too high, small garden for a four bedroom house, many windows would face directly onto trees, loss of privacy to properties on Tycehurst Hill, garden grabbing exercise.

3A SPARELEASE HILL – object - same objections apply equally to this application as to the previous one that was refused, frontage would be the smallest on the road of at least 50%

demonstrating that it would not be in keeping, would have a cramped appearance which would detract from the more spacious plots which characterise the surrounding area and be visually intrusive to the street scene, should not be built astride the boundary wall of 8 Tycehurst Hill's garden., would set a precedent for further development that would detract from a premiere residential road, balcony would be out of keeping and would be characteristic of flats, unattractive design to rear and side elevations, cheap materials proposed, would spoil building line and be detrimental to the street view, would have limited visibility reversing off the driveway to the detriment of pedestrian safety, loss of parking space would produce parking issues for commuters that use Sparelease Hill.

4 SPARELEASE HILL – object – does not fit in with the general character of the surrounding houses, frontage much smaller than others, not set back far enough, too small garden, ugly bin store with position out of keeping, would give impression of being squeezed into a small plot, would detract from existing feeling of spaciousness.

4A SPARELEASE HILL – object – overdevelopment, out of scale and out of character, proximity to pavement would make it very different to other houses in the road, unacceptable visual impact, insufficient car parking, very small garden for a four bedroom house, there will be major disruption during the construction of this property.

6 SPARELEASE HILL – object – fails to respect local context, an ugly overdevelopment, would have a negative impact on one of the showcase roads in the area, unacceptable visual impact, it would overlook other properties, parking inadequate and hazardous.

7 SPARELEASE HILL – object - completely out of character to neighbouring properties, overdevelopment of the plot, practically on the roadside, would be the first house on Sparelease Hill when viewed from the bottom of the hill, overly dominant and destroy the visual character of the street, higher than that of neighbouring property yet downhill it, parking unrealistic and in reality only one parking space exists on this site which is inadequate, wheelie bins will have to be stored at the roadside to significant detriment to the character of the road, overdevelopment of a site and would set a detrimental precedent , windows at the front high up in the loft space would overlook into neighbouring properties.

8 TYCEHURST HILL – object – inaccurate and misleading drawings, slope of land would mean that ground floor windows would look onto bedroom and bathroom of no. 8, clumsy appearance, there will be little if any garden, parking is already an issue due to commuter parking, worse than 2005 application, out of character

12 TYCEHURST HILL – object - plot is extremely narrow compared to the other nearby properties, will have a cramped and wholly out of character appearance, even bulkier than development rejected in 2005, detrimental effect on the amenity of surrounding properties, will reduce sunlight, overlooking properties in Tycehurst Hill,

26 BROOK ROAD – object – site will be very cramped, will not be in keeping with other properties in the area.

28 BROOK ROAD – object – tiny amenity space, overdevelopment of the site, garden grabbing is against government policy, house would be positioned too far forward, attempts to squeeze too much into a rear garden.

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

The main issue is the visual impact of the proposal on the street scene and on the amenities of residents living around the site.

## *Appearance*

The proposal would form a visual stop to houses running down the northern side of Sparelease Hill and become the first one when approaching from the west after the road splits at its junction with Tycehurst Hill. However, because of the presence of trees on the neighbouring plots, the proposal will be relatively screened from public views from the west. The house uphill on the adjoining plot has more of a wider horizontal emphasis, but there are vertical proportioned houses in this part of Sparelease Hill that are similar in form to the proposal. The proposed pyramid roof design is more visible to houses at the rear in Tycehurst Hill, rather than wider views in Sparelease Hill, but the proposal will be adjacent to a similar designed high roof of the front projecting extension of no.2 Sparelease Hill. Whilst it will be nearer to the road than its immediate neighbour, this does though follow the pattern of frontages at this end of the road which gradually narrow from east to west.

This will be a narrower plot than the neighbouring ones in this part of Sparelease Hill and the house will take up most of its plot width. There is an argument therefore to say that it will look cramped and narrow, which it would if there were houses on each side of its frontage, which is not the case here. The footprint of the house would be set a metre off the boundary and the garage at 2 Sparleaze Hill, but there will be a 2 metre gap between the proposal and their first floor wall. The proposed flank wall to the other side, the left hand side when viewing the front, would be hard on the boundary but this would be next to the end part of the rear garden of 8 Tycehurst Hill and not a house.

Whilst this is a narrower plot than many of its neighbours, it is perhaps because it is adjacent to no.2, which is wider, whereas those at nos. 4 and 6 Sparelease Hill and the one directly behind at 10 Tycehurst Hill are narrower. It will have a similar eaves and roof height such that it will be in keeping. On balance, it is considered that because there will be no house to the immediate left as viewed from the road, and because of the upper floor separation from no.2, the proposal will not appear cramped to the degree whereby a refusal of planning permission is justified.

The pillar-box high-level window design of the ground floor front elevation does look a little unusual and more akin to a more modernistic design than this proposal. It serves a kitchen area which will receive more light from the rear windows to this open-plan ground floor. However, views of this feature will be limited in the street scene owing to the forward projection of the adjacent front extension next door at no.2 and the proposals own ground floor on the other side, such that it will not have a detrimental affect on the locality.

The front garden layout is just large enough for 2 off-street parking spaces, pedestrian path to the entrance door and a bin-store, leaving little if any room or soft landscaping. The high-level front window allows for the cars to be parked here without taking away views from the room it serves, so they are functional and useable.

On balance, the proposal would appear in keeping with the mixed design houses in this part of the road.

## *Amenity*

The dwelling would have one immediate house – the neighbour at 2 Sparelease Hill, which is set generally to the east and on higher ground than the application site. The rear wall of the proposed house would not be as deep as that of 2 Sparelease Hill and accordingly no material adverse impact would result to this occupier. It will have a similar eaves and roof height such that it will have an acceptable presence in the street scene.

In terms of overlooking, care has been taken with the detailed design to achieve a development that would not produce overlooking to a degree that would justify refusal. The only window at first floor on the rear elevation would be obscure glazed. On the western side elevation looking



downhill one window, which cuts through the proposed roof eave, will serve a bedroom, whilst the other can be obscure glazed. However, there are trees present here in their garden and the degree of overlooking to no.8 is not excessive to a degree whereby there will be excessive loss of amenity.

The back to back distance between the proposal and the houses directly to the rear at 10 and 12 Tycehurst Hill is some 25m. It is 21m when measured from the nearest facing bedroom window of no.8, which is closest to the boundary of no.10, but there are no proposed upper floor windows where overlooking can take place from. In terms of visual impact of the proposed building, there is some level difference between the rear gardens, but it is not to a material degree greater than already occurs at this location where changes in ground level already produce a certain amount of overlooking of neighbouring gardens.

The proposal therefore would safeguard the living conditions of neighbours and comply with policies DBE2 and 9.

#### *Other matters*

Concern among some of the local objections refers to the inadequate private garden area for both this proposal and the current house. However, policy DBE8 requires this to be of a size, shape and nature which would enable reasonable use, which would be the case here and remain private. As the site has a direct road frontage and aspect, it is not "garden-grabbing".

There are no highway objections and this is a vehicular access point to the site in any case. Parking provision for 1 to 2 off-street cars in such a public transport sustainable location is acceptable and conforms to local and national planning policy.

An outline proposal for a new house on this site was previously refused (EPF/2048/05). There were three reasons for refusal: overlooking of rear elevations to properties on Tycehurst Hill; visual impact; and, a cramped appearance detracting from more spacious surrounding plots. However, that application was in outline form whereas the current application is a full application with details of the design including arrangements of windows. Furthermore, the National Planning Policy Framework has since emerged and this is a sustainable location for a new house..

#### **Conclusion:**

This is a well-balanced case. There is an argument to state that because the proposal in terms of its scale is smaller than neighbouring houses, it would not respect its setting in terms of its size and position, to which local plan and NPPF policies attach great importance to the design of the built environment. But, on the other hand, it makes good use of urban land in a sustainable location, contributes to the supply of dwellings in the area and sits at the beginning of a row of houses, whereby it will not appear dominant in the road or cause undue amenity harm to the neighbouring occupants of the houses that look out towards it. Officers therefore consider there is merit for the proposal and recommend to grant planning permission.

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

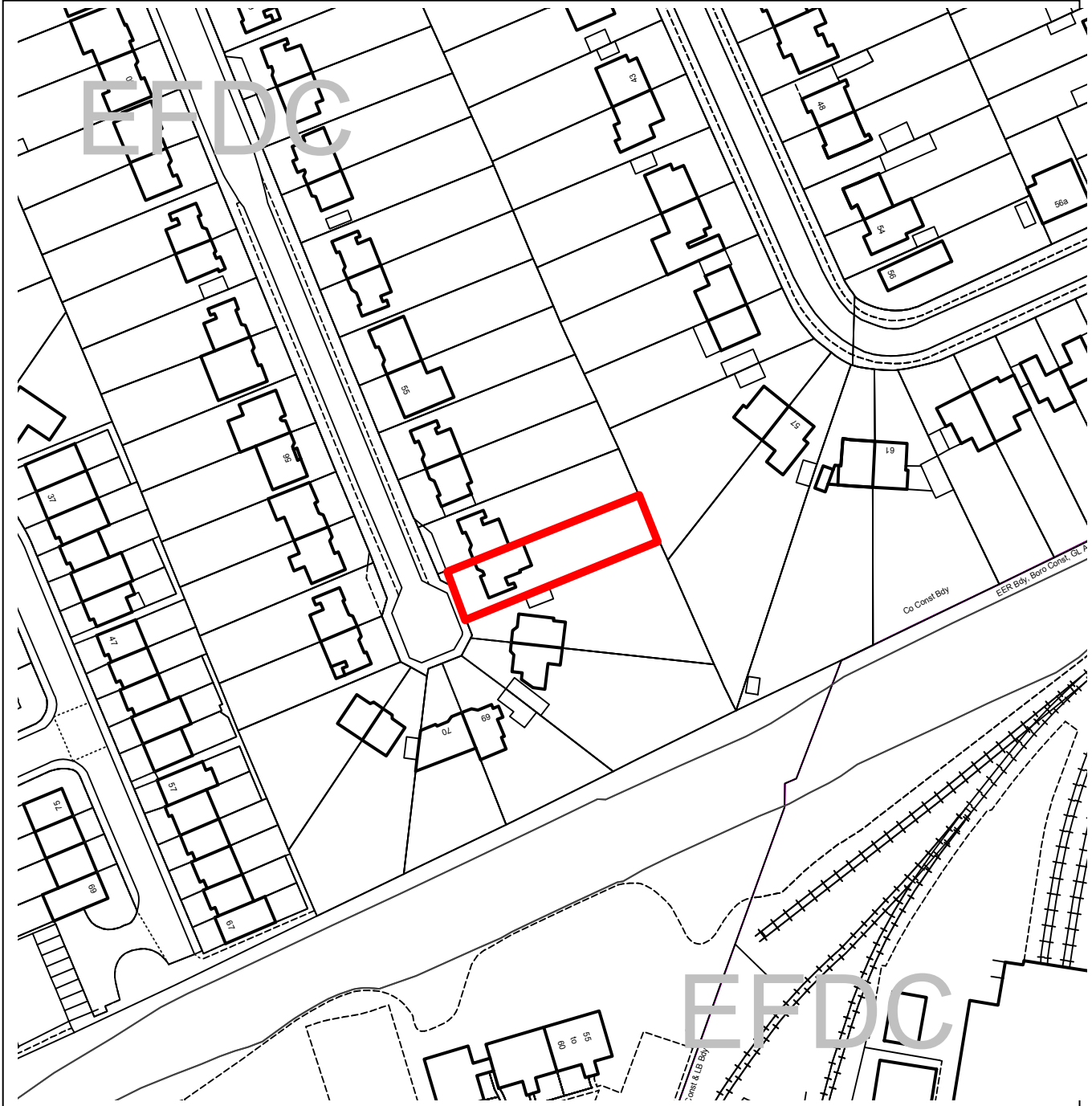
***Planning Application Case Officer: Jonathan Doe  
Direct Line Telephone Number: 01992 564103***

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



# Epping Forest District Council

## Agenda Item Number 2



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Application Number:	EPF/2272/15
Site Name:	63 Oak Lodge Avenue, Chigwell, IG7 5JA
Scale of Plot:	1/1250

**Report Item No: 2**

<b>APPLICATION No:</b>	EPF/2272/15
<b>SITE ADDRESS:</b>	63 Oak Lodge Avenue Chigwell Essex IG7 5JA
<b>PARISH:</b>	Chigwell
<b>WARD:</b>	Grange Hill
<b>APPLICANT:</b>	Mr Davinder Singh Sanghera
<b>DESCRIPTION OF PROPOSAL:</b>	Erection of barbecue shed.
<b>RECOMMENDED DECISION:</b>	Grant Permission

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

[http://planpub.eppingforestdc.gov.uk/NIM\\_websearch/ExternalEntryPoint.aspx?SEARCH\\_TYPE=1&DOC\\_CLASS\\_CODE=PL&FOLDER1\\_REF=578955](http://planpub.eppingforestdc.gov.uk/NIM_websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=578955)

**CONDITIONS**

NONE.

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

**Description of Site:**

The application site is located within the built up area of Chigwell on the north eastern side of Oak Lodge Avenue. It is a two storey semi-detached property which has had previous extensions. There are two outbuildings on the site, one at the very bottom of the rear garden and the other (barbecue shed), along the shared boundary with adjoining neighbour no.65 Oak Lodge Avenue. It is not within the boundaries of the Metropolitan Green Belt and it is not in a conservation area.

**Description of Proposal:**

Erection of barbecue shed. The building already exists and takes the form of a gazebo. It has a floor area of 14.1m<sup>2</sup>. The eaves height is 2.3; overall height is 3.84m, width of 3m, depth of 4.75m with a hipped roof form.

**Relevant History:**

EPF/1275/14: Single storey rear extension and outbuilding –approved 29/07/2014.

EPF/0526/14: Prior notification application for a 6.00 metre deep single storey rear extension, height to eaves 2.6 metres and overall height of 3.6 metres –Prior Approval Not Required 04/04/2014.

EPF/2591/13: Proposed double storey side and rear extension –approved/conditions 23/01/2014.

EPF/1794/13: Double storey side and rear extension- Withdrawn 18/11/2013.

EPF/0699/13: Certificate of lawful development for proposed hip to gable roof and rear dormer in a loft conversion –Lawful 21/05/2013.

CHI/0192/70: BR/8913. Extension –approved 19/08/1970.

CHI/0321/72: BR/10360. Extension to front of houses –approved/conditions 19/07/1972.

### **Policies Applied:**

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

The National Planning Policy Framework (NPPF) 2012;

The NPPF was published on the 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: 19/11/2015.

Number of neighbours consulted: 3

Site notice posted: No, not required

Responses received: 1 response was received from neighbour no. 65 Oak Lodge Avenue objecting to this application on the following grounds:

1. It is not proposed as the barbecue shed has been built for a year.
2. Unsympathetic in height, scale and bulk.
3. It's prominent in appearance.
4. Harmful to the amenities of my property.
5. Contrary to Local Plan Policies DBE1, DBE2 and DBE9.
6. The other existing outbuilding could be used as a large banqueting suite.
7. The barbecue shed could be used for all year round parties.
8. Could cause noise problems.
9. Could potentially be used for storage of hazardous explosive gas canisters used to fuel the barbecue.
10. Fuse from cooking could be given off.
11. It should be refused.

CHIGWELL PARISH COUNCIL: The Council OBJECTED to this application because the structure is in immediate proximity to the side boundary. This positioning would thereby have an unacceptably adverse effect on the neighbouring property.

Environmental Health: No comment/objection to this application.

## **Main Issues and Considerations:**

The main issues for consideration in this case are:

- Design.
- Living Conditions.

### Design:

The existing building is situated towards the rear and within the 2m of a boundary shared between the application site and adjoining neighbour no.65 Oak Lodge Avenue. The shed has a bespoke design that ensures it use for barbecue activities. It is open on all sides with some form of poles holding the red tiled hipped roof in place and red bricks built to below the eaves height. Due its complementary design, size, scale, location at the rear and the presence of similar buildings within the immediate locality, the existing building is not considered to have a significant detrimental impact on the appearance of the application site, street scene and general locality.

### Impact on living conditions:

The barbecue shed is sited abuts the rear garden boundary between the application site and 65 Oak Lodge Avenue, a semi-detached house with a wide triangular shaped rear garden. It is situated 16m from the house at no. 65, whose rear elevation is orientated away from the barbecue shed. The garden of no. 65 is approximately 22m wide at a point adjacent to the barbecue shed. Having regard to its scale and siting the relationship of the barbecue shed to no. 65 Oak Lodge Avenue is such that it would not appear overbearing when seen from that property.

The potential for noise nuisance, unpleasant odours and smoke arising from barbecues within the building is recognised. The fact that the building creates a semi-sheltered place to congregate and hold barbecues in poor weather conditions, does increase the potential for noise and cooking odours at those times. However, neighbours are less likely to utilise their garden or open windows in poor weather conditions. The impact of using the building for barbecues at those times is therefore not likely to significantly impact on the amenities of no. 65 Oak Lodge Avenue or any other neighbour.

In good weather conditions the barbecue shed may be more likely to be used for holding barbecues due to its facilities. However, that takes the activity to a position further away from the rear of neighbouring houses than might be the case without the building. An alternative to using the purpose built facilities in the building is setting up a portable barbecue, which could be placed anywhere in the application site. The most convenient place may be on or adjacent to the patio immediately rear of the house, a position nearer to the rear of neighbouring houses. Moreover, the building is not necessarily any more likely to result in barbecues in good weather than prior to the erection of the building. However, when barbecues do take place the existence of the building makes it more likely that barbecues will take place in the building, at a position further from the rear of neighbouring houses than would otherwise be the case.

Having regard to the above analysis it is concluded the building is not likely to result in any significant increase in noise, unpleasant odours or smoke that would be harmful to the amenities of neighbours than prior to the erection of the building.

As was the case prior to the erection of the building, should activity at the application site result in a nuisance the Council can take action under separate legislation.

The storage of gas canisters or other barbecue fuel within the building is not a planning matter.

**Conclusion:**

The impact of the existing barbecue shed on the character and appearance of the locality and upon the living conditions of neighbours is acceptable. Accordingly, the proposal accords with the policies of the adopted Local Plan and Alterations and Guidance in the NPPF and it is recommended that planning permission be granted to this retrospective application.

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

***Planning Application Case Officer: 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 3



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Application Number:	EPF/2319/15
Site Name:	10 Honeycroft, Loughton, IG10 3PR
Scale of Plot:	1/1250



**Report Item No: 3**

<b>APPLICATION No:</b>	EPF/2319/15
<b>SITE ADDRESS:</b>	10 Honeycroft Loughton Essex IG10 3PR
<b>PARISH:</b>	Loughton
<b>WARD:</b>	Loughton Alderton
<b>APPLICANT:</b>	Mr Ozan Ahmet
<b>DESCRIPTION OF PROPOSAL:</b>	Two storey side extension.
<b>RECOMMENDED DECISION:</b>	Grant Permission (With Conditions)

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

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**CONDITIONS**

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

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

**Description of Site:**

Two storey terraced house with a gabled roof, in a group or a row of similar terraced properties on the northern side of Honeycroft. The locality consists of predominantly terraced housing type set in various groups of three to five terraced properties which are separated by gaps between them. There is an existing single storey side garage on site which is to be demolished. The property has a roof extension which includes one rear dormer window to facilitate a loft conversion. It is not in a conservation area nor listed.

**Description of Proposal:**

Two storey side extension with the first floor set in 1m from the site boundary with 8 Honeycroft and the front elevation of the first floor recessed 1m rear of the existing front elevation. At ground floor the proposal would extend to the site boundary and be recessed slightly rear of the front elevation. The first floor would have a gabled roof matching the pitch of the main roof. Upper level flank elevations would not serve habitable rooms and be obscure glazed. External materials would match those of the existing house.

**Relevant History:**

EPF/0968/14: Two storey side extension –Withdrawn 05/06/2014.

**Policies Applied:**

CP2	Protecting the Quality of the Rural and Built Environment
DBE9	Impact on 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: 22/10/2015

Number of neighbours consulted: 7

Site notice posted: No, not required

Responses received: 1 response received from neighbour no.8 HONEYCROFT , making their comments, observations and objections as summarised below:

1. The existing east elevation on side is not a garage but a “lean to”.
2. There is no window or door to the rear of the existing “lean-to” structure.
3. The “lean-to” building is a temporary structure.
4. The boundary treatment is ours and there is no existing brick wall at the edge of the boundary as shown on the submitted drawings.
5. The ground floor level is flush onto our boundary and we object to this.

6. No windows should be allowed at first floor side elevation.
7. It would affect our existing guttering and water outlets.
8. It will affect our vehicular access to our garage.
9. It would greatly weaken our existing side "lean-to" which is joined to theirs in the front.
10. The new foundations would encroach onto our property.
11. Our fencing would be lost, damaged, the driveway concrete breaking and "lean-to" collapsing.

Loughton Town Council: Members could not see any difference between this application and an earlier application EPF/0968/14, withdrawn by the applicant. The Committee therefore reiterated its previous objection, which was: The Committee would have OBJECTED to this development which would extent to the site boundary and cause a terracing effect. Members, however, were unable to consider this application due to the misleading plans submitted, which showed the existence of a dormer at the rear and a Velux window in the front that had not been built into the existing roof.

Land Drainage: No comment or objection to this application.

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

The main issues for consideration in this case are:

- Design.
- Living Conditions.

#### Design:

The proposed development has been designed to be sympathetically subservient to the original house. It would have a subordinate roof form that would be set down from the ridge height of the main house by 0.4m. It would also be set in from the front wall of the main house by 0.25m at ground floor level and by 1m at first floor level. It would therefore be an appropriate addition in size, scale and design that would complement the appearance of the existing house.

Whilst the proposed development would be built flush onto the side dividing boundary at ground floor level, it would maintain a 1m visual gap from the plot boundary at first floor level. This, together with its sympathetic design, size and scale, would ensure the proposal would not result in the house appearing to merge with the neighbour at 8 Honeycroft.

On the basis the proposal would complement the appearance of the existing house and would avoid creating any visual merging of adjacent houses it is concluded the proposal would respect the character and appearance of the locality.

#### Impact on Living Conditions:

Due to its complementary design, size and scale, together with its sensitive siting in relation to adjoining neighbouring properties, the proposed development would not harm any residential amenities of any neighbouring occupiers. It would not appear overbearing, cause any excessive loss of light or loss of privacy.

#### Other Considerations:

An existing rear dormer window has a volume of 24.26 cubic metres, which is below the allowance of 40 cubic metres allowed for the roof extension of a terraced dwelling house. In addition to this, the Velux does not protrude for more than 0.15m beyond the plane of slope of the original roof. These elements were therefore erected as Permitted Development and do not require planning permission from the Council.

The proposal is identical to that put forward in withdrawn application ref EPF/0968/14. The change since the time the Parish Council commented on that application is a change in circumstance at the site. At the time the earlier application was withdrawn the dormer window and roof lights did not exist. The dormer window was constructed in the meantime.

The rear of the existing single-storey side addition is in fact open, however, that does not affect any assessment of the proposed development since the existing side addition would be demolished.

The proposal is wholly contained within the application site with a low parapet containing a box gutter on the common boundary to the single-storey component of the extension. Consequently the proposal would not result in any surface water drainage having to be disposed of at 8 Honeycroft and would not interfere with access to an existing garage at that property.

Structural matters and the private interests of neighbours fall outside of planning control, however, the neighbours are able to require the developer to enter into an agreement under the Party-Wall Act in order to safeguard their interests. Consequently there is a separate mechanism for addressing such concerns.

**Conclusion:**

The impact of the proposed development on all the issues discussed above is considered acceptable in planning terms. The concerns of the Parish Council have been noted and have been addressed in the body of this report. The objections, observations or comments raised by the neighbour have also been addressed. The proposed development is therefore 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***

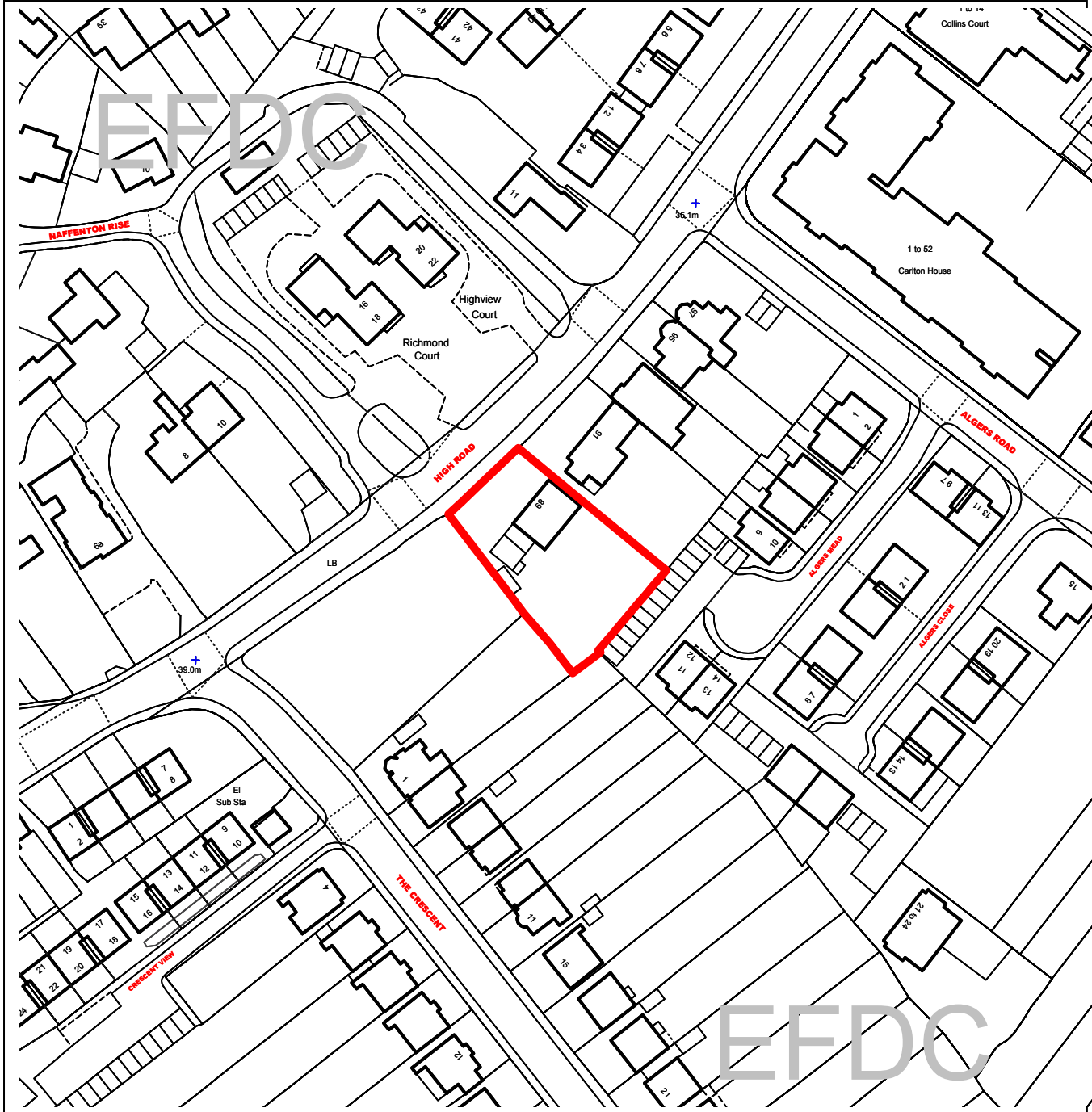
***or if no direct contact can be made please email: [contactplanning@eppingforestdc.gov.uk](mailto:contactplanning@eppingforestdc.gov.uk)***

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# Epping Forest District Council

## Agenda Item Number 4



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Application Number:	EPF/2378/15
Site Name:	89 High Road, Loughton, IG10 4JD
Scale of Plot:	1/1250

**Report Item No:4**

<b>APPLICATION No:</b>	EPF/2378/15
<b>SITE ADDRESS:</b>	89 High Road Loughton Essex IG10 4JD
<b>PARISH:</b>	Loughton
<b>WARD:</b>	Loughton Forest
<b>APPLICANT:</b>	Mr Michael Hill
<b>DESCRIPTION OF PROPOSAL:</b>	Amendment, to planning approval EPF/2442/14 (appeal reference APP/J1535/W/15/3011328) from 10 one-bed flats to 8 one-bed flats and 2 two-bed studio flats, together with minor external alterations to rooflights and formation of front dormer to replace small feature roof over front bay.
<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=579240](http://planpub.eppingforestdc.gov.uk/NIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=579240)

**CONDITIONS**

- 1 The development hereby permitted must be begun not later than the expiration of three years beginning with the date of this notice.
- 2 The development hereby permitted will be completed strictly in accordance with the approved drawings nos:  
Site location plan  
PH(15) 10  
PH(15) 11  
PH(14) 04 A to planning permission EPF/2442/14 for West and South elevations  
PH(14) 02 A to planning permission EPF/2442/14 for layout, amenity areas and parking  
Arboricultural Impact Assessment by Open Spaces, Landscape & Arboricultural Consultants Limited dated October 2014 to planning permission EPF/2442/14
- 3 No construction works above ground level shall take place until documentary and photographic details of the types and colours of the external finishes have been submitted to and approved by the Local Planning Authority, in writing. The development shall be implemented in accordance with such approved details.

- 4 No development shall take place, including site clearance or other preparatory work, until full details of both hard and soft landscape works (including tree planting) and implementation programme (linked to the development schedule) have been submitted to an approved in writing by the Local Planning Authority. These works shall be carried out as approved. The hard landscaping details shall include, as appropriate, and in addition to details of existing features to be retained: proposed finished levels or contours; means of enclosure; car parking layouts; other minor artefacts and structures, including signs and lighting and functional services above and below ground. The details of soft landscape works shall include plans for planting or establishment by any means and full written specifications and schedules of plants, including species, plant sizes and proposed numbers /densities where appropriate. If within a period of five years from the date of the planting or establishment of any tree, or shrub or plant, that tree, shrub, or plant or any replacement is removed, uprooted or destroyed or dies or becomes seriously damaged or defective another tree or shrub, or plant of the same species and size as that originally planted shall be planted at the same place, unless the Local Planning Authority gives its written consent to any variation.
- 5 No development, including works of demolition or site clearance, shall take place until a Tree Protection Plan Arboricultural Method Statement and site monitoring schedule in accordance with BS:5837:2012 (Trees in relation to design, demolition and construction - recommendations) has been submitted to the Local Planning Authority and approved in writing. The development shall be carried out only in accordance with the approved documents unless the Local Planning Authority gives its written consent to any variation.
- 6 Prior to first occupation of the development the vehicular access shall be constructed at right angles to the highway boundary and to the existing carriageway. The width of the access at its junction with the highway shall be not less than 5 metres and shall be provided with an appropriate dropped kerb vehicular crossing of the footway.
- 7 The parking area shown on the approved plan shall be provided prior to the first occupation of the development and shall be retained free of obstruction for the parking of residents (staff) and visitors vehicles.
- 8 Any gate provided at the vehicular access shall be inward opening only and shall be set back a minimum of 6 metres from the back edge of the carriageway.
- 9 Prior to first occupation of the proposed development, the developer shall be responsible for the provision and implementation of a Residential Travel Information Pack for sustainable transport, approved by Essex County Council.
- 10 The refuse storage facility shown on the approved plans shall be completed prior to the first occupation of the development and shall thereafter be retained free of obstruction and used for the storage of refuse and recycling only and for no other purpose, unless otherwise agreed in writing by the Local Planning Authority.



- 11 No bonfire shall be permitted on site throughout the demolition and construction phase of the development.
- 12 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.
- 13 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.
- 14 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.
- 15 No development, including works of demolition or site clearance, shall take place until driveway details have been submitted to the Local Planning Authority and approved in writing. These shall consist of an above ground, no dig construction with a porous finish and included an Arboricultural supervision timetable. 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.
- 16 No trenches or pipe runs for services and drains required to service the development hereby approved shall be cut or laid otherwise than in accordance with BS5837:2012 (Trees in relation to design, demolition and construction (Recommendations)), except with the approval of the local planning authority.

- 17 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.
- 18 All construction/demolition works and ancillary operations, including vehicle movement on site which are audible at the boundary of noise sensitive premises, shall only take place between the hours of 07.30 to 18.30 Monday to Friday and 08.00 to 13.00 hours on Saturday, and at no time during Sundays and Public/Bank Holidays unless otherwise agreed in writing by the Local Planning Authority.

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

#### **Description of Site:**

The site is currently that of a two-storey detached house. Planning permission was granted at appeal for a building to accommodate flats. Not Listed nor in Conservation Area.

There are two protected trees at the front of the site. To the side of the site is an area of Epping Forest land.

The site slopes significantly down to the rear, to the southeast. There is a less pronounced, but still noticeable, slope to the surroundings of the site in that the ground falls to the northeast and rises to the southwest.

It is understood that the property is currently in use as a house in multiple occupation. An email in response to a request for further information regarding trees refers to the building currently comprising nine studio apartments.

The site has a depth of some 40m and an average width of 25m.

#### **Description of Proposal:**

Amendment, to planning approval EPF/2442/14 (appeal reference APP/J1535/W/15/3011328) from 10 one-bed flats to 8 one-bed flats and 2 two-bed studio flats, together with minor external alterations to roof lights and formation of front dormer to replace small feature roof over front bay.

The proposal involves more accommodation being created at the site though with the same car parking provision. Car parking provision would consist of ten spaces for the ten flats.

The changes to the external appearance of the proposed building are described below:

- On the left hand side of the front elevation a demi-hexagonal foot printed bay would be made another storey higher; from two-storey with hipped roof to three storey with a gable end roof with the sides of the bay beneath the overhang.
- Two roof lights would be added to the front elevation.
- A ground floor window to the left of the left hand bay would be re-positioned. That part of

- the eaves immediately above the entrance door would be indented.
- Two roof lights would be added to the east side elevation.
- A ground floor window would be added by the front corner on the east side elevation.

### **Relevant History:**

EPF/2442/14 - Demolition of existing house and erection of a building to accommodate ten one-bedroom flats. Parking area of ten spaces to rear of building, with vehicular access to southwest of building. Pedestrian bridge to front entrance of building. – Allowed at appeal 20/07/2015

### **Policies Applied:**

CP1	Achieving Sustainable Development Objectives
CP2	Quality of Rural and Built Environment
CP7	Urban Form and Quality
DBE1	Design of New Buildings
DBE2	Effect on Neighbouring Properties
DBE3	Design in Urban Areas
DBE6	Car Parking in New Development
DBE8	Private Amenity Space
DBE9	Loss of Amenity
ST4	Road Safety
ST6	Vehicle Parking

ECC Development Management Policies 2011 SPG  
 ECC: Revised Vehicle Parking Standards (2009) SPG

NPPF

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

LOUGHTON TOWN COUNCIL: The Committee OBJECTED to this application to further the intensification of use, as it considered the application for 10 one-bed flats, allowed on appeal, the most that could be accommodated on this plot.

NEIGHBOURS – 26 consulted. No replies received.

LOUGHTON RESIDENTS ASSOCIATION (Plans Group) – object - would cram more residents onto the site, making the parking provision even more inadequate.

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

The Inspector who determined the appeal for the development now proposed to be amended considered that the main issues were character and appearance; amenity space provision and parking provision for the proposed occupants. The current proposal raises the same main issues.

The proposed changes to the appearance of the approved development, described above, are minor and would safeguard the quality of the proposal. No harm to the appearance of the development or the character and appearance of the locality would arise.

The Inspector found that amenity space provision for the approved development appeared to not be dissimilar to that provided for nearby flats and that there is public open space adjacent the site. No reasonably usable on-site private amenity space was proposed for the approved development, that proposed really only providing a landscaped setting for the development. The current proposal for two of the flats to be two-bedroom rather than one bedroom generates a somewhat

greater need for private amenity space. However, since the approved development was found acceptable at appeal with since no usable private amenity space it would not be reasonable to object to this amended proposal on the basis of insufficient amenity space provision.

With regard to car parking provision the Inspector commented, at paragraph 10 of the decision letter (APP/J1535/W/15/3011328), that standards require one parking space per one bedroom unit and that the then proposed development would satisfy this. The Inspector stated that the absence of visitor parking provision did not make the proposal unacceptable.

For the previous design the standard was 1 space per dwelling. The ten one bedroom flats had 10 spaces. For the current design the standard is 1 space per dwelling for the 8 one bedroom flats and 2 spaces per dwelling for the 2 two bedroom flats. The total requirement, therefore, is now 12 spaces. However, the proposal would only provide 10 car parking spaces, although that does maintain the one space for one dwelling ration previously approved.

Since the commercial centre of Loughton and Loughton London Underground Station are within a reasonable walking distance it is considered maintaining provision at a rate of one for one is acceptable in this particular location.

At paragraph 4 the Inspector commented how the NPPF promotes sustainable development and that the site is located within reach of services and facilities and is on a bus route so was considered by the Inspector to be in a sustainable location. At paragraph 16 the Inspector stated that to encourage the use of sustainable transport modes a condition was necessary to require the provision of a Residential Travel Information Pack.

Section 4 of the NPPF is concerned with promoting sustainable transport. Paragraph 34 states that decisions should ensure developments that generate significant movement are located where the need to travel will be minimised and the use of sustainable transport modes can be maximised. Given that an Inspector has opined that the site is at a sustainable location, it is considered that the proposal could not justifiably be refused.

ECC Highways advises the revised proposal would not result in any harm to the safe and free flow of traffic in the locality.

**Conclusion:**

The proposed detailed changes to the appearance would be acceptable. In the light of the thrust of government guidance on car use, parking and transport matters and in the light of comment made by an Inspector regarding this site, it is recommended that planning permission be granted

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

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

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

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# Epping Forest District Council

## Agenda Item Number 5



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Application Number:	EPF/2418/15
Site Name:	21 Priory Road, Loughton, IG1 1AF
Scale of Plot:	1/1250

**Report Item No: 5**

<b>APPLICATION No:</b>	EPF/2418/15
<b>SITE ADDRESS:</b>	21 Priory Road Loughton Essex IG10 1AF
<b>PARISH:</b>	Loughton
<b>WARD:</b>	Loughton St Marys
<b>APPLICANT:</b>	Mr Brendan McParland
<b>DESCRIPTION OF PROPOSAL:</b>	Demolition of existing bungalow and erection of 2 no. 3 bed dwellings.
<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=579337](http://planpub.eppingforestdc.gov.uk/NIM_websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=579337)

**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 samples and or 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, 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.

- 4 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.

- 5 No development shall take place until details of foul and 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.
- 6 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 and accessways and landscaped areas and details of any ramps required to provide level access. The development shall be carried out in accordance with those approved details.
- 7 No development shall take place until wheel washing or other cleaning facilities for vehicles leaving the site during construction works have been installed in accordance with details which shall be submitted to and agreed in writing by the Local Planning Authority. The approved installed cleaning facilities shall be used to clean vehicles immediately before leaving the site.
- 8 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 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 extensions, porches, outbuildings larger than 10 cubic metres and hardsurfacing forward of the principal elevation generally permitted by virtue of Classes A, D, E and F of Part 1 of Schedule 2 to the Order shall be undertaken without the prior written permission of 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:**

This application relates to a site of around 330 sq.m. on west side of Priory Road. There is a bungalow on the site, which is currently vacant, with an attached garage at the side set some distance back served by vehicle access from front.

The site abuts the local telephone exchange and there is an electricity sub-station on the boundary, vehicle access to both is from Priory Road. Elsewhere, the road comprises residential properties, a detached dwelling abuts at no.23 but the general character is primarily of semi-detached properties with spacious sideways giving individual vehicle access to the rear.

**Description of Proposal:**

The application proposes demolition of the existing building and erection of a pair of semi-detached 3 bedroom dwelling houses. The plans have been amended since original submission and the scheme now before Members comprises a pair of two storey gable ended units featuring rear dormers to provide the third bedroom in the roof space. The dwellings are set back on the site similar to the existing building and dwellings to the south which allows one parking space to be provided on the frontage for each dwelling, separated by a central landscaped area. A 1 metre wide sideway is retained on either side to provide access to the rear gardens.

Materials are indicated to follow the theme of nearby properties comprising brickwork at ground floor and render at first floor. The pitched roof and rear dormers will be tiled.

**Relevant History:**

The existing building was built under a 1960 planning permission

**Policies Applied:**

CP2	Quality of Rural and Built Environment
CP7	Urban Form and Quality
RP3	Water Quality
RP4	Contaminated Land
DBE1	Design of new buildings
DBE2	Effect on neighbouring properties
DBE3	Design in urban areas
DBE6	Car parking in new development
DBE8	Private amenity space
DBE9	Loss of Amenity
DBE10	Residential Extensions
LL11	Landscaping schemes
ST6	Vehicle Parking

NPPF            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**

Date of site visit: 06 Nov 15

Number of neighbours consulted: 24 properties in Priory Road and High Road at rear

Site notice posted: No, not required

Responses received: Comments have been received from no 20 Priory Road (opposite) and 23 Priory Road (adjoining). Residents raise the following concerns:

20 PRIORY ROAD – Concerned at the intensity of the development, considers parking to be inadequate and argues for provisions of adequate surface water drainage to prevent run off to properties opposite which are on lower ground.

23 PRIORY ROAD – Comments on the amended submission raise concerns at the loss of light to side windows (particularly to a kitchen), loss of privacy in garden from rear dormers and generally increased overlooking. The objector considers the development out of character with the area due to narrow plot width and building frontage width, lack of space between buildings, proximity to the boundary and general character. The objector also makes a number of detailed comments concerning the design and access statement which officers have noted but do not consider these issues affect Members consideration of the application.

LOUGHTON RESIDENTS ASSOCIATION PLANS GROUP: Objection on grounds that the development is out of keeping with the area,, the building being bulky and a lack of amenity space. LRA comment that they would not object to one dwelling on the site. If however permission is granted, conditions on wheel washing and working hours are requested.

LOUGHTON TOWN COUNCIL: The Committee OBJECTED to this application which was considered an overdevelopment and over bulky in the street scene. Members would have no objection to a single two storey house.

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

The main issues relate to the level of development proposed, design and appearance considerations and potential impact of surrounding properties, particularly no. 23 Priory Road.

Members will note a number of consultation responses commenting that a single dwelling would be acceptable on the site but that two are excessive. It should be noted that the proposals provide two dwellings of around 100 sq.m internal area which meets Essex Design Guide recommended Parker Morris standards for a 6 person dwelling and the rear gardens are a spacious 75 sq.m. Both dwellings have a side access and off street parking on the frontage is provided together with an area of landscaping. The site also lies in a highly sustainable location close to local facilities and a range of public transport where higher densities of development are encouraged in national planning policy. Officers therefore conclude that in site area and floorspace terms, the site is capable of accommodating two dwellings.

The proposal seeks to take its design cues from the general character of buildings in the area which are generally two storey semi-detached pairs, many of which have been extended at roof level with the inclusion of gable ends and rear dormer windows. Materials will also reflect the local character of brickwork at ground floor and render above. It is noted that the existing buildings generally lie on wider plots including side vehicle accesses and the overall character is therefore more spacious but the development has been proposed with a significantly lower roof ridge to these properties and the general scale of the building is thereby in keeping with the prevailing form. In this context, the immediate neighbouring property at no.23 can be seen as a one-off with a specific individual form and character that differs from the wider context.

The adjoining resident at no.23 has raised concerns about loss of light to a flank kitchen window. Officers have visited the neighbour's property to view the window which serves a kitchen and provides light into the centre of that area which is also served by patio doors in the rear elevation. Replacing a bungalow with a two storey building will have the effect of enclosing the window and reducing light thereto. However, Officers have had regard to the fact that this is a north facing window, there is a rear opening to the space which is not a habitable room and the upper floor of the extension will be rendered and finished in a light colour that reflects light; as such it is difficult to argue that the effect on this window of itself would justify refusal.

In all other respects, the proposal has limited impact on the adjoining property, the building does not project to the rear of the neighbouring house and all habitable room windows face the rear, overlooking the more visible parts of the rear garden in a traditional arrangement..

**Conclusion:**

While the site is of limited size, it is evidently capable of accommodating the two dwellings proposed in terms of overall internal and external space. Officers have acknowledged the frontage of the site is limited in comparison to the prevailing local character but consider the design accounts for this and proposes abuilding of appropriate proportions. The concerns of the adjoining occupiers are noted, but in the context of the development being otherwise acceptable, these concerns alone would not be sufficient to support a refusal of permission.

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

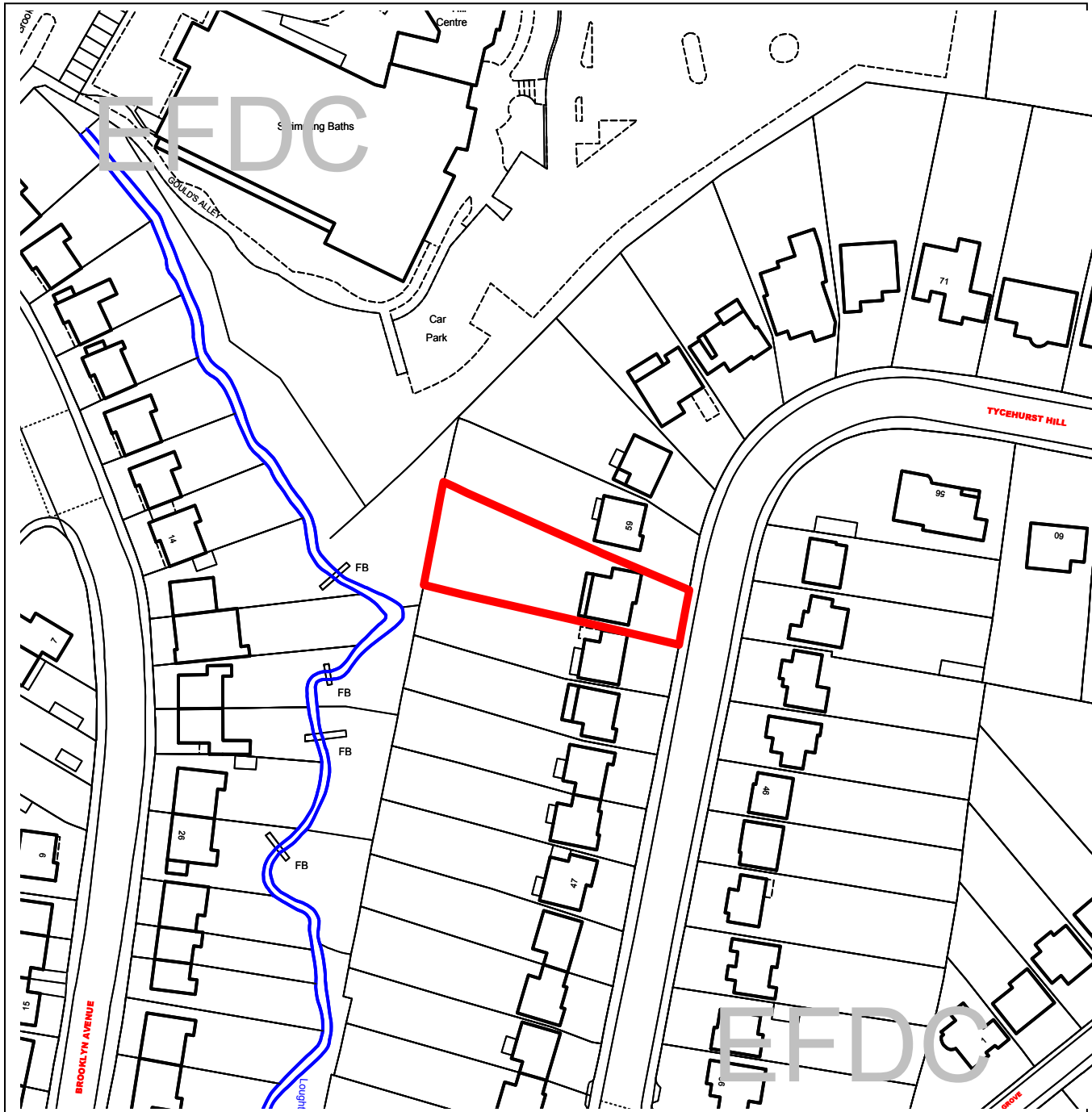
***Planning Application Case Officer: Ian Ansell  
Direct Line Telephone Number: 01992 564481***

***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 6



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Application Number:	EPF/2475/15
Site Name:	57 Tycehurst Hill, Loughton, IG10 1BZ
Scale of Plot:	1/1250

**Report Item No: 6**

<b>APPLICATION No:</b>	EPF/2475/15
<b>SITE ADDRESS:</b>	57 Tycehurst Hill Loughton Essex IG10 1BZ
<b>PARISH:</b>	Loughton
<b>WARD:</b>	Loughton St Marys
<b>APPLICANT:</b>	Mr Jon Robbins
<b>DESCRIPTION OF PROPOSAL:</b>	Side/rear extension at lower ground floor level, ground floor and first floor levels. Single storey rear extension at lower ground floor level and form terrace area on its roof with obscure glazed side screen. Lantern style roof light to ground floor rear extension. Front dormer and roof light, rear dormer and roof light and side roof light.
<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=579474](http://planpub.eppingforestdc.gov.uk/NIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=579474)

**CONDITIONS**

- 1 The development hereby permitted must be begun not later than the expiration of three years beginning with the date of this notice.
- 2 Materials to be used for the external finishes of the proposed development shall match those of the existing house, unless otherwise agreed in writing by the Local Planning Authority.
- 3 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 northern or the southern flank elevations of the house without the prior written permission of the Local Planning Authority.
- 4 No development, including site clearance, shall take place until a scheme of soft landscaping and a statement of the methods, including a timetable, for its Implementation (linked to the development schedule), have been submitted to the Local Planning Authority and approved in writing. The landscape scheme shall be carried out in accordance with the approved details and the agreed timetable. If any plant dies, becomes diseased or fails to thrive within a period of 5 years from the date of planting, or is removed, uprooted or destroyed, it must be replaced by another plant of the same kind and size and at the same place, unless the Local Planning Authority agrees to a variation beforehand in writing.

- 5 Concurrently with the creation of the terrace as shown on approved drawing 6069-05 a screen to visibility 1.7m in height as measured from the surface of the terrace shall be erected on the southern edge of the terrace as shown on approved drawing 6069-07. The screen shall be in place prior to first use of the terrace and be maintained without alteration thereafter.
  
- 6 All construction/demolition works and ancillary operations, including vehicle movement on site which are audible at the boundary of noise sensitive premises, shall only take place between the hours of 07.30 to 18.30 Monday to Friday and 08.00 to 13.00 hours on Saturday, and at no time during Sundays and Public/Bank Holidays unless otherwise agreed in writing by the Local Planning Authority.

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

#### **Description of Site:**

The application property is a detached house with a two-storey front elevation. The ground levels of the site fall to the rear, towards Loughton Brook to the west, such that the house is three-storey at the rear. The house has an attached garage to the side. The house has been extended to the rear by a flat roofed two-storey extension. The property is not Listed nor in a Conservation Area.

The house is on the western side of Tycehurst Hill. To the north Tycehurst Hill changes direction. The bend in the road causes the side boundary between the application property and no. 59 to not be at a right angle to the road but rather the angle between the frontage and the side is obtuse; the application property rear garden splays out to the rear.

#### **Description of Proposal:**

Side/rear extension at lower ground floor level, ground floor and first floor levels. Single storey rear extension at lower ground floor level and form terrace area on its roof with obscure glazed side screen. Lantern style roof light to ground floor rear extension. Front dormer and roof light, rear dormer and roof light and side roof light.

A front porch would be 1.5m deep by some 3m wide. The porch would have a front gable roof 2.2m in height to the eaves, some 3.8m in height to the ridge.

The proposals involve a rear extension to the house. This extension is described on the plans as being to the lower ground floor, i.e. to the ground floor at the rear of the house but at basement level in relation to the front of the house. This extension would be 4m deep, in relation to the rearmost wall of the existing house, and would be 13.5m wide. This extension would provide a play room.

The existing attached garage would be replaced by a side extension that on the ground floor would provide a replacement attached garage, utility room and kitchen. A canopy 0.9m deep would be set above the replacement garage door. This ground floor extension would be 3.5m wide on the front elevation, where the garage door would be sited, by some 7.7m deep and then step out to the side by 1.8m and extend back by a further 7.1m. The rearmost wall of this element of the proposal would come level with the rearmost wall of the lower ground floor extension referred to

above. However, at the back of the house the ground floor extension would only take up a part of the width of the lower ground floor extension such that the roof of the lower ground floor extension, a part measuring 5m wide by 4m deep, would form a terrace sitting out area.

At first floor the side extension would follow the footprint of the extension at ground floor level at the front but only extend as far back as the existing rearmost wall at first floor level. At first floor the extension would accommodate two additional bedrooms, one with en-suite facilities.

The roof would be extended to the side by means of a sided hipped element above the side extension. The new element of the roof would appear on the front elevation as 6m to the eaves, matching the height of the existing eaves, and 9.5m to the ridge, set down by 0.2m from the height of the existing roof.

### **Relevant History:**

EPF/0980/74 - Two storey rear extension. – Granted 18/12/1974

EPF/1314/15 - Single storey front porch extension. Side/rear extension at lower ground floor, ground floor and first floor levels. Single storey rear extension at lower ground floor level and form terrace area on its roof. – Refused 20/08/2015

### **Policies Applied:**

CP2	Quality of Rural and Built Environment
DBE9	Loss of Amenity
DBE10	Residential Extensions
LL11	Landscaping Schemes
ST6	Vehicle Parking

NPPF

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

LOUGHTON TOWN COUNCIL: The Committee OBJECTED to this application as the proposal was considered an overdevelopment that would impact on the adjacent properties owing to the gradient of the land. There was additional concern over the loss of privacy (from overlooking), light and outlook to neighbours, and members questioned if the 45 degree rule would be breached with regard to the property and no. 59 Tycehurst Hill. The Committee asked for a condition to ensure the retention and protection of the green hedge at the front boundary, and requested a similar replacement species of hedgerow if this was to be removed.

7 Neighbours consulted. One response received:

59 TYCEHURST HILL – object - overdevelopment, unneighbourly, loss of light to one side of our rear garden, block our view from our kitchen door and windows as well as balcony, loss of outlook from our rear garden, loss of our privacy in our garden, loss of light and view for the two windows of our main bathroom, would make us feel so intimidated and overwhelmed that we would not be able to enjoy our garden anymore, will reduce the value of our house,

### **Issues and Considerations:**

The main issues with this proposal relate to impact on the amenity of neighbours and appearance in the streetscene.

This proposal follows an application (EPF/1314/15) that was refused on the grounds of overbearing impact on and loss of light in conjunction with loss of visual amenity to the occupiers of 59 Tycehurst Hill, and, loss of privacy to the occupiers of 55 Tycehurst Hill. The footprint of the first floor previously followed the footprint of the ground floor as proposed; the first floor as now proposed has been brought back 4m from the position previously proposed. A side window to a rear bay has now been deleted and a sight screen is now proposed to the side of the terrace area.

The current proposals also differ from the previous application in that a front and a rear dormer are now proposed.

### Neighbouring amenity

With regard to the living conditions of neighbours, two properties could be affected by the proposals.

59 Tycehurst Hill is set to the north of the application property and its levels are roughly the same as those of the application property. On the rear elevation of no. 59 to the side nearer the application property is a kitchen with a door giving access to the garden. Above the kitchen is a bedroom. Neither of these rooms is a habitable room, this accommodation would have a view to the side of a 4m deep extension on the ground floor relative to the rear wall on no. 59. At first floor level the proposal would come level with the two-storey rear wall of no. 59. The proposed built form would come much closer to the common side boundary than is currently the case but the degree of infilling of the width of the plot is considered reasonable taking into account the degree to which neighbouring properties have taken up the widths of their plots. Therefore, in terms of any overbearing impact to the occupiers of no. 59, the proposal is considered acceptable.

With regard to any loss of light, the end of the ground floor rear extension would be 2m away from the side boundary and have a flat roof. In relation to the floor level of no. 59 the ground floor rear extension would be only single storey though in relation to the rear garden of no. 59 this part of the proposals would, due to ground levels falling significantly to the rear, be two-storey. Nevertheless the impact to the accommodation of no. 59 is considered acceptable as the rear extension would relatively be only single storey in terms of height and in regard to the rear garden of no. 59 only a small portion of the generous sized garden of no. 59 would be affected. Taking the situation in the round it is considered that the proposals could not reasonably be refused on the ground of loss of light to the occupiers of the property at 59 Tycehurst Hill. The other neighbour, no. 55, is set due south of the site and no material loss of light is envisaged.

With regard to any overlooking, it is considered that the sight screen to the side of the terrace area would adequately prevent views of the rear garden of no. 55. A condition to any approval that no additional side window be created would be necessary and reasonable but the arrangement of windows shown on the plans would not lead to any material increase in views of neighbouring properties beyond that currently existing.

### Streetscene

In terms of the appearance of the proposals in the streetscene, the design is considered to be one that would maintain the quality of the built environment. Whilst the proposal would effectively fill the plot with built form at ground and first floor levels, this would not be out of keeping with the pattern of development in the setting. The proposed front dormer would be set back from the eaves and a sufficient margin of sloping roof around the dormer would be left.

With regard to the comment of the Town Council concerning the front boundary hedge, the hedge is not well established and it is considered that a condition regarding a general landscaping scheme would allow the owners of the property to reach a compromise between their design for the property as a whole and maintaining a good appearance.



**Conclusion:**

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

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

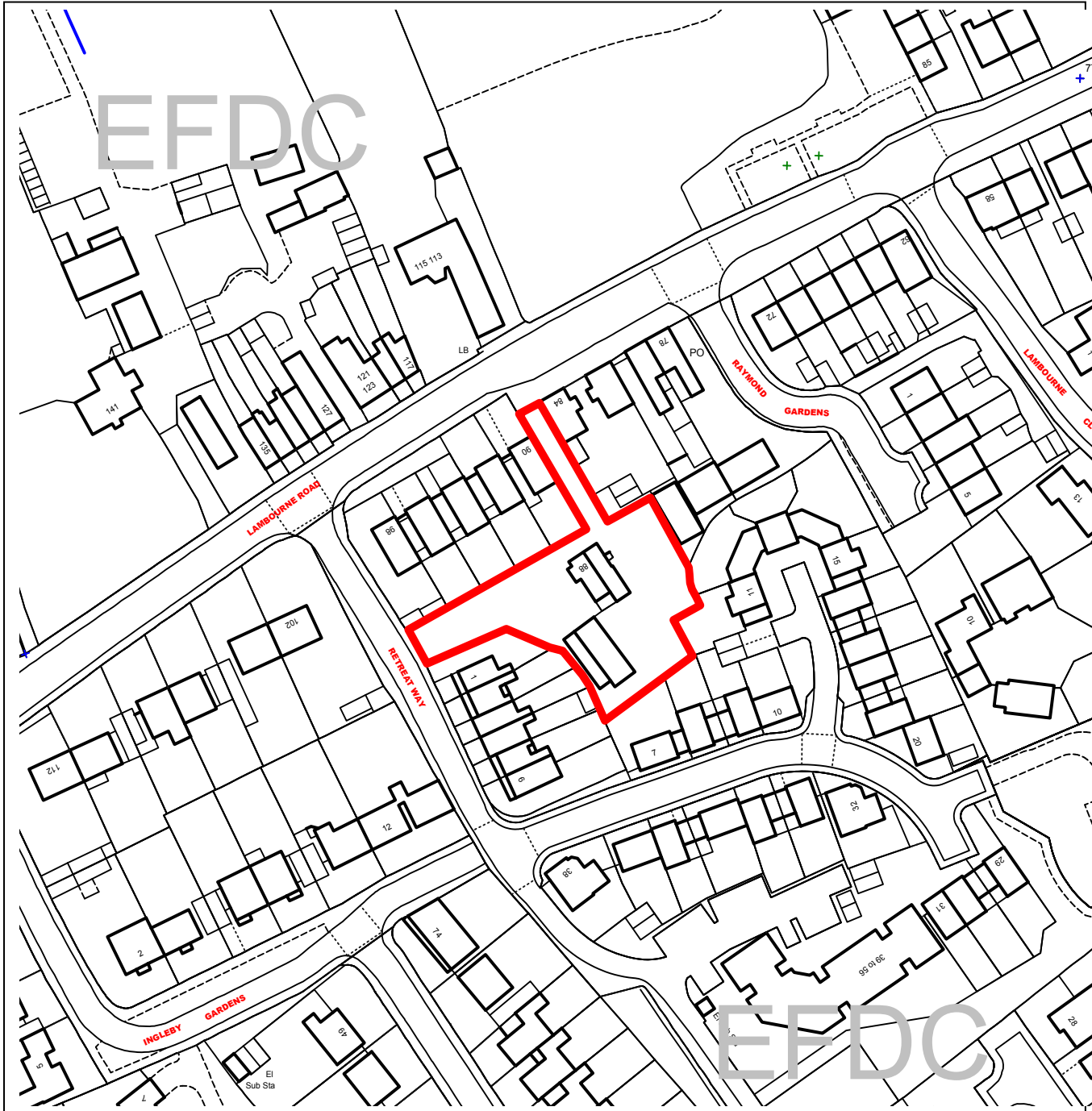
***Planning Application Case Officer: Jonathan Doe  
Direct Line Telephone Number: 01992 564103***

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# Epping Forest District Council

## Agenda Item Number 7



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Application Number:	EPF/2485/15
Site Name:	88 Lambourne Road, Chigwell, IG7 6EN
Scale of Plot:	1/1250

**Report Item No: 7**

<b>APPLICATION No:</b>	EPF/2485/15
<b>SITE ADDRESS:</b>	88 Lambourne Road Chigwell Essex IG7 6EN
<b>PARISH:</b>	Chigwell
<b>WARD:</b>	Chigwell Row
<b>APPLICANT:</b>	Miss Mandy Winter
<b>DESCRIPTION OF PROPOSAL:</b>	Remove existing old tea room shed and replace with new two bedroom dwelling.
<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=579500](http://planpub.eppingforestdc.gov.uk/NIM_websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=579500)

**CONDITIONS & REASONS or REASON FOR REFUSAL**

- 1 The development hereby permitted must be begun not later than the expiration of three years beginning with the date of this notice.
- 2 The development hereby permitted will be completed strictly in accordance with the approved drawings nos:  
Site location plan  
Existing ground floor plan/O.S.  
Proposed roof plan and block plan  
Proposed ground floor plan  
Proposed ground and first floor plan  
Proposed elevations  
Proposed section  
Tree protection plan  
Arboricultural report dated 22 September 2015 prepared by Andrew Day  
Planning design and access statement
- 3 No development, including works of demolition or site clearance, shall take place until a Tree Protection Plan Arboricultural Method Statement and site monitoring schedule in accordance with BS:5837:2012 (Trees in relation to design, demolition and construction - recommendations) has been submitted to the Local Planning Authority and approved in writing. The development shall be carried out only in accordance with the approved documents unless the Local Planning Authority gives its written consent to any variation.

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

5 No development, including works of demolition or site clearance, shall take place until driveway details have been submitted to the Local Planning Authority and approved in writing. These shall consist of an above ground, no dig construction with a porous finish and included an Arboricultural supervision timetable. The development shall be carried out only in accordance with the approved documents unless the Local Planning Authority gives its written consent to any variation.

6 No services shall be installed within the calculated root protection area of the oak (T1 of Tree Preservation Order TPO/EPF/14/89) unless the Local Planning Authority gives its prior written approval.

7 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.

8 No development shall have taken place until samples of the types and colours of the external finishes have been submitted to and approved by the Local Planning Authority in writing prior to the commencement of the development. The development shall be implemented in accordance with such approved details. For the purposes of this condition, the samples shall only be made available for

inspection by the Local Planning Authority at the planning application site itself.

- 9 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 extensions, roof enlargements, rooflights and outbuildings larger than 10 cubic metres generally permitted by virtue of Classes A, B, C or E of Part 1 of Schedule 2 to the Order shall be undertaken without the prior written permission of the Local Planning Authority.
- 10 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.
- 11 All construction/demolition works and ancillary operations, including vehicle movement on site which are audible at the boundary of noise sensitive premises, shall only take place between the hours of 07.30 to 18.30 Monday to Friday and 08.00 to 13.00 hours on Saturday, and at no time during Sundays and Public/Bank Holidays unless otherwise agreed in writing by the Local Planning Authority.

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

### **Description of Site:**

The application site is within the curtilage of a Listed Building known as Carpenters Hall. The Listed Building is a house set in what is now a backland setting, the house being accessed by a neck of land with a frontage onto Retreat Way. There is an oak tree at the entrance to this site which is protected by a Tree Preservation Order.

The building proposed to be removed is a 20th century building described as the old tea rooms, however, a plan of the site from 1959 depicts a separate building to the north-west of the house (now demolished) as the tea rooms. The building was used in the 1980s as a clubhouse with bar and kitchen for an athletic club, in conjunction with changing rooms located to the rear (east) of the house (also now demolished).

The site is within the built up area of Chigwell Row.

### **Description of Proposal:**

Remove existing old tea room shed and replace with new two bedroom dwelling.

An outbuilding, known as the old tea room, would be removed and replaced, in approximately the same position, with a single storey dwelling with roof accommodation in its gable roof. The new dwelling would have two bedrooms and be of a footprint comparable with the existing building.

### **Relevant History:**

EPF/0368/02 - Detached two storey house adjacent to 1 Retreat Way. (Revised application). – Dismissed at appeal 13/01/2003

EPF/1551/15 - Remove existing old tea room shed and replace with a new two bedroom dwelling. – Refused 26/08/2015

### **Policies Applied:**

CP2	Quality of Rural and Built Environment
CP7	Urban Form and Quality
RP3	Water Quality
RP4	Contaminated Land
HC12	Development Affecting the Setting of Listed Buildings
DBE1	Design of New Buildings
DBE2	Effect on Neighbouring Properties
DBE3	Design in Urban Areas
DBE9	Loss of Amenity
LL11	Landscaping Schemes
ST6	Vehicle Parking

NPPF

### **Summary of Representations:**

Number of neighbours consulted. 23 Neighbouring properties have been notified. Two properties have objected and one supports as follows:

90 LAMBOURNE ROAD – OBJECTS - destruction of local heritage, additional use of access to site would cause damage to trees, loss of light to neighbours, construction could structurally damage the Listed Building, concern at possible adverse impact to trees, would make the Listed Building look tired and shabby, construction process and additional use of access would cause damage to trees, description of existing building as ‘old tea room shed’ is inaccurate as it is being used as a house.

92 LAMBOURNE ROAD - OBJECTS - concern at possible adverse impact to trees, the proposal being contrary to policy and the reasons for refusal by the Planning Inspectorate relating to EPF/0368/02 remaining valid.

1 SCOTTS COTTAGES, RETREAT WAY - We SUPPORT this application.

CHIGWELL PARISH COUNCIL: The Council OBJECTS to this application because the description given; ‘old tea room shed’ appears inaccurate. If it is the case that this structure is an already existing dwelling, then this Council would be opposed to any further enlargement.

Trees and Landscaping: No objection subject to conditions.

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

This application is identical to that previously refused save that an arboricultural report has now been submitted. It was previously concluded that the proposal would almost certainly lead to the loss of a mature tree and possibly others that is a component to the character of the setting. A report concerning trees that could be impacted by construction works, including measures to protect them, has now been submitted. The Trees and Landscaping team has no objection.

The two main issues that arise with this application are the affect to the setting of a Listed Building and impact to neighbours.

### Setting of a Listed Building

The proposed dwelling would be almost literally “tucked away” in a corner of the site such that it would be out of public view. The roof would be visible from properties on Retreat Way but the appearance would be of the side of a simple sloping roof containing a flue and a roof light taking up a small proportion of the roof face. No objection has been received from the Design and Conservation team. The appearance of the proposed dwelling is considered acceptable and it would not have an impact to the setting of the listed building to a degree sufficient to justify refusal.

The Conservation and Design team has responded by referring to its previous comment. The response to the previous application was:

88 Lambourne Road, also known as Carpenters Hall, is a grade II listed building dating from the late 18th century but with substantial 20th century extensions.

There is no objection to the demolition of the “tea room” building as it is an unattractive and much altered building which contributes little to the setting of the listed house and, due to its proximity, detracts from its appearance.

The design of the replacement building is the result of pre-application discussions during which the proposed scheme was significantly down-sized. The proposed building is better positioned on the site being set further away from the listed house. It has also been sympathetically designed as a simple building with traditional detailing and modest dimensions. Although the setting of the listed building would benefit from the removal of all structures, the erection of a house at the far southern corner of the site will be an improvement on the current situation. In addition, the character of the surrounding area is distinctly residential and built-up so the construction of a house here is not an incongruous addition within the setting of the house.

### Neighbouring amenity

Above the ground floor the dwelling would have a roof light on the western side elevation, three dormer windows on the eastern side elevation, and a window on the front and the rear gable, to the north and south respectively. The roof light would be adjacent the rear boundaries of rear gardens of houses on Retreat Way but the roof light would be high level, the bottom edge being 3m above the floor it would serve ( a section drawing shows that the first floor, the floor to accommodation in the roof would be lower than the level of the eaves). The three dormer windows would look across 13m of garden land to the nearest boundary of the site. The rear gable window would be to a shower-room. The front gable window would look across nearly 23 m of garden set in front of the listed building and the proposed dwelling. The proposal would safeguard the living conditions of neighbours in terms of privacy. In terms of any loss of light, the nearest neighbours would be set to the west and have gardens at least some 12m deep. The proposal is considered acceptable with regard to direct impact to the amenities of immediate neighbours.

### Other matters

An objection from a local resident refers to a decision by the Planning Inspectorate to refuse planning permission (reference APP/J1535/A/02/1091676). This decision is now somewhat dated and related to a detached house in a different position to the position now proposed, the appeal was dismissed on the twin grounds of harm to the health of the tree in question and adverse impact to living conditions of adjacent occupants. Issues regarding trees and impact to neighbours have been addressed above.

The comment of the Parish Council and of neighbours regarding the description of the building to be demolished is noted. The comment of the Conservation team to the previous application has clarified this matter and it is considered to not be material to the assessment of the merits and demerits of the proposal.

**Conclusion:**

Recommend that planning permission be granted.

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

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

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



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# Epping Forest District Council

## Agenda Item Number 8



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Application Number:	EPF/2655/15
Site Name:	41 Turpins Lane, Chigwell, IG8 8AZ
Scale of Plot:	1/1250

**Report Item No: 8**

<b>APPLICATION No:</b>	EPF/2655/15
<b>SITE ADDRESS:</b>	41 Turpins Lane Chigwell Essex IG8 8AZ
<b>PARISH:</b>	Chigwell
<b>WARD:</b>	Chigwell Village
<b>APPLICANT:</b>	Mr Andrew Gartan
<b>DESCRIPTION OF PROPOSAL:</b>	Conversion of an integral garage into habitable room with associated alterations to front elevation.
<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=580039](http://planpub.eppingforestdc.gov.uk/NIM_websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=580039)

**CONDITIONS**

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

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

**Description of Site:**

Two storey mid terraced property with rooms in the roof space, set in a row of relatively new similar terraced properties on the south western part of Turpins Lane in Chigwell. The site is opposite the convent grounds. The properties all have a recessed garage with parking for a vehicle in front of them. The front entrance is also recessed. It is not in a conservation area nor listed.

**Description of Proposal:**

Conversion of an integral garage into habitable room with associated alterations to front elevation.

**Relevant History:**

EPF/1110/97 Outline application for erection of 5 Terraced Houses – Granted with conditions including requiring the garage to only be used as a garage.  
RES/EPF/0341/98 Reserve matters – Grant.

**Policies Applied:**

Local Plan Policies:

CP2	Protecting the Quality of the Rural and Built Environment
DBE9	Loss of Amenity
DBE10	Residential Extensions
ST4	Road Safety
ST6	Vehicle Parking

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: 18/11/2015  
Number of neighbours consulted: 2  
Site notice posted: No, not required  
Responses received: No response received from neighbours.

CHIGWELL PARISH COUNCIL: The Council OBJECTS to this application because this proposal would result in the loss of vehicular parking space, on a street that is already under severe pressures with regards to street parking.

**Main Issues and Considerations:**

The main issues for consideration in this case are:

- Design.
- Living Conditions.
- Whether the proposal would harm highway and pedestrian safety.

#### Design:

The proposal would result in the removal and replacement of a garage door with a window including the associated infill works. The type, size, position and location of the window are considered acceptable as it would be recessed and would be proportionate to the other windows above. The proposal is therefore not expected to result in a detrimental impact on the appearance and character of the host property, street scene and general locality.

#### Living Conditions:

Due to its recessed nature, size, scale and siting in relation to neighbouring shared boundaries and the complementary design, the proposal is not expected to result in any detrimental impact upon the living conditions of the occupiers of any neighbouring properties.

#### Impact on Highway and Pedestrian Safety:

The existing drive way to the front of the application building is 5m in depth and wide enough to provide 1 off-street parking spaces while the garage has an internal width of not more than 2.5m and a length of 4.8m, well below current standards for garages sizes and too small to conveniently accommodate most modern cars. In view of this therefore, the loss of the use of existing integral garage area as a car parking facility is not expected to result in any detrimental impact on the public highway or pedestrian safety since parking stress in the locality would be unaffected.

#### Other Material Consideration:

Similar development at no.39 Turpins Lane has recently been granted planning consent under planning application reference: EPF/1479/15 dated: 21/09/2015. The circumstances of that property are identical to those of the application site therefore the planning permission is a material consideration of significant weight in favour of the proposal.

#### **Conclusion**

The proposal complies with the relevant policies listed above and 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***

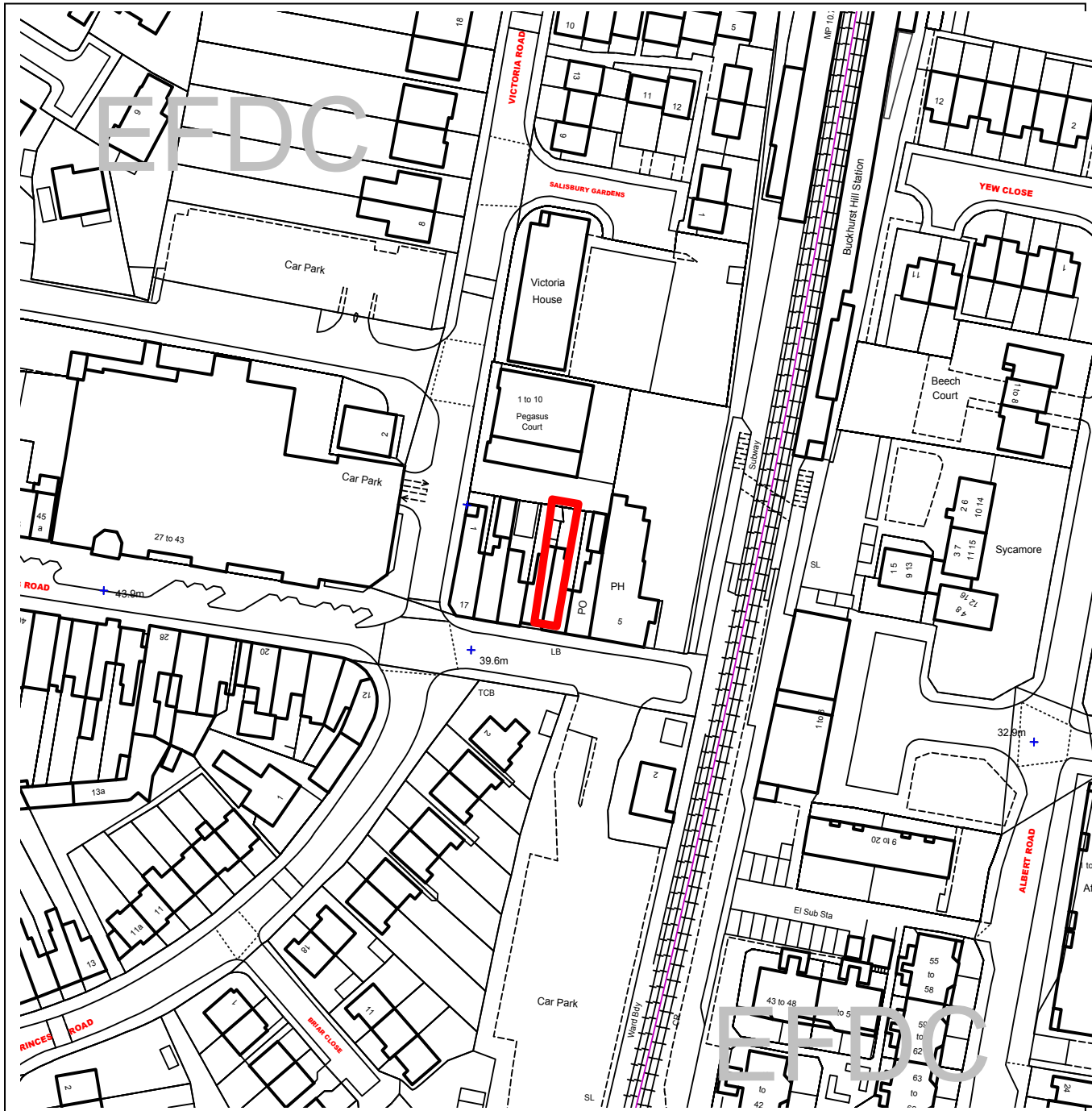
***Direct Line Telephone Number: 01992 56 4109***

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



# Epping Forest District Council

## Agenda Item Number 9



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Application Number:	EPF/2663/15
Site Name:	15 Queen Road, Buckhurst Hill, IG9 5BZ
Scale of Plot:	1/1250

**Report Item No: 9**

<b>APPLICATION No:</b>	EPF/2663/15
<b>SITE ADDRESS:</b>	15 Queens Road Buckhurst Hill Essex IG9 5BZ
<b>PARISH:</b>	Buckhurst Hill
<b>WARD:</b>	Buckhurst Hill West
<b>APPLICANT:</b>	Mr Gary Lambert
<b>DESCRIPTION OF PROPOSAL:</b>	Alteration and conversion of three bedroom flat to two, one bedroom 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=580074](http://planpub.eppingforestdc.gov.uk/NIM_websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=580074)

**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 Prior to the commencement of development, details of a scheme for external lighting to the pedestrian entrance and access to the flats shall be submitted to and approved by the Local Planning Authority. The works as agreed shall be fully implemented prior to first occupation of the flats and thereafter maintained in working order in accordance with the agreed details.
- 3 Prior to the commencement of the development hereby permitted, details of provision for refuse and recycling storage for the residential units hereby permitted shall be submitted to and approved by the Local Planning Authority. The measures as agreed shall be complete and available for use prior to first occupation of the residential units and thereafter maintained in accordance with the agreed details.
- 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:**

No 15 Queens Road is a mid-terrace three storey building on the east side of the road. The ground floor shop is used as a travel agency business although it is likely the bulk of the business is internet or telephone as the shop windows are tinted and no window display exists. The upper floors are accessed via an external staircase at the rear and currently occupied as one flat. Much of the rear yard is occupied by an old two storey storage building finished in green painted corrugated metal panels (applicant indicated during visit that he intends redeveloping this in next two years). Refuse bins for all are currently stored in the rear access.

The site lies in the section of the road east of Victoria Road close to the station comprising a pub at the eastern end and a terrace of 6 three storey buildings. To the rear lies a three storey block of flats which shares access to its parking area with the rear access to all the shops in the block.

**Description of Proposal:**

Application seeks to convert the upper floors into two self-contained flats, one x 1 bed unit on each floor. First floor unit around 55 sq.m., second floor 41 sq. m. Access remains from the rear external staircase and courtyard behind, no access is available from the front or within the building. .

**Relevant History:**

A series of permissions were granted between 2003 and 2006 for a two storey rear extension comprising offices at ground floor and a flat at first floor replacing the outbuilding but no evidence that any were commenced.

**Policies Applied:**

CP 1 – Achieving Sustainable Development Objectives  
CP2 – Protecting the quality of the built environment  
TC3 – Town Centre Function  
DBE3 – Design in Urban Areas  
DBE8 – Private amenity space  
DBE9 – Neighbours amenity  
ST1 – Location of development  
ST6 – Vehicle Parking

NPPF           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**

Number of neighbours consulted: 25  
Site notice posted: No, not required  
Responses received: No response received from neighbours.  
BUCKHURST HILL PARISH COUNCIL: OBJECT – limitations of internal amenity space, concerns regarding access and parking, concerns regarding the setting of a precedent.



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

No external alterations are proposed to the building and the building is already in residential use which is consistent with policy TC3. The application should therefore be considered primarily in terms of the internal and external environment and parking issues.

Members may wish to note that Committee approved an application for the conversion of the upper floors at no. 13 Queens Road into 2 one bedroom flats in February 2014, the only substantive difference between the two being that no. 13 has front access to the upper floors.

The first floor flat comprises a generous 55sq.m. while the second floor which does not benefit from the rear projection is around 41 sq.m gross internal area. This makes efficient use of the space available and would provide a satisfactory internal standard of accommodation. No external space can be provided on the site for use by residents, other than the terrace access to the flats but weight should be given to this being a town centre location close to a wide range of amenities and this is a compromise that often has to be made in such locations. Officers may have reached a different view had family units been proposed.

Such accommodation often benefits from being accessed from the main road frontage, as has been achieved at no.13. However, no such access is available here and access must be provided from the rear where the site backs on to the car parking area of Pegasus Court. This is a wide, well maintained gated courtyard with good levels of natural surveillance providing a satisfactory safe access to the property. Additional lighting will be appropriate within the site to the staircase area and this can be dealt with by condition.

The Parish Council has objected on parking grounds. However, this is a highly accessible town centre location where car free development can be encouraged. No parking is available for the existing two bedroom flat and it would be difficult to argue that the level of vehicle activity would be significantly increased as a result of the proposals. That is because the adopted Vehicle Parking Standards require the same total number of parking spaces for the existing flat as for the proposed development as a whole.

The proposal is also considered to have no substantive effect on the living conditions of neighbours.

### **Conclusion:**

The creation of smaller flats on upper floors above shops in town centres makes an important contribution to provision of a wider housing stack and impacts positively on the general character of the area, increasing general activity and natural surveillance.

The accommodation proposed makes best use of the space available and while access from the front is desirable, the rear access is considered safe and usable. The site is in a highly accessible location and car free development in this instance is justified, as it was at the adjoining property.

***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/2776/15
Site Name:	10 Church Hill, Loughton, IG10 1LA
Scale of Plot:	1/1250

**Report Item No: 10**

<b>APPLICATION No:</b>	EPF/2776/15
<b>SITE ADDRESS:</b>	10 Church Hill Loughton Essex IG10 1LA
<b>PARISH:</b>	Loughton
<b>WARD:</b>	Loughton St Johns
<b>APPLICANT:</b>	Mr Christopher Richardson
<b>DESCRIPTION OF PROPOSAL:</b>	Change of use from office (use class B1) to pilates studio with physiotherapy room (use class D2)
<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=580295](http://planpub.eppingforestdc.gov.uk/NIM_websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=580295)

**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: 1020CW\_PRE\_SH3 and 1020CW\_PRE\_SH4 Rev A
- 3 The use hereby permitted shall not be open to customers / members outside the hours of 08.00 to 19.30 on Monday to Friday, 08.00 to 13.00 on Saturdays and 09.00 to 12.00 on Sundays and Bank Holidays.

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

**Description of Site:**

The application site forms the ground floor, rear part of Enterprise House a unit with a hair salon to the front and offices to the rear and above. The site is within a row of shops with flats and offices above within the built up area of Loughton. It is not within the designated town centre but is a natural extension of the High Road and town centre, with a butchers and florist amongst other shop units. The site is not within a Conservation Area.

### **Description of Proposal:**

The proposal seeks permission for the change of use of the ground floor rear element to a Pilates studio with physiotherapy room. The actual internal floor space for the Pilates studio is small at 67m<sup>2</sup>. The proposed opening hours are 8am to 7.30pm Monday to Friday, 8am to 1pm Saturday and 9am to Midday Sundays and Bank Holidays.

### **Relevant History:**

None relevant

### **Policies Applied:**

#### **Epping Forest District Local Plan and Alterations**

DBE 2 and 9 – Impact on Amenity

RP5A – Adverse Environmental Impacts

ST6 – Parking

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:**

LOUGHTON TOWN COUNCIL: The Committee was concerned for the amount of traffic on the access road and considered that the proposal would exacerbate the current pressure on parking serving the existing businesses without any additional increase in provision.

Members were also concerned for the safety of the children and adults using the Public Right of Way path no. 121 through the site to Queens Road en-route to/from Staples Road Primary School.

35 Neighbours consulted:

11 CHURCH HILL – OBJECTION – large increase in parking, insufficient parking available, safety to children using footpath.

KRYSTALIZED, 10 CHURCH HILL – OBJECTION parking issues, car park cannot be used for public

LOUGHTON RESIDENT'S ASSOCIATION – OBJECTION – insufficient parking provided and few on-street parking places locally

### **Issues and Considerations:**

The main issues with this proposal relate to the principle of the change of use and parking issues.

#### **Principle of Change of Use**

The site is not in the town centre but is within a parade of shops, the A1 use to the front is to be retained and the proposed use as a pilates studio adds to the mix of services and shops provided in this area which is considered to add to the vitality of the area.

It is not considered that the proposal will result in any excessive noise or disturbance to surrounding properties given the relatively small scale of the proposal and the reasonable opening hours.

### Parking

The proposal is a change of use from offices to D1 for a pilates studio. No information has been provided regarding the previous use but as it was for offices it is reasonably likely that more than 7 people were employed and that the offices received frequent visitors who would have had to find suitable parking.

This proposal is not considered to result in such a significant increase in parking to justify a refusal. This is not a large scale operation, attracting large class numbers. The parking area to the rear is available to the 7 part time staff members who clearly would not all be on site at the same time. As this is within the built up area of Loughton it is reasonable to expect future customers will either have to find on-street parking or seek alternative parking within the car parks of Loughton, as it is presumed is the practice for the other shops, offices and services in this parade.

Though it is appreciated that parking on-street nearby is busy, this can be expected in a location such as this particularly as parking directly outside of 10 Church Hill is restricted by a bus stop and double yellow lines to the south-west.

### Other Issues

The proposal does not involve any change or diversion to the footpath that runs to the side of the site. The car park is as existing and no changes are proposed to this layout and therefore it is not considered this proposal will impact on the use of the footpath above that of the existing uses.

### Conclusion:

The proposal is considered an acceptable use in this location and not considered to raise any excessive parking issues given this town centre location, despite the objections received approval is recommended.

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

***Planning Application Case Officer: 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)***