

## AREA PLANS SUB-COMMITTEE SOUTH

21 September 2016

### INDEX OF PLANNING APPLICATIONS/ENFORCEMENT CASES

ITEM	REFERENCE	SITE LOCATION	OFFICER RECOMMENDATION	PAGE
1.	EPF/1758/16	Land and Garages Ladyfields Loughton Essex IG10 3RP	Grant Permission (With Conditions)	32
2.	EPF/1759/16	Land and garages at Whitehills Road Loughton Essex IG10 1TU	Grant Permission (With Conditions)	42
3.	EPF/1803/16	126 High Road Loughton Essex IG10 4BE	Grant Permission (With Conditions)	52
4.	EPF/1852/16	West Lodge 32 Palmerston Road Buckhurst Hill Essex IG9 5LW	Grant Permission (With Conditions)	60
5.	EPF/1213/16	2 Gladstone Road Buckhurst Hill Essex IG9 5SW	Grant Permission (With Conditions)	66
6.	EPF/1652/16	142 Buckhurst Way Buckhurst Hill Essex IG9 6HP	Grant Permission (With Conditions)	72
7.	EPF/1823/16	Haylands 48 High Road Chigwell IG7 6DL	Refuse Permission	76
8.	EPF/1597/16	17 Russell Road Buckhurst Hill Essex IG9 5QJ	Grant Permission (With Conditions)	82
9.	EPF/1636/16	Oakridge Cottage 25 Spareleaze Hill Loughton Essex IG10 1BS	Grant Permission (With Conditions)	86
10.	EPF/1927/16	22 Coopers Close Chigwell Essex IG6 6EU	Grant Permission (With Conditions)	92

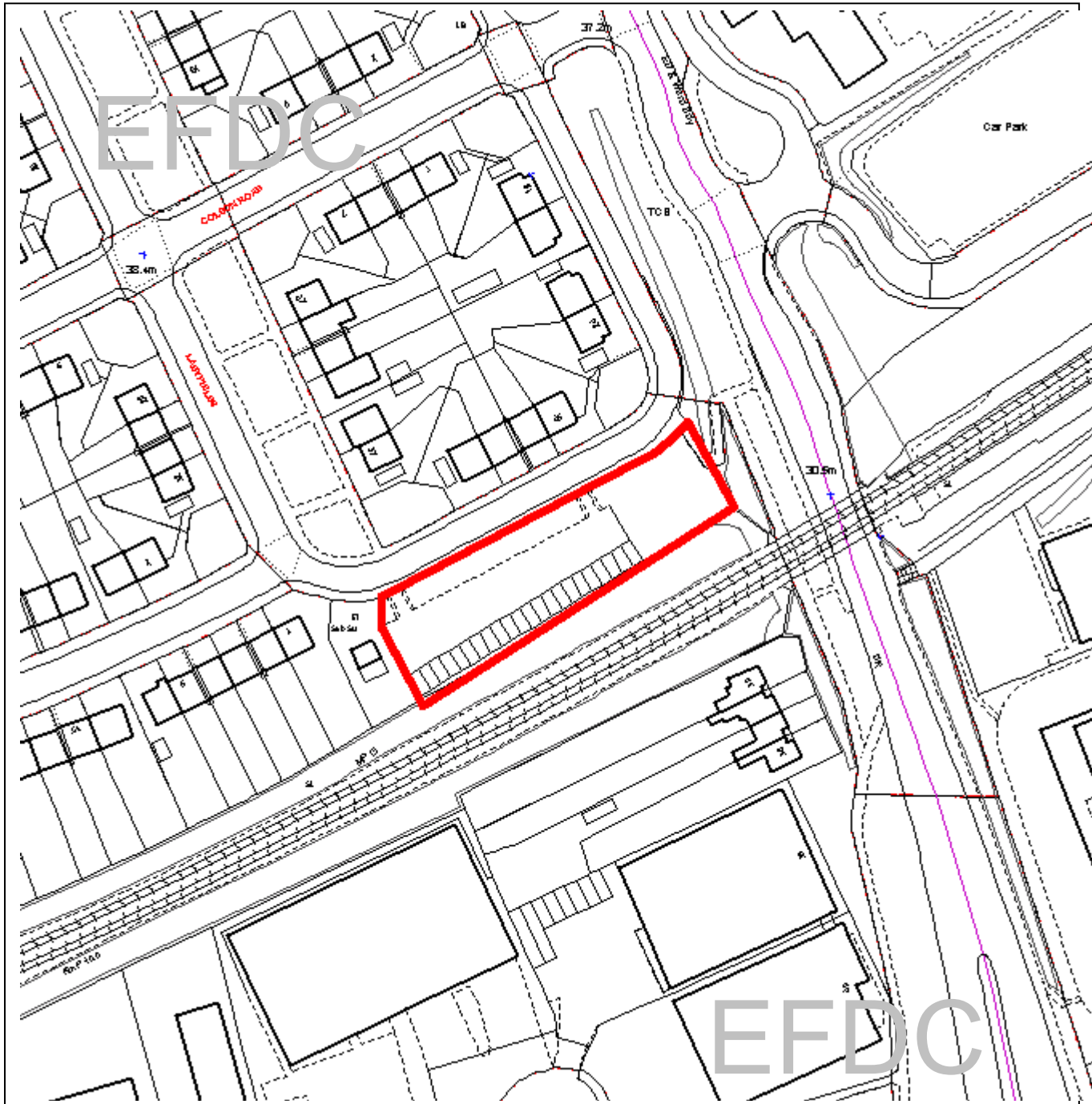
11.	EPF/1948/16	3 Heron Close Buckhurst Hill Essex IG9 5TP	Grant Permission (With Conditions)	96
12.	EPF/2062/16	Grass Verge, North side of Borders Lane, approx. 50m from the junction With Traps Hill Loughton Essex IG10	Prior Approval Required and Granted (with Conditions)	102

This page has been left intentionally blank



# Epping Forest District Council

## Agenda Item Number 1



Unauthorised reproduction infringes  
Crown Copyright and may lead to  
prosecution or civil proceedings.

Contains Ordnance Survey Data. ©  
Crown Copyright 2013 EFDC License No:  
100018534

Contains Royal Mail Data. © Royal Mail  
Copyright & Database Right 2013

Application Number:	EPF/1758/16
Site Name:	Land and Garages, Ladyfields, Loughton Essex IG10 3RP
Scale of Plot:	1:1250

**Report Item No:1**

<b>APPLICATION No:</b>	EPF/1758/16
<b>SITE ADDRESS:</b>	Land and Garages Ladyfields Loughton Essex IG10 3RP
<b>PARISH:</b>	Loughton
<b>WARD:</b>	Loughton Alderton
<b>APPLICANT:</b>	East Thames Housing Group
<b>DESCRIPTION OF PROPOSAL:</b>	6 affordable homes with 23 parking spaces
<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=585574](http://planpub.eppingforestdc.gov.uk/NIM_websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=585574)

**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: 15-044-068, 612 054 PL01, 612 054 PL02, 612 054 PL03 E, 612 054 PL04 B, 612 054 PL05 A AND 612 054 PL06 B.  
Reason: To ensure the proposal is built in accordance with the approved drawings.
- 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 No development shall take place until a Phase 1 Land Contamination investigation has been carried out. A protocol for the investigation shall be submitted to and approved in writing by the Local Planning Authority before commencement of the Phase 1 investigation. The completed Phase 1 report shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of any necessary Phase 2 investigation. The report shall assess potential risks to present and proposed humans, property including buildings, crops, livestock, pets, woodland and service lines and pipes, adjoining land, groundwaters and surface waters, ecological systems, archaeological sites and ancient monuments and the investigation must be conducted in accordance with DEFRA and the Environment Agency's "Model Procedures for the Management of Land Contamination, CLR 11", or any subsequent version or additional regulatory guidance.  
[Note: This condition must be formally discharged by the Local Planning Authority before the submission of details pursuant to the Phase 2 site investigation condition that follows]
- 7 Should the Phase 1 Land Contamination preliminary risk assessment carried out under the above condition identify the presence of potentially unacceptable risks, no development shall take place until a Phase 2 site investigation has been carried out. A protocol for the investigation shall be submitted to and approved by the Local Planning Authority before commencement of the Phase 2 investigation. The completed Phase 2 investigation report, together with any necessary outline remediation options, shall be submitted to and approved by the Local Planning Authority prior to any redevelopment or remediation works being carried out. The report shall assess potential risks to present and proposed humans, property including buildings, crops, livestock, pets, woodland and service lines and pipes, adjoining land, groundwaters and surface waters, ecological systems, archaeological sites and ancient monuments and the investigation must be conducted in accordance with DEFRA and the Environment Agency's "Model Procedures for the Management of Land Contamination, CLR 11", or any subsequent version or additional regulatory guidance.  
[Note: This condition must be formally discharged by the Local Planning Authority before the submission of details pursuant to the remediation scheme condition that follows]
- 8 Should Land Contamination Remediation Works be identified as necessary under the above condition, no development shall take place until a detailed remediation scheme to bring the site to a condition suitable for the intended use has been submitted to and approved by the Local Planning Authority. The development shall be carried out in accordance with the approved remediation scheme unless otherwise agreed in writing by the Local Planning Authority. The remediation scheme must include all works to be undertaken, proposed remediation objectives and remediation criteria, timetable of works and site management procedures and any necessary long term maintenance and monitoring programme. The scheme

must ensure that the site will not qualify as contaminated land under Part 2A of the Environmental Protection Act 1990 or any subsequent version, in relation to the intended use of the land after remediation.

[Note: This condition must be formally discharged by the Local Planning Authority before the submission of details pursuant to the verification report condition that follows]

- 9 Following completion of measures identified in the approved remediation scheme and prior to the first use or occupation of the development, a verification report that demonstrates the effectiveness of the remediation carried out must be produced together with any necessary monitoring and maintenance programme and copies of any waste transfer notes relating to exported and imported soils shall be submitted to the Local Planning Authority for approval. The approved monitoring and maintenance programme shall be implemented.
- 10 In the event that any evidence of potential contamination is found at any time when carrying out the approved development that was not previously identified in the approved Phase 2 report, it must be reported in writing immediately to the Local Planning Authority. An investigation and risk assessment must be undertaken in accordance with a methodology previously approved by the Local Planning Authority. Following completion of measures identified in the approved remediation scheme, a verification report must be prepared, which is subject to the approval in writing of the Local Planning Authority in accordance with the immediately above condition.
- 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.
- 12 No development shall take place until details of levels have been submitted to and approved by the Local Planning Authority showing cross-sections and elevations of the levels of the site prior to development and the proposed levels of all ground floor slabs of buildings, roadways and accessways and landscaped areas. The development shall be carried out in accordance with those approved details.
- 13 Prior to the first occupation of the development the access arrangements and vehicle parking areas as indicated on the approved plans shall be provided, hard surfaced, sealed and marked out. The access and parking areas shall be retained in perpetuity for their intended purpose.
- 14 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.
- 15 There shall be no discharge of surface water onto the Highway.
- 16 No unbound material shall be used in the surface treatment of the vehicular access within 6 metres of the highway boundary.
- 17 The development hereby permitted shall not be commenced until detailed design and method statements (in consultation with London Underground) for all of the foundations, basement and ground floor structures, or for any other structures below

ground level, including piling (temporary and permanent), have been submitted to and approved in writing by the local planning authority which:

- provide details on all structures
- provide details on the use of tall plant/scaffolding
- accommodate the location of the existing London Underground structures
- there should be no opening windows facing the LU elevation
- demonstrate access to elevations of the building adjacent to the property boundary with London Underground can be undertaken without recourse to entering our land
- demonstrate that there will at no time be any potential security risk to our railway, property or structures
- accommodate ground movement arising from the construction thereof
- mitigate the effects of noise and vibration arising from the adjoining operations within the structures

The development shall thereafter be carried out in all respects in accordance with the approved design and method statements, and all structures and works comprised within the development hereby permitted which are required by the approved design statements in order to procure the matters mentioned in paragraphs of this condition shall be completed, in their entirety, before any part of the building hereby permitted is occupied.

*This application is before this Committee since it is an application for residential development consisting of 5 dwellings or more (unless approval of reserved matters only) and is recommended for approval (Pursuant to The Constitution, Part Three: Planning Services – Delegation of Council functions, Schedule 1, Appendix A.(d))*

### **Description of Site:**

The application site is a roughly rectangular, Council owned garage court of 22 flat roof garages in one block with informal parking and a grass verge with trees to the front. The site is located adjacent to Chigwell Lane opposite 39 – 45 Ladyfields. The houses on Ladyfields are in the main two storey terraced properties. The site backs onto the London Underground line with a gated access to the underground line which is to be retained as part of the application and there is an electricity substation to west of the site. There are a number of trees within the London Underground site which have canopies that spread over the garages. Of the 22 garages 11 are vacant. The site is not within the Metropolitan Green Belt or a Conservation Area.

### **Description of Proposal:**

The application seeks consent for the demolition of the existing garages and construction of 6 x 2 bed two storey affordable homes with 23 parking spaces. The new dwellings will form 3 pairs of semi-detached properties. Each property will have two parking spaces located to the side of the properties (end to end parking spaces) with a parking block of 11 spaces to the western side of the site. The properties will be set back from the pavement edge by 2m and one tree will be retained which was located on the grass verge.

This is revised scheme following a previous refusal for 6 x 2 bed and 1 x 3 bed affordable homes.

### **Relevant History:**

EPF/2997/15 – 7 affordable homes with 14 parking spaces – Refused

In addition to the above a number of council owned garage sites in the Loughton and Buckhurst Hill areas have been approved or are being considered for similar housing schemes.



## Policies Applied:

### Epping Forest District Local Plan and Alterations

CP2 – Protecting the Quality of the Rural and Built Environment  
CP3 – New Development  
CP5 – Sustainable Building  
CP6 – Achieving sustainable urban development patterns  
CP7 – Urban Form and Quality  
DBE1 – Design of New Buildings  
DBE2 – Effect on Neighbouring Properties  
DBE3 – Design in Urban Areas  
DBE8 – Private Amenity Space  
ST1 – Location of Development  
ST4 – Road Safety  
ST6 – Vehicle Parking  
H2A – Previously Developed Land  
H4A – Dwelling Mix  
LL10 – Adequacy of provision for landscape retention  
LL11 – Landscaping schemes

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

### **Summary of Representations:**

LOUGHTON TOWN COUNCIL: No objection

10 Neighbours consulted and a site notice erected:

3 LUSHES ROAD – Concern with regards to availability of proposed parking spaces and how they will be allocated – resident will have to give up garage tenancy.

### **Issues and Considerations:**

The main issues with this proposal relate to suitability of site, design, impact on amenity and highway/parking issues.

#### Suitability of Site

Ladyfields is located within the built up area of Loughton and the site is classed as previously developed land (a brownfield site). The site is located opposite to Debden Station and a very short walk to the shops, services and facilities of Debden Broadway and is considered a very sustainable location.

The proposal is for 6 x 2 bed houses and therefore a minimum of 60m<sup>2</sup> of private amenity space should be provided for each dwelling.

The garden sizes vary from approximately 65m<sup>2</sup> to well over 80m<sup>2</sup> and therefore meet the standards as set in DBE8. Due to the relatively shallow depth of the site plot 5 in particular will have a large tree canopy covering the majority of the garden, however this has to be weighed against the provision of affordable housing within the District and although not ideal, is not considered to justify a refusal given the circumstances of this application particularly as it is of an acceptable size.

## Design

The proposal creates a row of properties with the 3 pairs set back 2m from the road edge. The materials for all 6 properties are similar. The semi-detached properties will have gable ends with flat roof canopy porch roof and will have the addition of timber slat screen features across the first floor front windows.

Although different in design and material choices to the surrounding properties, the proposal is general considered an acceptable design and one that adds a contemporary element to the existing streetscene. Additionally, the proposal will be viewed in relative isolation from surrounding properties due to the separation aided by the existing electricity sub-station and the proposed parking court.

Parking is proposed to the sides of the proposed dwellings which is not out of keeping with the streetscene and landscaping is proposed to the front of the properties which will soften the appearance and mitigate the loss of the existing grass verge.

One tree is to be removed from the grassed verge area to facilitate the development but the second tree will be retained between plot nos. 1 and the parking area and again this will soften the appearance of the overall development and the area of hardstanding for the parking area.

## Amenity

The nearest neighbours to this development are those directly opposite at 39 – 45 Ladyfields, there will be 15m separation between the front of the existing properties and the proposed 2 x bed properties. Clearly the view from these properties will change.

The 15m separation is however considered a sufficient level of separation given the set back from the road edge to avoid any significant loss of light or outlook to the existing properties opposite.

In terms of privacy if any loss of privacy occurs this is only to the front more public areas of the existing properties. To mitigate against the perception of overlooking the first floor windows of the semi-detached properties are proposed to include a timber slatted screen feature which will prevent any clear views and help to maintain a level of privacy for both the existing and proposed dwellings.

## Highways

The previous scheme was refused due to the following reason:

*By reason of the loss of off-street parking spaces without any compensating provision for existing residents of the locality, the proposal would be likely to cause harm to the amenities of existing residents and unacceptably exacerbate parking stress and traffic congestion in the locality. Accordingly the proposal is contrary to Local Plan and Alterations policy ST6, which is consistent with the National Planning Policy Framework.*

The previous scheme did not offer any unallocated parking whereas this proposal includes 11 unallocated parking spaces. In effect the proposed 11 parking spaces are one for one for the currently rented garages, compensating for the loss of the rented garages.

The Transport Statement for this proposal has been updated since the previously refused scheme and it is considered that the provision of the unallocated spaces will lower the 45% parking stress and therefore there would be an increased spare capacity to accommodate any potential displacement.

Additionally trip generation has been investigated within the updated Transport Statement which has found that the proposal will result in 2 vehicular trips in the morning and 3 in the afternoon and this will not impact on the capacity or safety of the network or the existing junctions.

The Highways Officer has no objection to this revised scheme noting that:

*The Highway Authority is satisfied that any displaced parking will not be detrimental to highway safety or efficiency as a result of the development. The submitted Transport Statement (TS) has demonstrated that at the very worst case the on-street parking levels will not reach an unacceptable amount. This should not be necessary however, as the applicant has provided 11 unallocated parking spaces in addition to the parking for the proposed dwellings. Given that the actual level of use of the garages will be less than 100%, it is highly likely that no vehicles will be displaced onto the street as a result of the development.*

The proposal provides 12 spaces for 6 units which meets the recommended 2 per a unit as designated by the Essex Parking standards (not including the 11 unallocated spaces). The proposal is therefore not considered contrary to policies ST4 and ST6 of the Local Plan.

#### Other issues

##### *Affordable Housing:*

Local Plan policy H6A would not require any affordable housing to be provided on a scheme of this density on this size of site. However since the proposed development has been put forward on behalf of East Thames Housing Group and is located on Council owned land the development would provide 100% affordable housing. This would be of benefit to the overall housing provision within the district.

Since there is no requirement under Local Plan policy H6A to provide affordable housing on this site, and as this is a Council led development, it is not considered necessary in this instance to secure this by way of a legal agreement.

##### *London Underground:*

Due to the proximity to the Underground line, Transport for London were consulted on this application. They have no objection to the principle of the proposal subject to a condition ensuring the design and method of construction is acceptable.

##### *Waste/Bins:*

The proposal includes areas for the storage of waste and the location and size is acceptable.

##### *Landscaping:*

The Tree and Landscape Officer has no objection to this revised scheme subject to a condition relating to tree protection and proposed landscaping.

##### *Contaminated Land:*

Due to the use as domestic garages and the presence of the made ground there is the potential for contaminants to be present on site. Therefore the Contaminated Land Officer has requested the standard contaminated land conditions.

#### Conclusion:

The proposal is considered an acceptable addition with the increase in the parking provision (and the reduction in units) overcoming the previous reason for refusal and therefore approval is recommended.

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

**Planning Application Case Officer: 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)**

This page has been left intentionally blank



# Epping Forest District Council

## Agenda Item Number 2



Unauthorised reproduction infringes  
Crown Copyright and may lead to  
prosecution or civil proceedings.

Contains Ordnance Survey Data. ©  
Crown Copyright 2013 EFDC License No:  
100018534

Contains Royal Mail Data. © Royal Mail  
Copyright & Database Right 2013

Application Number:	EPF/1759/16
Site Name:	Land and Garages Whitehills Road Loughton Essex IG10
Scale of Plot:	1:500

**Report Item No: 2**

<b>APPLICATION No:</b>	EPF/1759/16
<b>SITE ADDRESS:</b>	Land and garages at Whitehills Road Loughton Essex IG10 1TU
<b>PARISH:</b>	Loughton
<b>WARD:</b>	Loughton St Marys
<b>APPLICANT:</b>	Mr East Thames Housing Group
<b>DESCRIPTION OF PROPOSAL:</b>	Demolition of garages and replacement with 2 affordable bungalows with 5 parking spaces and associated landscaping (revised application to EPF/2621/15).
<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=585575](http://planpub.eppingforestdc.gov.uk/NIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=585575)

**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: 15-044-063, 612 056 PL10, 612 056 PL11, 612 056 PL12, 612 056 PL13, 612 056 PL14, 612 056 PL15 and 612 056 PL16
- 3 No construction works above ground level shall take place until documentary and photographic details of the types and colours of the external finishes have been submitted to and approved by the Local Planning Authority, in writing. The development shall be implemented in accordance with such approved details.
- 4 No development shall take place until details of surface water disposal have been submitted to and approved in writing by the Local Planning Authority. The development shall be implemented in accordance with such agreed details.
- 5 No development shall take place, including site clearance or other preparatory work, until full details of both hard and soft landscape works (including tree planting) and implementation programme (linked to the development schedule) have been submitted to an approved in writing by the Local Planning Authority. These works shall be carried out as approved. The hard landscaping details shall include, as appropriate, and in addition to details of existing features to be retained: proposed finished levels or contours; means of enclosure; car parking layouts; other minor artefacts and structures, including signs and lighting and functional services above and below ground. The details of soft landscape works shall include plans for planting or establishment by any means and full written specifications and schedules of plants, including species, plant sizes and proposed numbers /densities where

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

- 6 No development, including works of demolition or site clearance, shall take place until a Tree Protection Plan Arboricultural Method Statement and site monitoring schedule in accordance with BS:5837:2012 (Trees in relation to design, demolition and construction - recommendations) has been submitted to the Local Planning Authority and approved in writing. The development shall be carried out only in accordance with the approved documents unless the Local Planning Authority gives its written consent to any variation.
- 7 No development shall take place until a Phase 1 Land Contamination investigation has been carried out. A protocol for the investigation shall be submitted to and approved in writing by the Local Planning Authority before commencement of the Phase 1 investigation. The completed Phase 1 report shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of any necessary Phase 2 investigation. The report shall assess potential risks to present and proposed humans, property including buildings, crops, livestock, pets, woodland and service lines and pipes, adjoining land, groundwaters and surface waters, ecological systems, archaeological sites and ancient monuments and the investigation must be conducted in accordance with DEFRA and the Environment Agency's "Model Procedures for the Management of Land Contamination, CLR 11", or any subsequent version or additional regulatory guidance.  
[Note: This condition must be formally discharged by the Local Planning Authority before the submission of details pursuant to the Phase 2 site investigation condition that follows]
- 8 Should the Phase 1 Land Contamination preliminary risk assessment carried out under the above condition identify the presence of potentially unacceptable risks, no development shall take place until a Phase 2 site investigation has been carried out. A protocol for the investigation shall be submitted to and approved by the Local Planning Authority before commencement of the Phase 2 investigation. The completed Phase 2 investigation report, together with any necessary outline remediation options, shall be submitted to and approved by the Local Planning Authority prior to any redevelopment or remediation works being carried out. The report shall assess potential risks to present and proposed humans, property including buildings, crops, livestock, pets, woodland and service lines and pipes, adjoining land, groundwaters and surface waters, ecological systems, archaeological sites and ancient monuments and the investigation must be conducted in accordance with DEFRA and the Environment Agency's "Model Procedures for the Management of Land Contamination, CLR 11", or any subsequent version or additional regulatory guidance.  
[Note: This condition must be formally discharged by the Local Planning Authority before the submission of details pursuant to the remediation scheme condition that follows]
- 9 Should Land Contamination Remediation Works be identified as necessary under the above condition, no development shall take place until a detailed remediation scheme to bring the site to a condition suitable for the intended use has been submitted to and approved by the Local Planning Authority. The development shall be carried out in accordance with the approved remediation scheme unless



otherwise agreed in writing by the Local Planning Authority. The remediation scheme must include all works to be undertaken, proposed remediation objectives and remediation criteria, timetable of works and site management procedures and any necessary long term maintenance and monitoring programme. The scheme must ensure that the site will not qualify as contaminated land under Part 2A of the Environmental Protection Act 1990 or any subsequent version, in relation to the intended use of the land after remediation.

[Note: This condition must be formally discharged by the Local Planning Authority before the submission of details pursuant to the verification report condition that follows]

- 10 Following completion of measures identified in the approved remediation scheme and prior to the first use or occupation of the development, a verification report that demonstrates the effectiveness of the remediation carried out must be produced together with any necessary monitoring and maintenance programme and copies of any waste transfer notes relating to exported and imported soils shall be submitted to the Local Planning Authority for approval. The approved monitoring and maintenance programme shall be implemented.
- 11 In the event that any evidence of potential contamination is found at any time when carrying out the approved development that was not previously identified in the approved Phase 2 report, it must be reported in writing immediately to the Local Planning Authority. An investigation and risk assessment must be undertaken in accordance with a methodology previously approved by the Local Planning Authority. Following completion of measures identified in the approved remediation scheme, a verification report must be prepared, which is subject to the approval in writing of the Local Planning Authority in accordance with the immediately above condition.
- 12 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.
- 13 Prior to the first occupation of the development the vehicle parking and turning areas as indicated on the approved plans shall be provided, hard surfaced, sealed and marked out. The parking and turning areas shall be retained in perpetuity for their intended purpose.
- 14 Prior to first occupation of the proposed development, the Developer shall be responsible for the provision and implementation, per dwelling, of a Residential Travel Information Pack for sustainable transport, approved by Essex County Council.
- 15 There shall be no discharge of surface water onto the Highway.
- 16 No unbound material shall be used in the surface treatment of the vehicular access within 6 metres of the highway boundary.

*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).)*

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

### **Description of Site:**

The application site is a roughly rectangular, Council owned garage site of 27 garages located in three blocks. The site is accessed by a narrow access road of some 30m in length which is located between 4 Whitehills Road and Oak View School.

Properties in Elmores and on Church Lane also back, or side onto the site. The surrounding properties are quite mixed with terraced, semi-detached and detached properties – all 2 storeys. Of the 27 garages on site, 19 are vacant and several are boarded up. The site is not within the Metropolitan Green Belt or a Conservation Area.

### **Description of Proposal:**

The application seeks consent for the demolition of the existing garages and construction of 2 x 2 bed affordable bungalows with 5 parking spaces. The bungalows will be semi-detached with a parking area to the front and private amenity space to the rear.

This is a resubmission following a refused application which was for 3x 3 bed two storey affordable homes.

### **Relevant History:**

EPF/2621/15 - Demolition of garages and replacement with 3 x 3 bed two storey affordable homes with 7 parking spaces and associated landscaping – Refused

In addition to the above a number of council owned garage sites in the Loughton and Buckhurst Hill areas have been approved or are being considered for similar housing schemes.

### **Policies Applied:**

#### Epping Forest District Local Plan and Alterations

CP2 – Protecting the Quality of the Rural and Built Environment

CP3 – New Development

CP5 – Sustainable Building

CP6 – Achieving sustainable urban development patterns

CP7 – Urban Form and Quality

DBE1 – Design of New Buildings

DBE2 – Effect on Neighbouring Properties

DBE3 – Design in Urban Areas

DBE8 – Private Amenity Space

ST1 – Location of Development

ST4 – Road Safety

ST6 – Vehicle Parking

H2A – Previously Developed Land

H4A – Dwelling Mix

LL10 – Adequacy of provision for landscape retention  
LL11 – Landscaping schemes

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

### **Summary of Representations:**

LOUGHTON TOWN COUNCIL: The Committee OBJECTED to this application. The long, narrow, single track access road to the plot was considered inadequate for vehicles and dangerous on health and safety grounds. There was also concern that the sightlines at the entrance/exit were not clear, which would increase the difficulty of manoeuvring into Whitehills Road where there was traffic congestion on a daily basis owing to the special needs school located next door.

31 Neighbours consulted and a Site Notice erected:

OAK VIEW SCHOOL, 1, 3, 4, 5, 9, 11 and 17 ALL WHITEHILLS ROAD; 51, 66, 68, 70 AND 72 CHURCH LANE AND 1 AND 2 ELMORES – Objection

Summary of Objections: Increase in traffic, restricted access unsuitable for emergency vehicles/construction vehicles, safety of adjacent school children, out of character as a cul-de-sac, overdevelopment detrimental to highway safety, waste collection area unsuitable, loss of privacy, insufficient visibility splays, damage to property prices, increase noise and disturbance, loss of pedestrian access to dwellings on Church Lane

### **Issues and Considerations:**

The main issues with this proposal relate to suitability of site, design, impact on amenity and highway/parking issues.

#### Suitability of Site

Whitehills Road is within the built up area of Loughton and the garage site is classed as previously developed land (a brownfield site). The site is approximately 1.5km from Debden Station and less than 1km from the shops, services and facilities of Loughton High Road and is considered a sustainable location with good access to public transport.

The proposal is for 2 x 2 bed bungalows and therefore a minimum of 60m<sup>2</sup> of private amenity space should be provided for each dwelling to accord with policy DBE8. The proposals exceed this amount and it is considered that this amount of amenity space is adequate and the gardens are well proportioned, useable and regular in shape.

#### Design

The proposal creates a pair of 2 bedroom bungalows with pitched roofs with prominent gables to the front. Bungalows are relatively unusual in the surrounding area, however this is a backland development site and therefore the proposal will be viewed in semi-isolation to the surrounding properties which back and side onto the site. The proposal has been designed to take into account the previous reason for refusal by removing the first floor (and reducing the number of units). The proposal is considered an acceptable scheme in terms of design and although

different to the surrounding properties is a more contemporary design and one that does not detract from the appearance of the locality.

As this site is located some 30m down an accessway, it will not be visible as part of the general streetscene and parking is contained within the site to the front of the properties and therefore the proposal does not disrupt the appearance of the streetscene.

The proposal will create a cul-de-sac style of development with the two bungalows situated at the head of the access road. A cul-de-sac development is not unusual in the locality and the neighbouring properties at Elmores are part of a cul-de-sac development.

### Amenity

The closest properties on Church Lane are Nos. 70 and 72 with a separation distance of approximately 15m from the main rear wall of these properties to the side wall of the proposed development. This is not a significant distance and previously it was considered that the refused proposal appeared excessively overbearing when seen from the rear of 68, 70 and 72 Church Lane. However, this application is now for a single storey building with an eaves height of 2.1m, with the roof pitching away to a maximum height of 4.9m (some 4.4m away from the boundary). It is considered that this overall reduction in height (of some 2.3m) has overcome the concerns regarding the overbearing impact within the previous reason for refusal.

The reason for refusal relating to amenity also raised a concern with regards to overlooking from the first floor rear windows towards the rear garden of No. 1 Elmores. The orientation of the proposed properties are the same as that previously refused however as the dwellings are now single storey it is considered that there will be no possibility of overlooking into the rear of No. 1 Elmores and therefore the reason for refusal relating to amenity is overcome with the revisions.

Properties on Whitehills Road also back onto the site. The layout for this proposal is similar to that previously refused and due to the proposed layout with the parking area and access to the front of the proposed bungalows there will be some 32m separating the rear of the properties on Whitehills and the front of the proposed bungalows. This distance is considered more than adequate to avoid any significant loss of amenity to the occupiers of properties on Whitehills Road.

Given the number of properties surrounding the site, the proposal will be visible from surrounding neighbours. However, it is considered that this revised submission has overcome the previous reason for refusal relating to amenity and it is not considered that the proposal results in any excessive impact on surrounding amenity.

### Highways

The second reason for refusal related to highways and was as follows:

*By reason of the sites vehicular access via a long, narrow accessway with poor driver visibility of the adjacent footway at its junction with Whitehills Road, the proposal is likely to result in conflict between vehicles exiting the site and pedestrians using the footway. Such conflict is likely to be more hazardous than that arising from the lawful use of the site for garaging motor vehicles. Having regard to the proximity of the junction to the entrance of a special school, Oak View School, the pedestrians using the footway are likely to include a significant number of vulnerable persons. It is therefore concluded the proposed development is likely to generate conditions prejudicial to the safety of pedestrians using the adjacent footway on Whitehills Road, contrary to Local Plan and Alterations policy ST4, which is consistent with the National Planning Policy Framework.*

The previously refused application was submitted with a Transport Statement which has been updated for this current application to include an investigation of trip generation for both the existing lawful use of the garage site and the proposed use as two dwellings. The statement concludes that the existing trip generation results in the two way trip generation in the peak hours of 2 vehicles in the morning peak and 3 in the evening peak. This has presumed only 22% of the garages are used for the storage of a vehicle (if all the garages were used for cars this would result in a higher number of trips). The predicted trip generation for the proposed use equates to 1 trip being generated by the development in the morning peak and 1 in the evening peak. Therefore the evidence has demonstrated that the proposal is likely to result in less vehicle movements than the lawful use of the site and therefore less conflict between vehicles and pedestrians than the existing situation.

The loss of the garages for the parking of vehicles was assessed as part of the earlier scheme and was found not to impact on parking stress in the locality. The Highways Officer has no objection to this revised scheme noting that:

*Even though the existing accessway is narrow, the development will not increase vehicle movements above the level of the previous use, when operating at full capacity, so no mitigation can be secured for any access improvements. Further to this it is noted that the applicant has provided a Size 5 turning head on-site in line with the Essex Design Guide and reduced the dwellings on the site.*

*Consequently the proposal will not adversely affect highway safety or efficiency in the location or on the wider highway network.*

The proposal provides 5 spaces for 2 new dwellings which complies with the Essex Parking standards and the proposal is not considered contrary to policies ST4 and ST6 of the Local Plan.

#### Other issues

##### *Affordable Housing:*

Local Plan policy H6A would not require any affordable housing to be provided on a scheme of this density on this size of site. However since the proposed development has been put forward on behalf of East Thames Housing Group and is located on Council owned land the development would provide 100% affordable housing. This would be of benefit to the overall housing provision within the district.

Since there is no requirement under Local Plan policy H6A to provide affordable housing on this site, and as this is a Council led development, it is not considered necessary in this instance to secure this by way of a legal agreement.

##### *Waste/Bins:*

The proposal includes areas for the storage of waste to the front of the proposed properties and a 'kerbside' location for collection days and the location and size is acceptable and the Waste Officer has no objection.

##### *Landscaping:*

The Tree and Landscape Officer has no objection to the proposal subject to a tree protection plan and a hard and soft landscaping scheme being submitted.

##### *Contaminated Land:*

Due to the use as domestic garages and the presence of the made ground and nearby infilled ground there is the potential for contaminants to be present on site. Therefore the Contaminated Land Officer has requested the standard contaminated land conditions.

*Comments on Representations received:*

Comments have been made with regards to the loss of pedestrian access to properties in Church Lane – however these are shown as being retained (plan no. 612/056/PL12)

Comments have also been made with regards to access by a fire engine which would be contrary to Building Regulations. This is clearly outside of planning control but it is understood that if a fire engine cannot access a site then either a fire hydrant or sprinkler system would need to be installed to meet Building Regulation requirements.

Conclusion:

This revised proposal, is considered an acceptable scheme overcoming the previous reasons for refusal relating to highway safety and neighbouring amenity and therefore approval with conditions is recommended.

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

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

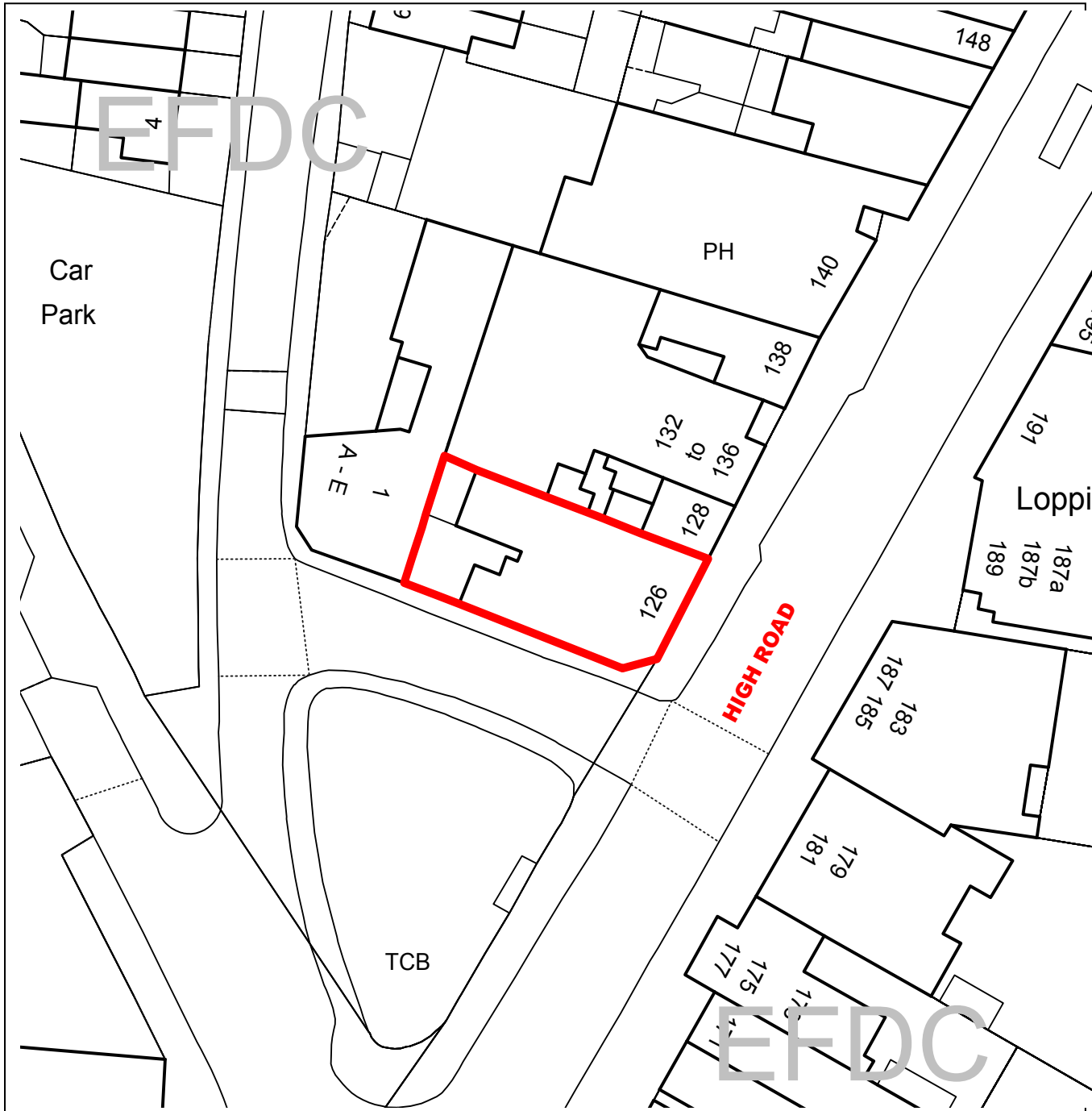
***or if no direct contact can be made please email: [contactplanning@eppingforestdc.gov.uk](mailto:contactplanning@eppingforestdc.gov.uk)***

This page has been left intentionally blank



# Epping Forest District Council

## Agenda Item Number 3



Unauthorised reproduction infringes  
Crown Copyright and may lead to  
prosecution or civil proceedings.

Contains Ordnance Survey Data. ©  
Crown Copyright 2013 EFDC License No:  
100018534

Contains Royal Mail Data. © Royal Mail  
Copyright & Database Right 2013

Application Number:	EPF/1803/16
Site Name:	126 High Road Loughton Essex IG10 4BE
Scale of Plot:	1:500



**Report Item No:3**

<b>APPLICATION No:</b>	EPF/1803/16
<b>SITE ADDRESS:</b>	126 High Road Loughton Essex IG10 4BE
<b>PARISH:</b>	Loughton
<b>WARD:</b>	Loughton Forest
<b>APPLICANT:</b>	Mr Amit Kundra
<b>DESCRIPTION OF PROPOSAL:</b>	Demolition of the existing nightclub premises and erection of a 4 storey building (with top floor recessed) comprising a retail unit on the ground floor and 8 flats on the three upper floors.
<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=585648](http://planpub.eppingforestdc.gov.uk/NIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=585648)

**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 numbered 15269\_PL03 Rev A, 15629\_PL04 Rev A, 15629\_PL01, and 15269\_PL02
- 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 A flood risk assessment and management and maintenance plan shall be submitted to and approved by the Local Planning Authority prior to commencement of development. The assessment shall include calculations of increased run-off and associated volume of storm detention using WinDes or other similar best practice tools. The approved measures shall be carried out prior to the substantial completion of the development and shall be adequately maintained in accordance with the management and maintenance plan.
- 5 No development shall take place, including any works of demolition, until a Construction Method Statement has been submitted to, and approved in writing by, the Local Planning Authority. The approved Statement shall be adhered to throughout the construction period. The Statement shall provide for:
  1. The parking of vehicles of site operatives and visitors
  2. Loading and unloading of plant and materials

3. Storage of plant and materials used in constructing the development
  4. The erection and maintenance of security hoarding including decorative displays and facilities for public viewing, where appropriate
  5. Measures to control the emission of dust and dirt during construction, including wheel washing.
  6. A scheme for recycling/disposing of waste resulting from demolition and construction works.
- 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.
  - 7 Prior to the first occupation of the development the cycle parking as indicated on the approved plans shall be provided and shall be retained in perpetuity for its intended purpose.
  - 8 Prior to the first occupation of the proposed development, the Developer shall be responsible for the provision and implementation of a Residential Travel Information Pack for sustainable transport, approved by Essex County Council, to include six one day travel vouchers for use with the relevant local public transport operation.

*This application is before this Committee since the recommendation for approval is contrary to a) an objection from a local council and b) to more than two objections received, which are material to the planning merits of the proposal, (pursuant to the 'constitution, part three:scheme of delegation, appendix 3.).*

**Description of Site:**

A three storey building on the corner of the High Road and Smarts Lane. Most of the building is used as the Luxe night club. The property is not listed nor does it lie within a conservation area.

**Description of Proposal:**

Demolition of the existing night club premises and erection of a 4 storey building, with the top floor recessed, comprising of a retail unit on the ground floor and 8 flats on the three upper floors.

**Relevant History:**

EPF/0719/14 was a refusal of permission to retain the use of the premises as a night club.

Subsequently an enforcement notice was served requiring cessation of this night club use. An appeal was then lodged and dismissed. Regrettably, the use still continues and technical and complex discussions with legal advisors are continuing about the best way to secure a prosecution.

**Policies Applied:**

- CP2 – Protecting the quality of the rural and built environment.
- CP3 – New Development
- CP7 – Urban Form and Quality
- U2B – Flood Risk Assessment Zones
- DBE1 – Design of new buildings.

DBE3 – Design in Urban Areas  
DBE8 – Private Amenity Space  
DBE9 – Loss of amenity.  
ST6 – Vehicle 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 objected to this application as the lack of parking for both the residents, their visitors, and for employees of the retail unit, sets an unacceptable precedent in this area of the High Road. The nearby residential roads are already suffering from parking congestion. The Committee did however suggest that underground car parking could be provided as an alternative solution that would be beneficial to the developer. The Committee also commented that the feasibility of retaining the original façade of the Royal Standard public house should be maintained in the design to preserve the integrity of the High Road and, as a minimum, the original panel with the Royal Standard, an iconic feature, should be reused.

LRA PLANS GROUP – no objection in principle to the redevelopment of the property. However we strongly object to this application because it would involve the loss of the façade of the building, which is an 1860's building standing opposite the site of Loughton's first station, and one of the few remaining parts of the town's history. Although the exterior of the building is currently unattractive, we believe that it is possible to clean off black paint and to retain the Royal Standard sign (currently hidden behind the Luxe sign), and to provide equivalent accommodation behind the façade.

LOUGHTON AND DISTRICT HISTORICAL SOCIETY - The Society objects to the above proposal. The Royal Standard ("LUXE" in recent years) was built in or about 1860 to provide refreshment for travellers arriving at the first Loughton station, principally as visitors to the Forest. The entrance to the station was directly opposite, on the site of what is now Cafe Rouge. It was described by William White in 1863 as one of two "taverns on the Shoreditch model" - that is, ground floor bars under two floors of living accommodation. The other was the Olive Branch, now the Hollybush.

It is a keynote building in the Loughton street scene, and has always been prominent in views of the town, with its distinctive curved parapet to the diagonal corner front, and its notable quoins. It is an important relic of the time when Loughton was primarily a tourist destination.

The building is in our view definitely an undesignated heritage asset, which LPA should under para 129-131 of the NPPF seek to retain and improve.

The building underwent modernisation in c1930. Its then owners, Charrington, clad the lower facade in their standard livery of olive-green ceramic tiles, installed a large royal standard also in ceramic tiles, on the diagonal corner elevation - it is still there, specifically protected under a box. This in itself was a significant feature of Loughton. The upper storeys were roughcast and painted cream. The building we have now, despite its overpainting in inappropriate colours, is this 1930 interpretation of the Victorian building, which is specifically catered for in EFDC's heritage policy, which refers to a building in its original state, or a phase of its existence. It is the 1933 cladding which anyone now living in Loughton remembers and values.

NEIGHBOURS – 57 properties consulted and 5 replies received:-

39 HIGH BEECH ROAD – Object – this landmark building should not be demolished – despite it being currently painted black with gaudy signs. The façade should be retained with a new build

behind. Also weekday parking in my street is at a premium with commuters filling it up and walking to the station - an additional 8 properties at the end of our road with no parking will make it worse.

25, HIGH BEECH ROAD – I am extremely supportive of this change of use – the Luxe attracts the worst sort of people to Loughton and the anti social behaviour and violence that results is discouraging families to move to Loughton. I strongly support the recommendation of the LRA to retain the historic façade so as to retain the character of the High Street. Given the site's proximity to the station I have no objection to the lack of parking. Permit parking on High Beech Road should be introduced, and the closure of Luxe would ease parking on these roads.

3A, CONNAUGHT AVENUE – I am pleased that an alternative use for the premises is being proposed, and welcome the application. If possible the historic features should be maintained and incorporated into the new design. My concern is the lack of any provision for car parking.

9, STATION ROAD - Although we are in favour of conversion of the building to flats, we strongly believe the council should insist on preserving the beautiful architectural facade of the building and making it no taller than the existing structure. A good compromise would be to allow even the ground floor to be the lobby for the flats and have a couple of ground floor flats as well. We really don't need more retail space on that part of the high road. Although we are not against the ground floor being used for general merchandise retail space, we feel the builder could have a happy compromise if allowed to build fewer flats but being allowed to build flats on the ground floor too but using the existing architectural facade and no taller than the existing building. We should have more character residential property in Loughton! Here is golden opportunity to do that.

117, QUEENS ROAD – the loss of this historical property would be detrimental to the area and the High Road would be aesthetically poorer. At a minimum the façade should be retained.

ESSEX COUNTY COUNCIL HIGHWAYS – their initial comments are that in a town centre location such as this, with good access to public transport, the lack of parking is acceptable. They note that on other town centre appeals inspectors have concluded that an absence of car parking is appropriate since the Governments policy is to reduce the use of the car in sustainable locations which are well served by other modes of transport. Any further comments will be reported verbally at Committee.

### **Issues and Considerations:**

The main issues raised by this application are firstly, whether the absence of parking for the proposed scheme is acceptable, and secondly, whether the application should be rejected because the facade of the existing building should be retained.

The proposed building would cover the whole of the site and no parking is to be provided for the 8 flats or the commercial unit on the ground floor. As mentioned in the Highways Authority's comments above, the non provision of car parking on development schemes in the town centre have been allowed before so any approval for this proposal would not set a precedent - which is a concern of the town council. In particular at a site nearly opposite at 165 the High Road (Lawlors estate agents and a Multi York furniture shop) a number of consents have been granted, some on appeal, for redevelopment at the rear of the site, plus extension of the frontage building. In this respect EPF/2600/14 allowed the development of 14 flats and one commercial unit without car parking being provided. This consent has yet to be implemented. It is also clear that a lot of current on street parking stress in the locality stems from commuter car parking, and that the existing night club use causes considerable parking strain on narrow residential roads behind the site. Bearing in mind these points, particularly that of the site's sustainable town centre location, the lack of provision for off street parking is acceptable and complies with the policy framework set out in the NPPF.

In relation to the matter of the façade of the building, a preliminary matter to deal with is the question of whether the existing building is a non-designated heritage asset. This is informed by a heritage asset review carried out for the District Council by DPP Heritage & Design. Their final report, dated May 2012, states their remit included reviewing whether there are any other buildings in the District that could merit further consideration for designation as locally listed buildings. The report did not identify 126 High Road as meeting criteria for consideration for designation. Consequently it is concluded the available evidence does not support treating the building as a non-designated heritage asset. That position has informed the approach taken in assessing the matter of design, in particular the value to be given to the façade of the existing building for the character and appearance of the locality.

This application follows on from pre application discussions with officers, and officers raised the possibility of the building being refurbished and perhaps extended. However, the owner of the building confirmed that after 10 years of night club usage the physical condition of the property had deteriorated, and a conversion was not feasible. Third party comments received in response to this application also argue strongly that the building's façade should be retained with a 'new' building erected behind. In response to these issues, and just prior to drafting this report, the applicants agents have made the following statement:-

*As part of the design process the existing building was evaluated for its feasibility to be developed. The building was appraised in relation to adaptation and restoration which are highlighted below:*

- The internal layout and configuration was not conducive for adaptation;*
- The building would require substantial structural work to allow for adaptation;*
- The building would require substantial upgrading to meet current building regulations;*
- The external appearance is in a poor state;*
- The external appearance would require substantial work & cost to reinstate;*
- The existing building is not currently listed.*

*The building has a number of loadbearing walls and existing window positions that make the internal planning non conducive for modern planning and efficiencies. The type of Victorian building would need substantial upgrading in terms of thermal and structural performance making the development uneconomic.*

*The building has been looked at and it appears that structurally windows and lintels are dropping in places showing signs of settlement or continued settlement. These can be rectified but would leave evidence of scarring possibly visible from the high street.*

*Adaptation & conversion make the development an uneconomical solution, especially mindful of the building not being nationally or locally listed.*

*Due to the amount of work involved, it was the belief that whatever work was carried out to restore the building to its original glory, there would be visible scars on the building.*

*Historic façade retention does occur in London but this is generally found on listed buildings and buildings on an economic scale - this building is neither.*

*The client does not feel that it is financially viable to adapt the building as the works required to restore it are substantial.*

#### *Proposed buildings aesthetic*

*The proposed development has been designed to reflect the existing building in scale and mass to homogenize with the High Street.*

*The physicality and character of the proposed building is very similar to the original building and will still be a positive influence on this corner of Loughton High Street.*

*The proposed appearance, whilst contemporary in nature, draws upon characteristics and features of neighbouring buildings and historical features along the High Street.*

*The materials proposed are sympathetic to the street and are in-keeping with the local material pallet.*

*The ground floor aesthetic is similar to the original building and mirrors the neighbouring buildings through the use of columns and glazing. The columns will have a stone appearance that also reflects the local material pallet.*

*\*If it would please the council we can introduce olive green tiles to the ground floor to reflect the original public house (as highlighted by the Loughton and District Historical Society)*

*The splay to the corner has been retained reflecting the original buildings mass. A feature window has been provided to reflect the original public house standard. The feature will also include a glazed green tile panel that also reflects the buildings original ground floor finish.*

*The building has a series of green glazed tiled panels to echo the buildings original glazed tile features. This will be vibrant and visually interesting aspect to the façade providing a positive contribution to the street scene.*

*The new building will not be detrimental to the street scene.*

*The client wishes to call the development 'The Royal Standard House' as a nod to it's past. This will be illustrated in a sign close to the residential entrance.*

Bearing in mind the above officers are satisfied that it would not be feasible either to refurbish the existing building, or to retain the façade. The overall design of the new building, which 'retains' a diagonal or splayed front corner, is acceptable, and provides a suitable 'book end' to this terrace of properties. However, clearly there is scope for further discussion on proposed materials to be used on the external surfaces, including use of olive green tiles, and to this end a condition requiring materials to be submitted and approved is proposed.

In terms of the amenity of neighbouring properties the 2 storey building to the rear facing Smarts Lane presents a windowless flank wall to the application site and no loss of amenity would result. The owner of the adjoining 128 High Road has been in discussions with the applicant and they have come to an agreement about the omission of side facing windows to a corridor at first floor level, and the plans have been amended accordingly.

There is no off street servicing space for the proposed retail unit. However its size is not large and a small arm of Smarts Lane at the side of the site provides a facility for vehicles to park for unloading without impeding traffic on the High Road.

Finally, the applicants own this property and could in theory persuade or force the Luxe night club to vacate the premises. However, they state that because the property is in very poor physical shape it would be very difficult to re let the existing building to another tenant. In this context they have stated that they would be likely to proceed fairly quickly with the proposed redevelopment scheme if planning approval were to be granted.

Other issues include drainage, which can be dealt with by condition and a suitable informative, and amenity space provision. In relation to the latter point, none is provided, nor can any be. However, within a busy town centre location that is common and therefore not unacceptable.

### **Conclusions:**

For the reasons set out above it is recommended that conditional planning permission be granted.

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

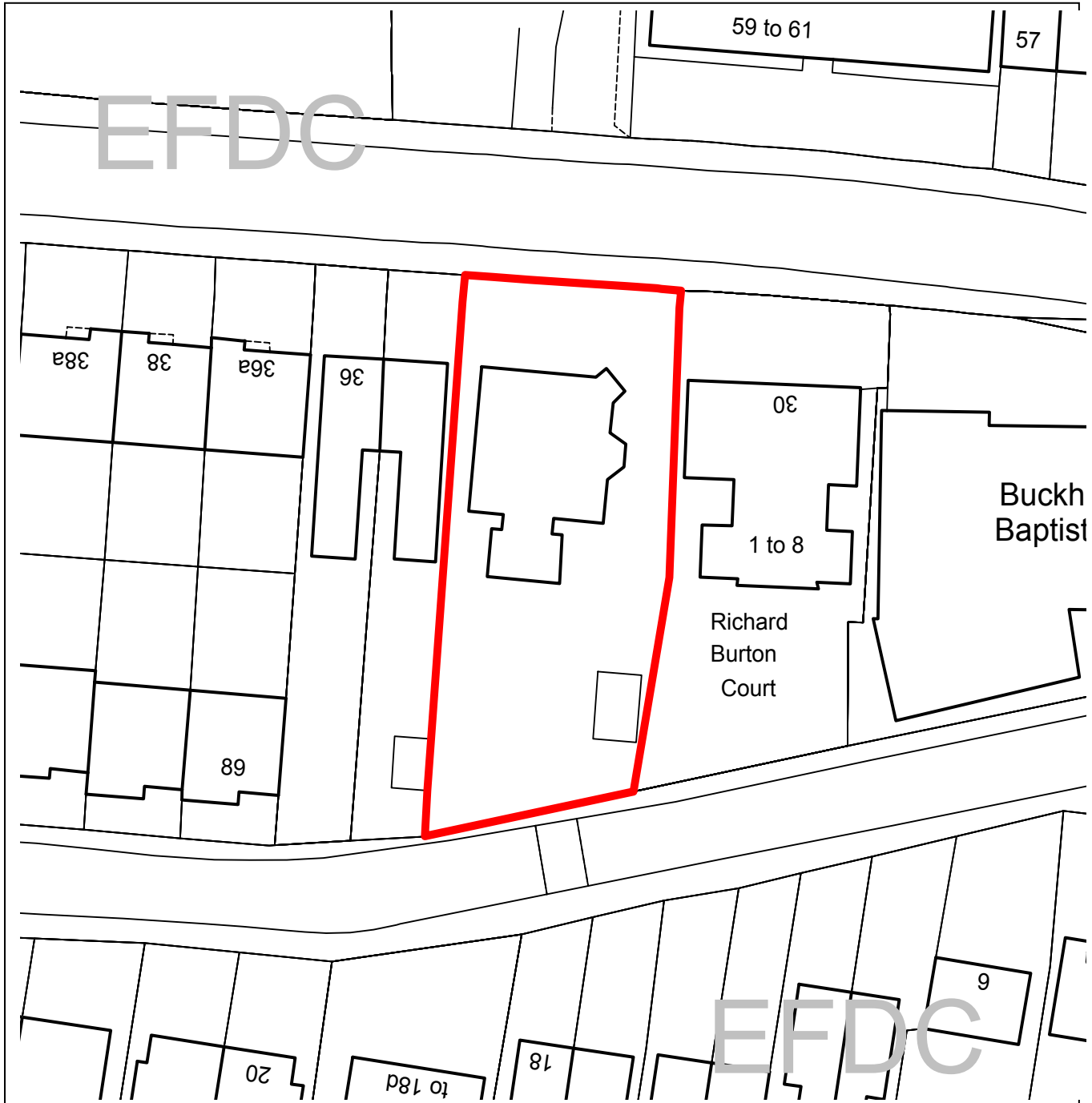
**Planning Application Case Officer: David Baker**  
**Direct Line Telephone Number: 01992 564514**

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



# Epping Forest District Council

## Agenda Item Number 4



Unauthorised reproduction infringes Crown Copyright and may lead to prosecution or civil proceedings.

Contains Ordnance Survey Data. © Crown Copyright 2013 EFDC License No: 100018534

Contains Royal Mail Data. © Royal Mail Copyright & Database Right 2013

Application Number:	EPF/1852/16
Site Name:	West Lodge, 32 Palmerston Road Buckhurst Hill Essex IG9 5LN
Scale of Plot:	1:500



**Report Item No: 4**

<b>APPLICATION No:</b>	EPF/1852/16
<b>SITE ADDRESS:</b>	West Lodge 32 Palmerston Road Buckhurst Hill Essex IG9 5LW
<b>PARISH:</b>	Buckhurst Hill
<b>WARD:</b>	Buckhurst Hill West
<b>APPLICANT:</b>	Mr Paul Spencer
<b>DESCRIPTION OF PROPOSAL:</b>	Proposed demolition of existing building and construction of a replacement building providing 14 flats (revision to EPF/1812/15 which was allowed at appeal for 13 flats)
<b>RECOMMENDED DECISION:</b>	Grant Permission (With Conditions)

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

[http://planpub.eppingforestdc.gov.uk/NIM.websearch/ExternalEntryPoint.aspx?SEARCH\\_TYPE=1&DOC\\_CLASS\\_CODE=PL&FOLDER1\\_REF=585794](http://planpub.eppingforestdc.gov.uk/NIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=585794)

**CONDITIONS**

- 1 The development hereby permitted must be begun not later than the expiration of three years beginning with the date of this notice.
- 2 The development hereby permitted will be completed strictly in accordance with the approved drawings nos: 269-PL-09, 269-EX-03, 269-EX-04, 269-PL-10, 269-PL-11, 269-PL-12, 269-PL-13, 269-PL-14, 269-PL-15, and 269-PL-16
- 3 The development shall be implemented in accordance with the approved external material details submitted under application reference EPF/1739/16 materials approved were:  
Arundel Yellow Multi Stock  
Holbrook Sandfaced Dark  
Marley Vertigo slate Anthracite  
Unless otherwise agreed in writing with the Local Planning Authority.
- 4 The development shall be implemented in accordance with the agreed surface water drainage details submitted on the 23rd August 2016 under reference EPF/1988/16 unless otherwise agreed in writing with the Local Planning Authority.
- 5 Prior to first occupation of the development hereby approved, the proposed window openings in the flank elevations shall be entirely fitted with obscured glass and have fixed frames to a height of 1.7 metres above the floor of the room in which the window is installed and shall be permanently retained in that condition.

- 6 The development shall be carried out in accordance with the hard and soft landscaping details submitted under application EPF/1739/16 as shown on the Open Spaces plans titled: Soft Landscape Plan and Hard Landscape Plan unless otherwise agreed in writing with the Local Planning Authority. 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 The development shall be carried out only in accordance with the approved Tree Protection documents submitted under reference EPF/1739/16, specifically Open Spaces plan titled: Tree Protection Plan - Construction Phase unless the Local Planning Authority gives its written consent to any variation.
- 8 The development shall be carried out in accordance with the approved details showing site levels submitted under reference EPF/1739/16 specifically drawing nos. Front & Rear Elevation, Existing Levels - Side Elevations, Condition 09 - Cross section and Condition 09 - Proposed Site Plan unless otherwise agreed in writing.
- 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 development shall be carried out in accordance with the Construction Method Statement submitted under reference EPF/1739/16 titled: Construction Management Plan (Issue date 12/06/2016)  
The approved Plan shall be adhered to throughout the construction period.
- 11 Prior to the first occupation of the development the proposed private drive shall be constructed to a minimum width of 5 metres for at least the first 6 metres from the back of carriageway and provided with an appropriate dropped kerb crossing of the footway.
- 12 Prior to first occupation of the development the existing dropped kerb crossings to the site off of Palmerston Road shall be fully reinstated to full height kerbing and footway across the site frontage.
- 13 There shall be no discharge of surface water onto the Highway.
- 14 No unbound material shall be used in the surface treatment of the vehicular access within 6 metres of the highway boundary.
- 15 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.

- 16 Prior to the occupation of the development hereby approved, 1.8m high obscure glazed privacy screens shall be installed at the outside flanks of the balconies serving Flat numbers 7, 8, 11 and 12 as indicated on drawing number 269-PL-05 rev: B. Thereafter the outside flanks of those balconies shall be permanently enclosed in that manner.

*This application is before this Committee since it is an application for residential development consisting of 5 dwellings or more (unless approval of reserved matters only) and is recommended for approval (Pursuant to The Constitution, Part Three: Planning Services – Delegation of Council functions, Schedule 1, Appendix A.(d)). It is also before this Committee since the recommendation is for approval contrary to an objection from a local council which is material to the planning merits of the proposal (Pursuant to The Constitution, Part Three: Planning Services – Delegation of Council functions, Schedule 1, Appendix A.(g)).*

### **Description of Site:**

The application site is a wide, deep plot fronting onto Palmerston Road and backing onto Westbury Lane with vehicular access to both sides. The site currently consists of a redundant care home which was presumably originally a single family dwelling house. The building has been extended to a large degree in the past, particularly to the rear. The site slopes up to the west, with a pair of attractive, semi-detached single dwelling houses up the slope to the west and a block of 8 flats down the slope to the east. The site is within the built up area of Buckhurst Hill close to the Underground Station and shops and services of Queens Road. There is a protected Oak Tree to the rear, close to the boundary with No. 34 and the rear road frontage to Westbury Lane. The site is not within the Metropolitan Green Belt.

### **Description of Proposal:**

The application seeks consent for the demolition of the existing building and construction of a replacement building providing 14 flats (6 one bed and 8 two bed flats). The proposal will result in a part three storey, part four storey building with basement parking. A communal garden area is proposed to the front and rear. Bin storage is proposed to the front with a pedestrian access from Palmerston Road. Vehicle access will be from the rear (Westbury Lane) car parking for 14 cars within the basement accessed by a car lift.

The proposal has a maximum depth of 23m, width of 15m and at the highest point a maximum height of 11.5m. The proposal is irregular in shape with angled corners to the rear (Westbury Lane elevation) and angled indents centrally providing light and patio areas with a proposed 'living green wall'.

All but four of the flats will have a private balcony/patio/terrace area.

This is a revised application to EPF/0925/16 which was approved by Area Plans South Committee at the June 2016 meeting. This is an alternative design to the development allowed at appeal application EPF/1812/15 involving changes to the roof design to create a second flat at third floor within a pitched roof addition (rather than flat roof) with an additional roof terrace area. Previous approval EPF/1812/15 was for 13 flats. The footprint and height of the proposal remain the same.

### **Relevant History:**

EPF/0925/16 - Proposed demolition of existing building and construction of a replacement building providing 12 flats. (Revised design to approved application EPF/3035/15) – App/Con  
EPF/3035/15 - Proposed demolition of an existing building and construction of a replacement building providing 12 flats - App/Con

EPF/1812/15 - Proposed demolition of existing building and construction of a replacement building providing 13 flats – Refused – this application was subsequently allowed at appeal (decision date 9<sup>th</sup> June 2016)

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

Policies Applied:

Epping Forest District Local Plan and Alterations

CP2 – Protecting the Quality of the Rural and Built Environment

CP3 – New Development

CP5 – Sustainable Building

CP7 – Urban Form and Quality

DBE1 – Design of New Buildings

DBE2 – Effect on Neighbouring Properties

DBE3 – Design in Urban Areas

DBE8 – Private Amenity Space

DBE9 – Loss of Amenity

DBE10 – Residential Extensions

ST1 – Location of Development

ST4 – Road Safety

ST6 – Vehicle Parking

H2A – Previously Developed Land

H4A – Dwelling Mix

LL10 – Adequacy of provision for landscape retention

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

**Summary of Representations:**

BUCKHURST HILL PARISH COUNCIL: Objection -  
Detrimental to the local streetscene of Westbury Lane.  
Unacceptably high density/overdevelopment of the site.

If planning approval is granted ultimately the Parish Council would like to see the developers provide a financial contribution to the local community.

73 Neighbours consulted and a Site Notice erected:

34 PALMERSTON ROAD: Objection loss of light – would like conditions 5 and 18 of EPF/3035/15 carried over to this permission

**Issues and Considerations:**

Following the initial refusal by this Committee (which was later allowed at appeal), two similar schemes for this site have been previously approved by this Committee. (which were changes to the design of the roof area).

The main issues with this proposal are therefore considered to be whether the changes to the design raise any design or amenity issues.

### Design

The proposal is very similar to the previously refused (and subsequently allowed at appeal) scheme EPF/1812/15; however this application includes an additional flat at roof level and replaces the flat roof lift shaft area (approved under EPF/1812/15) with a pitched roof element to the rear of the previously approved pitched roof. The removal of the flat roof element and the addition of the pitched roof structure is considered an improvement to the design which complements both the contemporary appearance of the proposed scheme and that of both streetscenes (Westbury Lane and Palmerston Road).

### Amenity

In terms of amenity the proposal adds additional built form at roof level. No. 34 Palmerston Road have objected to the revised scheme due to loss of light to side facing windows. The potential loss of light to these side facing windows is a material consideration that must be assessed. In relation to this matter it is noted the additional roof structure is set in from the side wall by a minimum of 1.4m and maximum of 2.5m. Additionally the roof extension increases the eaves height at this boundary by a minimal 1.5m. This set in, coupled with the relatively low additional height separates the development from No. 34 and is considered sufficient to mitigate against any potential loss of light to the side facing windows of No. 34.

With regards to the opposite side, two roof terraces are proposed for the two flats, however both of these area located on the north eastern side adjacent to Richard Burton Court and any possible views will be long reaching (both onto Palmerston Road and Westbury Lane) and will be in the main over front, more public areas and therefore this revised proposal does not raise any significant privacy concerns.

### Comments on representations received:

Other than those comments discussed above the Parish Council has objected in part due to the high density/overdevelopment of the site. The footprint of the building has not been increased and an additional parking space and a roof terrace for the proposed additional flat has been accommodated within the scheme and therefore it is not considered that the addition of the roof structure results in overdevelopment of the site.

The Parish Council have also requested that the developers provide a financial contribution to the local community however this has not been raised previously and no justification for this need has been provided; therefore at this stage this seems unreasonable.

### Conclusion:

This revised scheme is a revised hybrid between the previously approved by Committee schemes and the allowed appeal scheme which allows for an additional flat on the site. It is considered an acceptable scheme given the above and the proposal is considered acceptable and approval with conditions is recommended.

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

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

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



# Epping Forest District Council

## Agenda Item Number 5



Unauthorised reproduction infringes  
Crown Copyright and may lead to  
prosecution or civil proceedings.

Contains Ordnance Survey Data. ©  
Crown Copyright 2013 EFDC License No:  
100018534

Contains Royal Mail Data. © Royal Mail  
Copyright & Database Right 2013

Application Number:	EPF/1213/16
Site Name:	2 Gladstone Road Buckhurst Hill Essex IG9 5SW
Scale of Plot:	1:500

**Report Item No: 5**

<b>APPLICATION No:</b>	EPF/1213/16
<b>SITE ADDRESS:</b>	2 Gladstone Road Buckhurst Hill Essex IG9 5SW
<b>PARISH:</b>	Buckhurst Hill
<b>WARD:</b>	Buckhurst Hill West
<b>APPLICANT:</b>	C & G Developments
<b>DESCRIPTION OF PROPOSAL:</b>	Proposed detached house on land adjacent 2 Gladstone Road.
<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=584425](http://planpub.eppingforestdc.gov.uk/NIM_websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=584425)

**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: C+G 1A revision A and street scene elevation.
- 3 Notwithstanding any indication within the application, the building hereby permitted shall be constructed in brickwork. No construction works above ground level shall take place until documentary and photographic details, and samples where required, of the types and colours of the external finishes have been submitted to and approved by the Local Planning Authority, in writing. The development shall be implemented in accordance with such approved details.
- 4 No development shall take place until details of levels have been submitted to and approved by the Local Planning Authority showing cross-sections and elevations of the levels of the site prior to development and the proposed levels of all ground floor slabs of buildings, roadways and accessways and landscaped areas. The development shall be carried out in accordance with those approved details.
- 5 Details of surface water disposal shall be submitted to and approved in writing by the Local Planning Authority before any work commences, and the development shall be implemented in accordance with such agreed details. No surface water shall discharge onto the highway.
- 6 No development shall take place until details of the proposed surface materials for the site frontage have been submitted to and approved in writing by the Local Planning Authority. The agreed surfacing shall be made of porous materials and retained thereafter or provision shall be made and retained thereafter to direct run-off water from the hard surface to a permeable or porous area or surface within the

curtilage of the property. The agreed surface treatment shall be completed prior to the first occupation of the development or within 1 year of the substantial completion of the development hereby approved, whichever occurs first.

- 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 take place until wheel washing or other cleaning facilities for vehicles leaving the site during construction works have been installed at the site. The installed cleaning facilities shall be used to clean vehicles wheels immediately before leaving the site.
- 9 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.
- 10 Windows to the rear facing dressing room and en suite bathroom shall be finished in obscure glazing and non-opening below transom level (limited to the upper quarter only) and shall thereafter be retained in that form.
- 11 Notwithstanding the provisions of the Town & Country Planning (General Permitted Development) (England) Order 2015 (or of any equivalent provision in any Statutory Instrument revoking or re-enacting that Order), the garage(s) hereby approved shall be retained so that it is capable of allowing the parking of a car together with any ancillary storage in connection with the residential use of the site, and shall at no time be converted into a room or used for any other purpose.
- 12 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 Classes A, B, C and E 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: Scheme of Delegation, Appendix 3)*



### **Description of Site:**

The application site forms part of the garden to 2 Gladstone Road, a two storey detached dwelling house on the south-east side of the road. A single domestic garage lies on the land which is otherwise laid as a garden.

The surrounding area is wholly residential in character comprising a wide mix of predominantly two storey houses. Properties to the west are of a smaller cottage style while 2, 4 and 6 are more modern additions. Abutting the eastern site boundary lie a pair of garages serving properties in Russell Road. Land falls steeply to the east and south at this point.

### **Description of Proposal:**

Permission is sought for a new two storey, detached dwelling house on the site with integral garage. The building aligns at the front with the existing buildings to the west and is indicated as being set down into the site to provide level access at the front. The property is indicated as two bedroom but the overall floor area at first floor could be re-configured to form a three bed unit. The building is of simple design with a hipped pitched roof to the frontage with a central crown section.

The garage is 5.1m deep and 3.5m wide internally and is located in a similar position to the existing garage, utilising the existing crossover. The rear garden is subdivided to provide separate gardens to existing and proposed dwellings.

### **Relevant History:**

None

### **Policies Applied:**

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

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: 21

Site notice posted: No, not required

Responses received: Three objections have been received, from 61 and 69 Russell Road and 6 Gladstone Road raising the following concerns:

- Proposal is out of character with the surrounding properties in scale and form
- Overdevelopment of the site – lack of amenity space
- Parking issues – insufficient parking provided in light of lack of off-street parking at most properties in the road and parking restrictions in Russell Road.

- Overlooking of property at the rear in Russell Road

Buckhurst Hill Parish Council objected to the application on grounds that it is an overdevelopment of the site resulting in the loss of amenity (garden) space. The development would adversely affect highway safety by virtue of being close to a bend (known local blind-spot) and have negative impact on a road already congested for car parking.

If the application is subsequently approved, they would like to see a condition that would prevent the garage be changed into a habitable space at some point in the future.

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

The pattern of development in the area displays a wide variety of built forms. Further west are older, smaller cottages whereas at the eastern end of the road, greater variety exists. The dwellings at 2, 4 and 6 are evidently later additions to the street scene while directly opposite lies a terrace of 6 dwellings from the 1960's with curtilage parking on the frontage. Thus, no over-riding form of building prevails as a precedent.

Properties do, however, step down to reflect the fall of the road and this is particularly evident in the properties immediately west of the site. The application maintains this approach such that the theme of a stepped eaves line is maintained. Beyond this, the elevational treatment is appropriately proportioned in its context. It is noted that the application form indicates a block and render construction but a brick finish is considered more appropriate to the location and a condition to that effect is proposed. With this in place, the building is considered acceptable on design grounds.

In terms of the relationship with surrounding occupiers, concerns are expressed primarily in regards to neighbours in Russell Road. The building does lie in close proximity to the boundary but has been laid out such that first floor windows closest to the boundary are to non-habitable areas. Rear gardens to properties in Russell Road are around 25m long and are set at an angle to the development site. It is considered therefore that development does not have a significant effect on residents at the rear.

The proposal includes a garage to serve the new dwelling of generous size which would meet requirements for the proposal, but does involve the loss of the garage for the existing dwelling. It is acknowledged that off –street parking in this road is limited as a result of most buildings not having wide frontages. It is not however the role of any application to solve historic and generic parking difficulties of the area and the application must be considered solely on the basis of its specific implications – which are effectively a shortfall of one parking space. Officers have difficulty arguing that one space has such a material impact as to be justifiable ground for refusal.

The Parish Council comment on highway safety due to the bend is noted, but the crossover is in effect in the same position as that existing.

Objectors have raised issues of the level of development proposed as regards to future occupiers. Private gardens are indicated for both the existing and proposed dwellings of a minimum size of around 84sq.m. The overall residential floor space in the new dwelling is generous in the context of the general guidance in the national technical housing standards. Thus the overall scale of development is appropriate to the site.

**Conclusion:**

The proposal complies with relevant planning policy guidance in terms of the overall level of development proposed. In design terms, the proposal follows the pattern of buildings in the vicinity which step down to reflect changes in levels and is therefore proportionate in the local context.

Officer do not consider that taken individually or collectively that the overall shortfall of one off-street parking space nor the potential impact on adjoining residents are significant enough to support refusal of permission, although these issues are finely balance. It is therefore recommended that planning permission be granted subject to conditions.

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

***Planning Application Case Officer: 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



Unauthorised reproduction infringes  
Crown Copyright and may lead to  
prosecution or civil proceedings.

Contains Ordnance Survey Data. ©  
Crown Copyright 2013 EFDC License No:  
100018534

Contains Royal Mail Data © Royal Mail

Application Number:	EPF/1652/16
Site Name:	142 Buckhurst Way Buckhurst Hill Essex IG9 6HP
Scale of Plot:	1:500

**Report Item No:6**

<b>APPLICATION No:</b>	EPF/1652/16
<b>SITE ADDRESS:</b>	142 Buckhurst Way Buckhurst Hill Essex IG9 6HP
<b>PARISH:</b>	Buckhurst Hill
<b>WARD:</b>	Buckhurst Hill East
<b>APPLICANT:</b>	Mr Balwinda Chahal
<b>DESCRIPTION OF PROPOSAL:</b>	Extension to form new first floor and conversion into two semi-detached houses (enlarged proposal)
<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=585373](http://planpub.eppingforestdc.gov.uk/NIM_websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=585373)

**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 No development shall take place until details of the proposed surface materials, boundary treatments and landscaping for the front garden area have been submitted to and approved in writing by the Local Planning Authority. The agreed surfacing shall be made of porous materials and retained thereafter or provision shall be made and retained thereafter to direct run-off water from the hard surface to a permeable or porous area or surface within the curtilage of the property. The agreed works shall be completed prior to the first occupation of the development or within 1 year of the substantial completion of the development hereby approved, whichever occurs first.
- 4 The alterations to the vehicle crossover shown on the approved plans shall be fully completed prior to first occupation of the development hereby permitted.
- 5 All construction/demolition works and ancillary operations, including vehicle movement on site which are audible at the boundary of noise sensitive premises, shall only take place between the hours of 07.30 to 18.30 Monday to Friday and 08.00 to 13.00 hours on Saturday, and at no time during Sundays and Public/Bank Holidays unless otherwise agreed in writing by the Local Planning Authority.
- 6 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 as amended (or any other Order revoking, further amending or re-enacting that Order) no development generally

permitted by virtue of Class A, B and C 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: Scheme of Delegation, Appendix 3)*

### **Description of Site:**

The application site lies on the east side of Buckhurst Way, opposite its junction with Walnut Way. The property comprises a double fronted bungalow with an integral garage at the side accessed from the front. The overall site is around 512 sq.m. and narrows from front to rear.

The surrounding properties are predominantly two storey and in residential use. A pedestrian footpath runs along the southern site boundary linking Buckhurst Way with Chestnut Avenue behind, extending on to open land further east, the site has no access onto this path. The site lies close to a bend and on ground rising from south to north at this point.

### **Description of Proposal:**

Permission has previously been granted for extensions to the building to form two x 3 bedroom houses and the current application proposes further additions to the approved scheme comprising ground and first floor rear extensions. At ground floor, the building would extend a further 4.5 metres across the full width of the two houses. At first floor, a central section extends the full depth of the ground floor, set in 3.3m from the side walls. In this recess, additional space is provided in the form of a rear dormer set within a pitched roof extending down to a ground floor eaves level. Both properties remain 3 bedrooms as previously approved.

### **Relevant History:**

- EPF/2688/13 Demolition of existing and construction of three storey building comprising 5 x 2 bed flats refused – development cramped and overbearing, impact on neighbours, poor internal layout, inadequate parking and inadequate amenity space provision.
- EPF/0049/15 Demolition of existing and construction of a two and a half storey building comprising 4 x 1 bed and 1 x 2 bed flats refused – cramped and overbearing, impact on neighbours and poor internal layout. An appeal was dismissed, the Inspector agreeing the development was unacceptable on character and appearance but not supporting the other grounds.
- EPF/3122/15 Extension to form new first floor and conversion into two semi detached houses..
- EPF/0716/16 Revision to above, proposing increased footprint by widening on southern side.

### **Policies Applied:**

- 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

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: Six

Site notice posted: No, not required

Responses received: Two responses received – although comments from 101 Chestnut Avenue are not specific, referring only to previous comments on overlooking.

Neighbour at 140 Buckhurst Way also objects on loss of light, noise disturbance and inadequate parking

Buckhurst Hill Parish Council objected on grounds of the bulky side elevation and the effect on neighbours

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

In terms of amenity considerations, the proposals would impact solely on the adjoining property at 140 Buckhurst Way. In noting the objections from the Parish Council and the neighbouring resident, the application has been amended in the light of these concerns. The side element adjoining this property has been modified to reduce the mass on the boundary, where a full two storey height addition has been modified to include the rear dormer feature set off the boundary to reduce the mass abutting the neighbour.

Officers have also considered the appeal decision in respect of EPF/0049/15 where the Inspector concluded that the proposal did not have a harmful effect on the adjoining property. The extension is now similar in design and mass to that appeal scheme where it abuts the boundary and smaller in terms of the overall height and depth of the full two storey element in the centre.

Accordingly, the proposal is acceptable on amenity grounds.

In design terms, the extensions are in proportion to the previously agreed scheme and have limited impact on the wider area. Properties to the rear are some distance away and will not be significantly overlooked in light of the length of rear gardens in the area.

### **Conclusion:**

The proposal as amended is consistent with previous proposals for the site where impact has been found by an Inspector not to be harmful to neighbours, a view shared by officers. The development therefore complies with relevant planning policy and it is recommended that planning permission be granted

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

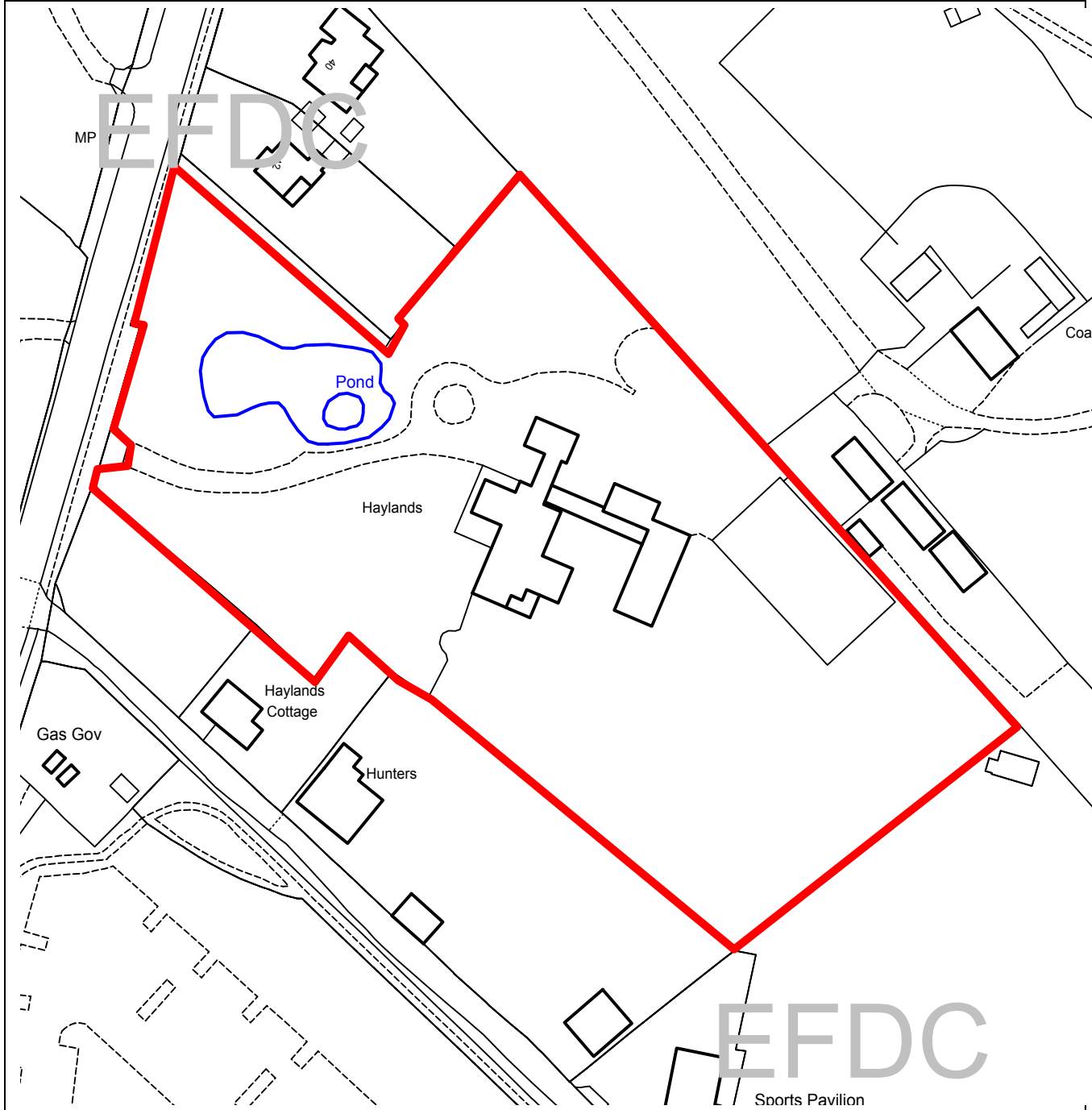
***Planning Application Case Officer: Ian Ansell  
Direct Line Telephone Number: 01992 564481***

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



# Epping Forest District Council

## Agenda Item Number 7



Unauthorised reproduction infringes  
Crown Copyright and may lead to  
prosecution or civil proceedings.

Contains Ordnance Survey Data. ©  
Crown Copyright 2013 EFDC License No:  
100018534

Contains Royal Mail Data. © Royal Mail  
Copyright & Database Right 2013

Application Number:	EPF/1823/16
Site Name:	Haylands, 48 High Road, Chigwell Essex IG7 6DL
Scale of Plot:	1:1250



**Report Item No:7**

<b>APPLICATION No:</b>	EPF/1823/16
<b>SITE ADDRESS:</b>	Haylands 48 High Road Chigwell IG7 6DL
<b>PARISH:</b>	Chigwell
<b>WARD:</b>	Chigwell Village
<b>APPLICANT:</b>	Mr & Mrs Subaskaran
<b>DESCRIPTION OF PROPOSAL:</b>	Demolition of existing dwelling and replacement with new dwelling with basement, two no. 4 car garages, with ancillary guest and staff accommodation over and an outdoor swimming pool (revised submission to EPF/0743/16)
<b>RECOMMENDED DECISION:</b>	Refuse Permission

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

[http://planpub.eppingforestdc.gov.uk/NIM.websearch/ExternalEntryPoint.aspx?SEARCH\\_TYPE=1&DOC\\_CLASS\\_CODE=PL&FOLDER1\\_REF=585737](http://planpub.eppingforestdc.gov.uk/NIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=585737)

**REASON FOR REFUSAL**

- 1 The proposal, by reason of its overall size, width and bulk, is inappropriate development in the Green Belt that is excessively harmful to its openness. Accordingly, the proposal is contrary to policies GB2A and GB7A of the Adopted Local Plan and Alterations, which are consistent with the policies contained within the NPPF. No very special circumstances have been put forward which outweigh the harm to the Green Belt.
- 2 The proposed dwelling by reason of its overall size and proximity to the rear of Haylands Cottage and Hunters would be an obtrusive development that would detract from the amenity and outlook of the occupiers of these properties. The proposal is therefore contrary to policy DBE2 of the adopted Local Plan and Alterations and the aims and objectives of the NPPF.
- 3 The proposed dwelling, by reason of its excessive width, would appear disproportionately large in relation to the size of the plot and as a consequence would appear incongruous within its setting. It would therefore cause significant harm to the character and appearance of the locality, contrary to policies CP2 (iv), GB7A, DBE1 and DBE4 of the Adopted Local Plan and Alterations and the aims and objectives of the NPPF.

*This application is before this Committee since it would otherwise have been refused under delegated powers by the Director of Governance but there is support from the relevant local Parish/Town Council and no other overriding planning consideration necessitates refusal (Pursuant to The Constitution, Part Three: Scheme of Delegation, Appendix 3)*

**Description of Site:**

The application site is a large, detached dwelling set within extensive grounds, in a relatively secluded location on the east side of the High Road within a small enclave of development on the

edge of the village of Chigwell. The site is located within the Metropolitan Green Belt but not a Conservation Area. The property is part two storey and part single storey and has benefitted from various extensions and additions over time so that the building spread is quite large at both single and double storey. There are protected trees to the front of the site and a large pond, with the dwelling sitting fairly centrally within the site. The dwelling is not visible from the High Road, due to the set back of some 75m from the roadside, the large brick wall and gates and the changes to land levels of the site.

### **Description of Proposal:**

This application seeks planning permission for the demolition and replacement of the existing property with a new dwelling with basement and two x 4 car garages with ancillary guest and staff accommodation above. This is a revised scheme to an earlier approval this year which gave planning permission for the main house. This proposal is a revised scheme which adds the garages (with accommodation above) and a change to the design of the main house to include a large decorative dome.

The proposal will consolidate existing built form on the site to form a broadly rectangular dwelling, with the orientation slightly altered so that it sits squarer on the site rather than at an angle. The proposed main part of the dwelling will have a maximum width of 28m, depth of 25m and height of 10.5m (12.5m to the top of the dome). The scheme has been amended since first submission so that the garage/accommodation wings have been reduced in width by 2.5m. The garage/accommodation additions will form two attached wings with a width of 16.5m each, resulting in a total width for this property of 61m. This revised proposal also extends the previously approved basement out under the garage/accommodation wings. The proposal also includes the addition of an outdoor swimming pool. The design of the proposal is reminiscent of a classical style with pediment and corncicing detailing and the two large 'wings'.

### **Relevant History:**

Various applications for extensions the most relevant of which:

EPF/0743/16 – Demolition of existing dwelling and replacement with new dwelling with basement – App/Con

EPF/1301/15 - Demolish the garage and hall and part of the front wing and build new 2 storey side extension (Resubmission of EPF/0001/15) – Allowed at appeal This application was for a northern 'wing' at similar scale to the existing southern 'wing'. This has not yet been implemented.

### **Policies Applied:**

#### Adopted Local Plan and Alterations

- CP1 Achieving Sustainable Development Objectives
- CP2 Protecting the Quality of the Rural and Built Environment
- CP3 New Development
- CP6 Achieving Sustainable Urban Development Patterns
- DBE1 Design of new buildings
- DBE2 Effect on neighbouring properties
- DBE4 Design in the Green Belt
- GB2A Development within the Green Belt
- GB7A Conspicuous Development within the Green Belt
- LL11 Landscaping Schemes

Also relevant are the policies and planning principles contained within the National Planning Policy Framework ('The Framework').

## **Summary of Representations:**

Notification of this application was sent to Chigwell Parish Council and to 7 neighbouring properties, a site notice was erected.

CHIGWELL PARISH COUNCIL: The Council SUPPORTS this application (no reason for this support was provided)

HAYLANDS COTTAGE, GREEN LANE – Objection – increased footprint with impact on Green Belt, moved much closer to shared boundary, bulky overbearing and out of scale, loss of trees, impact of basement on watercourse, concern with regards to sewage, cost arrangements, hours of construction causing disturbance

HUNTERS, GREEN LANE – Objection – Green Belt site, overdevelopment, impact of basement on flooding issues, out of keeping, impact on living conditions.

## **Issues and Considerations:**

The main issues to be considered with this application relate to impact on the Green Belt, amenity, design and impact on trees.

### Green Belt

The proposal is for a replacement dwelling with side two storey wings. The main dwelling (albeit without the dome feature) has approval and this was considered justified as although a very wide and deep footprint, the proposal created a more cohesive footprint than the existing sprawling built form.

The proposed (and approved) main house resulted in a volume increase above that of the existing dwelling of 40% and it was considered that this increase was one that could be classed as 'not materially larger'. Although a relatively large increase in volume, it was considered that the consolidation of the built form to a central, unified building was a benefit to this Green Belt location.

This proposal increases both the spread of the building footprint (in terms of width) and the overall volume with the addition of the side wings. The proposal will more than double in overall width from 28m to 61m and this excessive increase in the overall width of the proposal from that previously approved is considered to result in the proposal becoming a sprawling development which overrides part of the previous justification for approval of the main house. Although the property is not easily visible from the High Road, it is clearly visible from Green Lane and this revised scheme brings built form closer to this rural in appearance Lane to the detriment of the open appearance of this Green Belt location.

Additionally the revised proposal adds approximately over 1000m<sup>3</sup> additional volume which results in this revised proposal being in the region of 78% larger than the existing dwelling. This is not considered an increase in size that can be classed as 'not materially larger' and therefore due to the overall spread, and the increase in volume the proposal is by definition harmful to the character and openness of the Green Belt in this location contrary to policy GB2A and the policies contained within the NPPF. The proposal appears larger than the volume calculations, as the wings are linked to the main house by a covered walk way which although not adding any real additional volume, do add to the overall bulk and overall scale of this proposal.

### Amenity

The previous proposal was considered acceptable in terms of amenity as the proposal was some distance from neighbouring properties and was centrally located within the large plot and the

orientation had been changed (at the request of neighbours) so the proposal sides onto the two nearest neighbours (Hunters and Haylands Cottage).

However, this proposal with the additional wings results in the south wing bringing 2 storey built development to within 10m of the shared boundary with these two properties. Although no side facing first floor windows are proposed on the garage wings, it is considered that this proximity coupled with the overall scale and bulk of the main house behind results in the proposal appearing excessively overbearing to the occupants of these two properties.

The next nearest properties are 40 and 42 High Road to the north and to the front of Haylands. These properties are some 70m from the proposal and given this distance and the trees in this location (many of which are preserved) the proposal is not considered to give rise to any privacy concerns above that of the existing situation.

### Design

The design is in a classical style with columns, cornicing, pediments and finials and has been added to with this revision with the dome and the two garage/accommodation wings. Previously, it was not considered that the scheme was in keeping with the more cottage style of the neighbours on Green Lane. However, it was decided that as the proposal will be viewed in relative isolation of other properties and was centrally located within a large plot, well separated from other properties it was acceptable.

Although, the addition of the dome is considered marginally acceptable given the style of the rest of the house, the two wings create a property which is closer to neighbours with the conflicting design approaches appearing more apparent. Additionally, the proposal almost fills the width of the site rather than sitting comfortably within a larger site. The proposal is therefore considered out of character with the surrounding area, by reason of the overall size, scale and proximity to neighbouring properties given the size of the plot.

### Protected Trees

The Tree and Landscape Officer has no objection to this revised scheme. There are a large number of protected trees on this site and updated tree reports have been provided. It is anticipated that the tree protection will need to be moved to allow working space for the proposed swimming pool but the Tree and Landscape Officer is satisfied that any issues can be dealt with by conditions requiring tree protection and details of hard and soft landscaping. In addition, the proposal involves the excavation of a large basement and a condition has also been suggested to ensure all excavated material is removed from site so not to impact on the retained landscaping.

### Other Matters

#### Land Drainage

The Councils Land Drainage team have been consulted on this application due to the size and concern from neighbours regarding the size of the basement. The Land Drainage Team have requested a condition requiring a flood risk assessment to improve existing surface water runoff, and further details of foul and surface water drainage. With regards to the extent of the basement excavations the team have suggested by way of an informative a thorough investigation of any hydrological and flooding implications of the proposed works.

### Conclusion:

In light of the above appraisal, it is considered that the proposal results in harm to the character and openness of the Green Belt, has an overbearing impact on neighbouring properties and the

width of the property is overdevelopment of the site out of keeping with surrounding properties. Therefore the proposal is recommended for refusal on this basis.

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

**Planning Application Case Officer: Marie-Claire Tovey**

**Direct Line Telephone Number: (01992) 564414**

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



# Epping Forest District Council

## Agenda Item Number 8



Unauthorised reproduction infringes Crown Copyright and may lead to prosecution or civil proceedings.

Contains Ordnance Survey Data. © Crown Copyright 2013 EFDC License No: 100018534

Contains Royal Mail Data. © Royal Mail Copyright & Database Right 2013

Application Number:	EPF/1597/16
Site Name:	17 Russell Road Buckhurst Hill Essex IG7 5QJ
Scale of Plot:	1:500

**Report Item No:8**

<b>APPLICATION No:</b>	EPF/1597/16
<b>SITE ADDRESS:</b>	17 Russell Road Buckhurst Hill Essex IG9 5QJ
<b>PARISH:</b>	Buckhurst Hill
<b>WARD:</b>	Buckhurst Hill West
<b>APPLICANT:</b>	Mr & Mrs Hill
<b>DESCRIPTION OF PROPOSAL:</b>	Two storey side extension, single storey rear extension and front driveway.
<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=585273](http://planpub.eppingforestdc.gov.uk/NIM_websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=585273)

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

**Description of Site:**

A semi detached two storey house located in a road of varied house styles. The property is not listed nor does it lie within a conservation area. The house stands on land that slopes upwards from front to rear.

**Description of Proposal:**

Erection of a two storey side extension, a single storey rear extension, and front driveway.

### **Relevant History:**

EPF/1684/05 gave approval to ground and first floor side and rear extensions. This approval was not implemented.

### **Policies Applied:**

DBE9 – Loss of amenity.

DBE10 – Residential extensions.

National Planning Policy Framework

### **Summary of Representations:**

BUCKHURST HILL PARISH COUNCIL – object because of the effect on the street scene, proximity of the building boundary to the pavement, imbalance to adjoining property, effect on light amenity to neighbouring property, and concern regarding local subsidence and use of permeable materials.

BUCKHURST HILL RESIDENTS ASSOCIATION – The area contains detached and semi detached houses contained within their own grounds, and the proposed extension abutting the pavement would be out of character in the street scene and locality.

NEIGHBOURS - 4 consulted and no replies received.

### **Issues and Considerations:**

The proposal comprises a two storey extension to the side of the house, with the proposed ground floor element projecting rearwards by 3m which then 'wraps' round the rear of the house to the side boundary with the adjoining semi at no.19. The first floor side extension is has a length slightly less than the depth of the house, and the front and rear 'corners' , together with the slightly recessed ground floor front corner, have a rounded profile so as to lessen the angular impact of the extension and improve its appearance in the street scene.

This is a corner property and the side extension will be extended to the back edge of pavement along Luctons Avenue. The depth of the plot on this Luctons Avenue boundary is a sizeable 42m, and the proposed extension will have a ground floor length of 11.3m adjoining this pavement with the first floor element being 7.7m in length. Although the extension will have some visual impact in the street scene it will not unduly detract from visual amenity. In addition the design is similar to another part one and part two storey side addition built at no.53 Roding Lane at its junction with Rous Road. This application (EPF/0846/14) was approved by Committee in July 2014 following an objection form the parish council, and it has now been built. The rounded corners to this extension help in providing an acceptable and more interesting appearance in the street scene, and from the householders view point allows good use of a side area that provides a relatively poor amenity space.

In terms of other concerns raised by the parish council the front of the two storey side extension is slightly recessed and will have a lower ridge height than the main roof. It will therefore have a subservient appearance to the main dwelling, and will not unduly imbalance this pair of semi detached houses at nos. 17 and 19. The rear extension has a modest depth of 3m and it will not unduly detract from the outlook and amenity of no.19. Lastly it is proposed to hard surface some of the front garden area so as to accommodate 2 cars, and amended plans have been received showing provision of a soak away and drainage gully to stop water flowing on to the road from this front area which slopes upwards to the house.



**Conclusions:**

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

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

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

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



# Epping Forest District Council

## Agenda Item Number 9



Unauthorised reproduction infringes  
Crown Copyright and may lead to  
prosecution or civil proceedings.

Contains Ordnance Survey Data. ©  
Crown Copyright 2013 EFDC License No:  
100018534

Contains Royal Mail Data. © Royal Mail  
Copyright & Database Right 2013

Application Number:	EPF/1636/16
Site Name:	Oakridge Cottage, 25 Sparelease Hill Loughton Essex IG10 1BS
Scale of Plot:	1:500

**Report Item No: 9**

<b>APPLICATION No:</b>	EPF/1636/16
<b>SITE ADDRESS:</b>	Oakridge Cottage 25 Sparelease Hill Loughton Essex IG10 1BS
<b>PARISH:</b>	Loughton
<b>WARD:</b>	Loughton St Marys
<b>APPLICANT:</b>	Mr Ashton
<b>DESCRIPTION OF PROPOSAL:</b>	Proposed two storey side addition and single storey front and rear addition
<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=585355](http://planpub.eppingforestdc.gov.uk/NIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=585355)

**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 Access to the flat roof over the extension hereby approved shall be for maintenance or emergency purposes only and the flat roof shall not be used as a seating area, roof garden, terrace, patio or similar amenity area.
- 4 Prior to first occupation of the development hereby approved, the proposed window opening in the side flank wall facing the common boundary with no.27 Sparelease Hill 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 All construction/demolition works and ancillary operations, including vehicle movement on site which are audible at the boundary of noise sensitive premises, shall only take place between the hours of 07.30 to 18.30 Monday to Friday and 08.00 to 13.00 hours on Saturday, and at no time during Sundays and Public/Bank Holidays unless otherwise agreed in writing by the Local Planning Authority.

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

### **Description of Site:**

Oakridge Cottage, 25 Sparelease Hill, is a substantial two storey detached house located on the southern side of Sparelease Hill. It is situated within a locality of similar and larger scale houses. There is existing single storey side garage on site adjacent to the boundary with 27 Sparelease Hill, projecting some 5m beyond its rear elevation. There is also a hedge about 3m high on the shared boundary between the application site and neighbour no.27 rear of the garage. The site slopes towards the south west, as such; the application building is situated on a much lower ground than neighbouring property no. 27. Neighbour no.23 has a two storey side extension projecting beyond the rear elevation of Oakridge Cottage. The site is not within a conservation area nor listed.

### **Description of Proposal:**

This application is a revised submission of a previously refused scheme for the erection of a two storey side/rear extension and single storey front and rear extension.

The following amendments have been made:

The rearward projection of the single storey element to the rear has been reduced from 5m to 4.5m. The extension remains is full width and will continue to extend across the rear elevation. The proposed flat roof and 2 roof lanterns are unaltered. The first floor element has been reduced from 4m to 3.5m and retains a width of 6.3m. The proposal will visual gap between no.23 and no.27 Sparelease Hill of just over 1m in unchanged.

The proposed ground floor elevation window facing the site boundary with no.27 has will be obscure glazed and fixed shut. The proposed single door remains unaltered.

The single storey front elements remain unchanged and would be to the existing and proposed wings of the house and would align with the principle front elevation squaring off the ground plan. The two storey side/rear element conforms to the lower ridge height of the existing roof.

The existing garage would be demolished to enable the construction of the side extension.

### **Relevant History:**

EPF/2401/15 - Two storey side/rear extension and single storey front and rear extension. Refused for the following reason:

*By reason of its height, rearward projection and proximity to the site boundary with no.27 Sparelease Hill the proposed two storey side/rear extension would appear excessively overbearing when seen from the adjacent patio area of no.27 Sparelease Hill and from within the adjacent rear facing rooms of the house. Furthermore, the proposed ground floor elevation window facing the site boundary would be likely to be perceived as giving rise to excessive overlooking of no.27 Sparelease Hill when seen from its adjacent patio/rear garden area. Those matters alone and cumulatively would cause to excessive harm to the living conditions of no.27 Sparelease Hill Contrary to Local Plan Policy and Alterations policy DBE9, which is consistent with the National Planning Policy Framework.*

### **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**

Number of neighbours consulted: 6  
Site notice was not required.

Responses received: 23 and no.27 SPARELEASE HILL raise objections that are summarised as follows:

1. The Juliette Balcony at first floor will erode the privacy and enjoyment of the rear gardens, patios and the side windows. Further, the first floor balcony will lead to noise and disturbance.
2. The flat roof area will create a terrace with profound easy views to the rear gardens.
3. A two storey extension would have an overbearing impact, having regards to its proposed length and height.
4. It would have a tunnelling effect to the side path; the patio would feel like a prison yard.
5. Loss of light to the lounge/study room, sitting room, bedrooms, rear patio and garden area.
6. Loss of privacy to our bedroom windows and patio area from overlooking from the proposed neighbours kitchen windows, and a door opening on the side wall.
7. It would result in pollution and noise nuisance. As shown on the plans, the kitchen extraction would be on the side, outputting smell and noise over the patio area where we usually sit and into the sitting room, lounge/study and bedrooms. It also appears that the boiler may be emitting waste onto our patio and again causing noise.

LOUGHTON TOWN COUNCIL: Objection

The committee OBJECTED to this application as it considered this proposal would cause severe overlooking and be overbearing on the neighbours. Members were also concerned by its detrimental effect on the amenities from loss of light and lack of privacy. The application was therefore deemed contrary to Policy DBE 9 of Epping Forest District Council's adopted Local Plan & Alterations.

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

The main issues for consideration in this case are:

- Design.
- Living Conditions.
- Impact on Public Highway and Pedestrian Safety.

### Design:

The overall design of the amended scheme has not been altered and continues to respect the width of the application site and the scale and detailed design of the existing house. Retaining the symmetrical appearance to the front elevation, maintaining a visual gap of just over 1m to the site boundaries with both immediate neighbours and consequently ensuring a minimum of 2.2m between upper level flank walls.

On the matter of design, therefore, it is concluded the proposal would complement that of the existing house, respect the size of the plot and relate well to neighbours in visual terms. Consequently the amended scheme continues to safeguard the character and appearance of the locality.

### Impact on living conditions:

The single storey rear addition has been reduced from 5m to 4.5m. No. 23 which is located adjacent to the common boundary to the south east has been significantly extended at ground floor and the amended scheme would result in the rear elevation being in approximate alignment with that of no. 23 at ground and first floor. Consequently, the proposal would not cause any harm to the living conditions of 23 Spareleaze Hill.

The amenities of 27 Spareleaze Hill would be affected by the proposed two-storey side/rear extension since it would project 3m beyond its rear elevation. The flank wall of the extension would be set 1.1m from the common boundary therefore its bulk would continue to be apparent when seen from the patio area immediately to the rear of no. 27. Due to its height, its impact would be greater than that of the existing garage at the application site which would be demolished as part of the proposal.

No.27 Spareleaze Hill, has a rear elevation window serving a habitable room set approximately 2m from the boundary with the application site and therefore approximately 3m from the proposed side/rear extension. That window is the most vulnerable window at no. 27. Having regard to the separation distance and the distance the extension would project rear of the rear elevation of 27, it is clear that the proposal would not break a 45 degree line taken from the centre of the window to the site boundary. That indicates the proposal would not cause any excessive loss of light to the room served by the window and that the main impact of the extension would be on the patio area.

The proposal would appear somewhat overbearing when seen from the adjacent part of the rear patio of 27 Spareleaze Hill. However, the fact that no. 27 has a garden some 17.5m wide and 43m in length ensures the consequence of that impact does not amount to excessive harm to the living conditions of 27 Spareleaze Hill. Due to the orientation of the houses there would be some loss of direct sunlight to the rear patio in late afternoon during winter months, but at other times of the year the impact on direct sunlight would be much later. While that would be noticeable, the degree of impact would not be so severe that it would amount to excessive harm to living conditions.

In terms of loss of privacy, whilst the proposed ground floor kitchen window on the side elevation would largely be concealed by boundary treatment, there is potential for some overlooking from this window into the rear areas of no.27 Spareleaze Hill. To mitigate the potential overlooking, the window has been amended to ensure it is obscure glazed and fixed shut. It is noted that a flat roof can often be used as a roof terrace or balcony. However, in order to protect the privacy of both no.23 and no.27 Spareleaze Hill a condition is suggested to ensure that the floor roof is not to be used as a balcony or terrace any time. Therefore, eliminating any possible issues of overlooking or noise and disturbance.

On the matter of impact on living conditions, it is concluded the proposal would not harm those of 23 Sparelease Hill and while it will affect those of no 27, the degree of impact is not of an order that excessive harm would be caused.

#### Impact on Highway and Pedestrian Safety:

The existing drive way to the front of the application building is about 9.7 metres in length and 18.5 metres in width. This is considered to provide more than 4 off-street parking spaces. In addition to this, there are no records of any previous approvals restricting the use of the existing side garage for the garaging of a private car only.

It's recommended to impose a condition that would restrict the hours of construction on interest of public highway safety and residential amenity. In view of these, it is considered that the loss of the use of a garage as a car parking facility together with implementation of the proposed development hereby approved is not expected to result in a detrimental impact on the public highway and pedestrian safety. This element of the proposal is therefore considered acceptable.

#### Other Considerations and Discussion of Submitted Representations:

Detailed and strong representation was received from the occupiers of neighbouring property no.27 Sparelease Hill, objecting to this application on similar grounds to that of the previously refused scheme. Several grounds as summarised above and also discussed as follows:

In regards to the side path, this is within the curtilage of neighbouring property no.27 and adjacent to the shared boundary. The path is well concealed from any vantage point by the existing high boundary hedge which makes this path dark. In addition, this side path is not visible from anywhere within the application site as it is obscured by the existing boundary treatment. The proposed development would therefore not any tunnelling effect to the side path which is unacceptable and, indeed, the relationship would not be uncommon.

Matters such as the development resulting in the pollution, noise nuisance or smell are environmental problems/concerns which cannot be dealt with under the planning legislation. Notwithstanding that, it is considered very unlikely the proposal would have the impact claimed since the resulting relationship between 25 and 27 Sparelease Hill would not be unusual.

#### Conclusion:

The concerns of the Town Council and of the occupiers of neighbouring property no 23 and no.27 Sparelease Hill have generally been discussed and addressed in the body of this report. It is considered, subject to compliance with the attached conditions, that this amended scheme, which offers a reduction in bulk to the rear, has addressed the previous reason for refusal and would accord with the relevant policies listed above as it would have an acceptable impact on the character and appearance of the host property, street scene, general locality, and the living conditions of the occupiers of neighbouring property no.27 Sparelease Hill. The proposal would not have any consequence on the public highway, pedestrian safety. 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: Nicola Dawney***

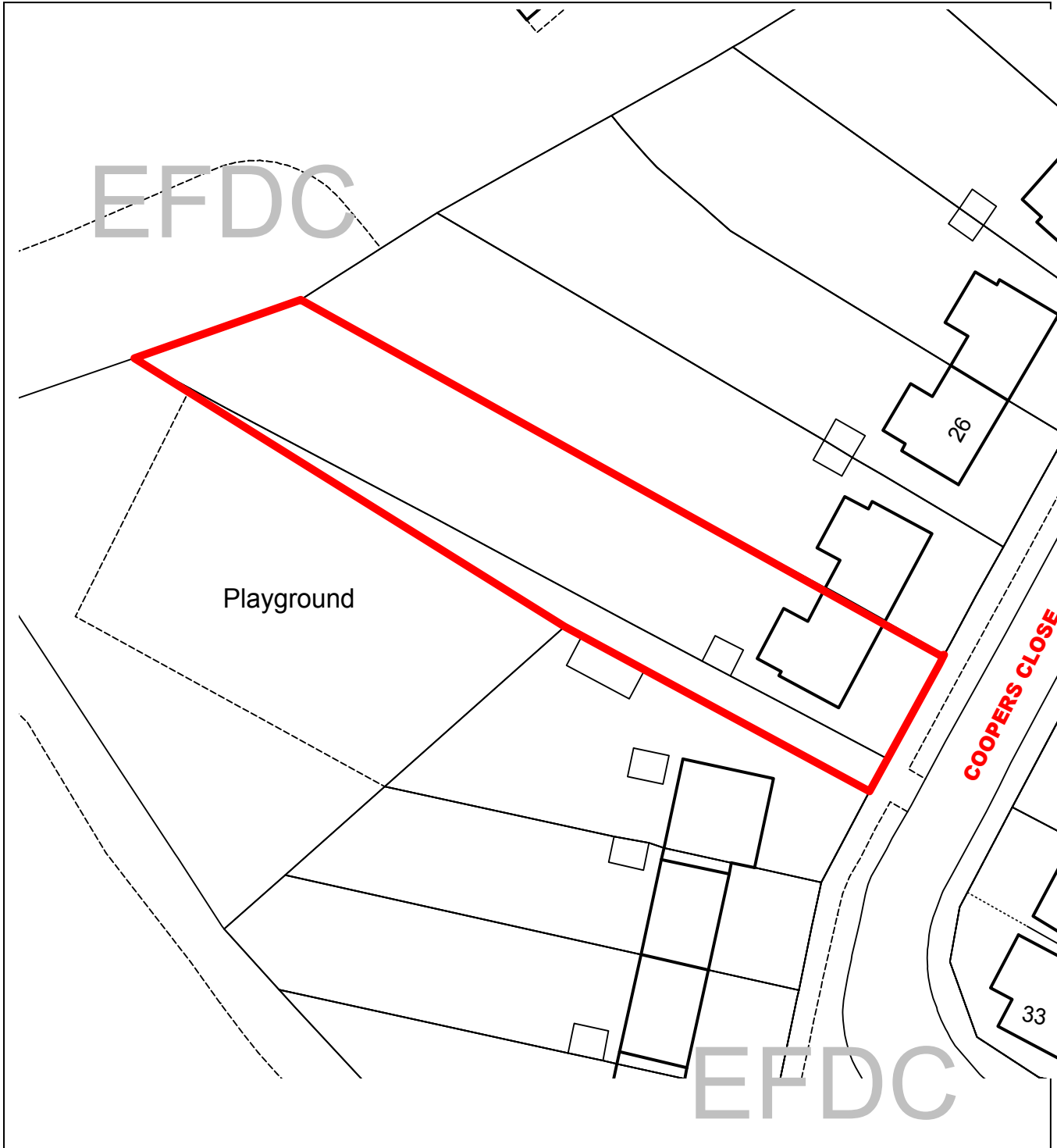
***Direct Line Telephone Number: 01992 56 4000***

***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



Unauthorised reproduction infringes  
Crown Copyright and may lead to  
prosecution or civil proceedings.

Contains Ordnance Survey Data. ©  
Crown Copyright 2013 EFDC License No:  
100018534

Contains Royal Mail Data. © Royal Mail

Application Number:	EPF/1927/16
Site Name:	22 Coopers Close Chigwell Essex IG7 6EU
Scale of Plot:	1:500



**Report Item No:10**

<b>APPLICATION No:</b>	EPF/1927/16
<b>SITE ADDRESS:</b>	22 Coopers Close Chigwell Essex IG7 6EU
<b>PARISH:</b>	Chigwell
<b>WARD:</b>	Chigwell Row
<b>APPLICANT:</b>	Ms Lisa Dunn
<b>DESCRIPTION OF PROPOSAL:</b>	Front extension to existing garage, and conversion of enlarged garage to granny annexe, including provision of ridge roof.
<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=585975](http://planpub.eppingforestdc.gov.uk/NIM_websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=585975)

**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 granny annexe accommodation hereby approved shall only be occupied in connection with the existing single family dwelling on the site. It shall not be sold as a separate dwelling or rented out as a separate dwelling.
- 3 Materials to be used for the external finishes of the proposed development shall match those of the existing building, unless otherwise agreed in writing by the Local Planning Authority.
- 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 for approval is contrary to an objection from a local council which is material to the planning merits of the proposal, (pursuant to the 'constitution, part three: planning directorate – delegation of council function, schedule 1, appendix A(g)).*

**Description of Site:**

A semi detached two storey house in a close of similar houses. The property is not listed nor does it lie within a conservation area.

### **Description of Proposal:**

Front extension to the existing garage, and conversion of the enlarged garage to form a granny annexe, including provision of a ridged roof.

### **Relevant History:**

None.

### **Policies Applied:**

DBE9 – Loss of amenity.  
DBE10 – Residential extensions.

National Planning Policy Framework

### **Summary of Representations:**

CHIGWELL PARISH COUNCIL – object because the proposal is considered to be an inappropriate development.

NEIGHBOURS - 4 consulted and no replies received.

### **Issues and Considerations:**

The property has a garage and attached lean to conservatory which lies to the rear of the house accessed by a driveway at the side of the house. This garage adjoins the boundary with the detached neighbour at no.20 and this neighbour also has a garage in a similar but more forward position adjoining this boundary. It is proposed to demolish the rear lean to conservatory and build a front extension to the garage of 5m in depth. This front extension would adjoin a car port structure built in front of the garage at the neighbouring no.22, and this extension, plus the provision of a low angled roof over the extended garage, would only have a small impact on the outlook and amenity of no.20.

It is proposed to convert the extended garage into a granny annexe containing a bedroom, living room and kitchen, and it would have overall measurement of 11.5m in length by 5.2m in width. This annexe is intended for occupation by the applicant's mother who currently lives in the main house.

The Parish Council have objected on grounds that this is an inappropriate development although no further detail is provided. In terms of its size the enlarged garage building is not unduly large and this is located on a large and relatively wide plot. It may be the Parish are more concerned that the proposal creates further residential accommodation at this address which could in future form a separate dwelling. However, as mentioned above, this annexe is proposed for an elderly family member who currently lives in the house but seeks more independence, and a condition can be applied to any consent requiring that the annexe be only used in connection with the house, and that it cannot be used as a separate dwelling. It is acknowledged that a granny annexe may become redundant when an elderly relative moves away or passes away - and that then there may be a temptation to rent out the annexe accommodation to a separate tenant with no family ties to the occupants of the main house. However such a use would clearly be in breach of the restrictive planning condition. Moreover, there is clearly a growing demand for granny annexe forms of accommodation, and it would be unreasonable to refuse this application on concerns that it may be misused in the future.

The provision of a low angled pitch roof over the enlarged garage would provide for an improved appearance compared to the existing flat roof.

**Conclusions:**

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

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

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

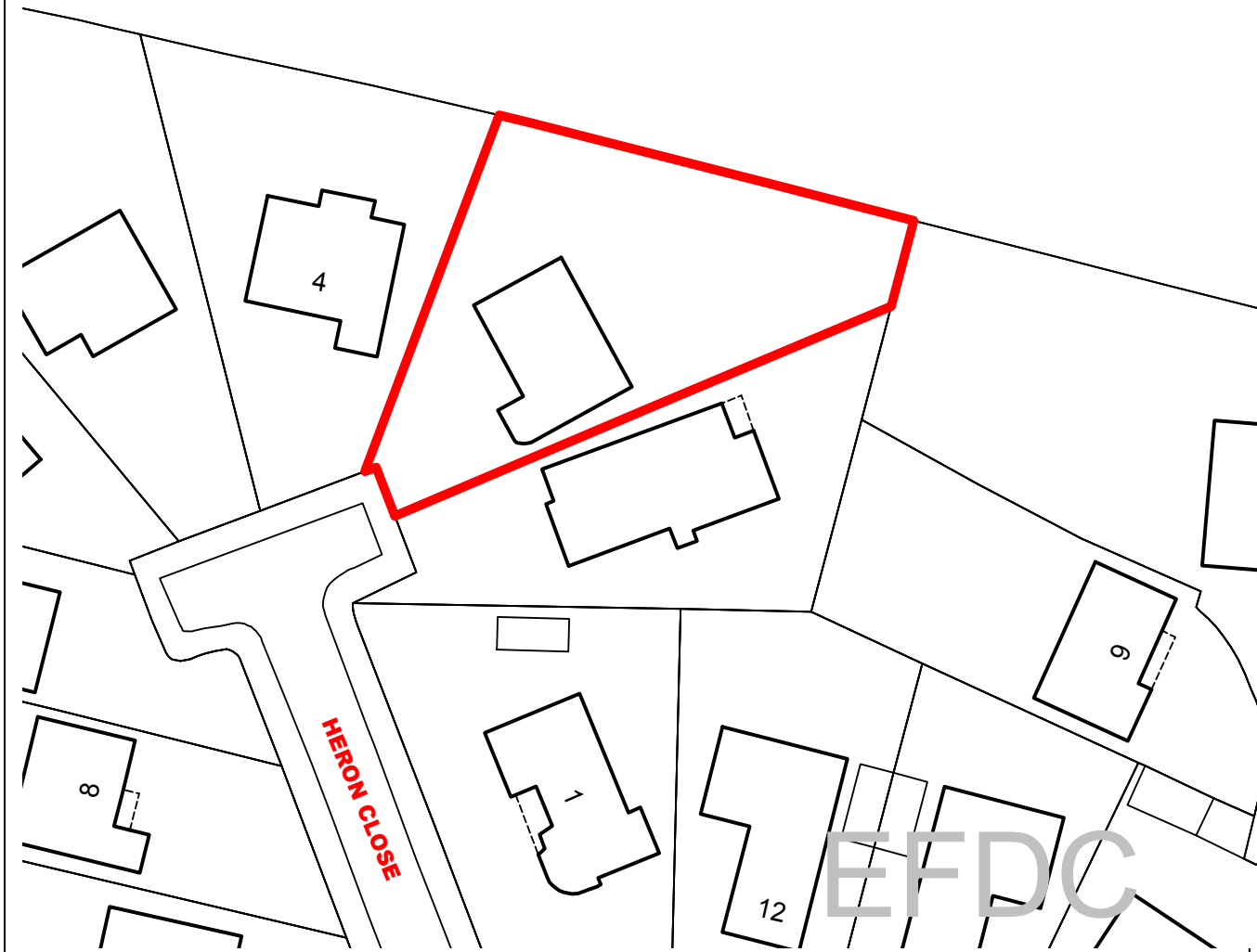
***or if no direct contact can be made please email: [contactplanning@eppingforestdc.gov.uk](mailto:contactplanning@eppingforestdc.gov.uk)***



# Epping Forest District Council

## Agenda Item Number 11

EFDC



Unauthorised reproduction infringes  
Crown Copyright and may lead to  
prosecution or civil proceedings.

Contains Ordnance Survey Data. ©  
Crown Copyright 2013 EFDC License No:  
100018534

Contains Royal Mail Data. © Royal Mail  
Copyright & Database Right 2013

Application Number:	EPF/1948/16
Site Name:	3 Heron Close Buckhurst Hill Essex IG9 5TP
Scale of Plot:	1:500

**Report Item No:11**

<b>APPLICATION No:</b>	EPF/1948/16
<b>SITE ADDRESS:</b>	3 Heron Close Buckhurst Hill Essex IG9 5TP
<b>PARISH:</b>	Buckhurst Hill
<b>WARD:</b>	Buckhurst Hill West
<b>APPLICANT:</b>	Mr A Michael
<b>DESCRIPTION OF PROPOSAL:</b>	Two-storey and single storey front extensions. First floor side extension. Part two-storey and part single storey rear extension. Rear dormer window. (Revised design to EPF/0390/16).
<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=586005](http://planpub.eppingforestdc.gov.uk/NIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=586005)

**CONDITIONS**

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

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

**Description of Site:**

Two storey detached house, on the north eastern side of Heron Close, in Buckhurst Hill. The existing roof is hipped but extends deeply down over an existing front projection. It has two dormer windows, constructed onto the front roof slope. The main entrance is recessed from an existing front projection. No.2 Heron Close, situated to the southeast, is a bungalow on relatively raised ground level. No.4 Heron Close, to the east, is a substantial two-story house. No.8 Heron Close, opposite the site, has a two storey side extension. In general, houses along the street have individual design in terms of roof forms. The site is not in a conservation area.

### **Description of Proposal:**

Two-storey and single storey front extensions. First floor side extension. Part two-storey and part single storey rear extension. Rear dormer window. (Revised design to EPF/0390/16).

- Details of the proposed development:

1. The two storey front element would involve the raising of the existing steep cat-slide roof from both, the front and the side elevation adjacent to no.2 Heron Close. The revised proposal has a ridge height of 7.6m, 200mm less than a similar scheme that was previously refused.
2. The single storey front element and associated alterations would include a new front porch area with sloping roof over the main entrance.
3. The first floor side element would be constructed on top of the existing single storey side extension adjacent to the boundary with no.4 Heron Close. This element would maintain the existing 1.3m separation distance from the plot boundary. It would have hipped roof form that would be 0.4m lower than the ridge height of the main house. It would also be set back by 0.9m from the front first floor elevation.
4. The part two storey rear element would be set in by 1.7m at first floor level on the side elevation adjacent to 2 Heron Close. It would 4.5m in width and project 2.5m. It would also be set in by 0.5m at first floor rear elevation. It would have a hipped roof form with a ridge height 0.4m lower than the ridge height of the main house.
5. The part single storey rear element would project from the rear wall of the original house by 3m deep and would be 6.35m wide. This element would be 3.3m in height with a mono-pitched roof form and bi-fold rear doors.
6. A rear dormer window would be set into the roof, below the ridge and above the eaves. The depth would be 1.7m, height 1.5m and the width 4.9m, with a flat roof.

### **Relevant Site History:**

EPF/0390/16: Two storey front, single storey front, first floor side, part two storey rear and rear dormer –Refused 12/05/2016, primarily on design grounds and on the basis of harm to the living conditions of 2 Heron Close.

### **Policies Applied:**

CP2	Protecting the quality of the built environment
DBE 9	Loss of amenity
DBE10	Residential Extensions

The National Planning Policy Framework (NPPF) 2012

The (NPPF) was published on 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: 26/08/2016

Number of neighbours consulted: 8

Site notice posted: No, not required

Responses received: 2 responses were received from neighbours at no.2, 5 and 7 Heron close, objecting to this application on the following grounds:

Objections from neighbour at no.2 HERON CLOSE:

1. Impact of the character of the area.
2. Noise, dirt, disturbance and parking issues during the construction process.
3. Concerns over inaccuracies in the statement and submitted plans.
4. Two storey front close to boundary, over dominant and bulky relative to 2 Heron Close.
5. Two storey rear over dominant.
6. Excessively overbearing.
7. Too close to our flank window
8. Loss of light.

Objections from neighbour at no.5 HERON CLOSE:

1. No significant changes from previous proposal.
2. Still overbearing on this small site.
3. Totally out of character with the rest of house in this small close.
4. Would dominate all the neighbouring properties.
5. Pressure of parking on already overloaded small cul de sac.
6. Limited existing parking, limiting access to peoples properties.
7. Concern for access for emergency vehicles.
8. Parking concerns during the construction process.
9. Serous disruptions to neighbours during the construction process.

Objections from neighbour at no.7 HERON CLOSE:

1. The house already fully occupiers the site.
2. Proposed extensions would be excessive.
3. Out of proportion to other properties in the close.

BUCKHURST HILL PARISH COUNCIL: Objected to this application on the following grounds:

1. Overdevelopment of site.
2. Negative impact on the street scene.
3. Loss of residential amenity to neighbours, by reason of overlooking, loss of privacy.

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

The main issues in this case are:

- Design.
- Living Conditions.

### **Design:**

The design is considered to complementary. The bulk and massing of the scheme has been reduced from the previously refused scheme, primarily by deleting a substantial gable feature to the front elevation adjacent to 2 heron Close, removing a rear dormer to the side roof slopes of the rear projection and deducing the overall roof height by 200mm. The changes are sufficient to overcome previous objections on design grounds. The current proposal is considered to complement the original house and respects its setting, relating acceptable to both immediate neighbours.

### Living Conditions:

Only 2 Heron Close would potentially be harmed by the proposal since it has side elevation windows. They were thought to serve habitable rooms when the earlier scheme was refused but a subsequent inspection confirms they serve a utility room and garage. Nonetheless, the revisions to the refused scheme and consequent reduction in bulk, particularly in respect of the two storey front part two storey rear elements, improve the relationship to 2 Heron Close. It is concluded the revised scheme would not significantly harm the living conditions of the occupiers of 2 Heron Close by way of appearing overbearing and causing a loss of outlook or by reason of causing excessive loss of light to flank windows. Accordingly, the proposals would safeguard the living conditions of 2 Heron Close.

### Discussion of Parish Council and Neighbours Objections:

#### 1. Buckhurst Hill Parish Council:

The Parish Council objected to this application on grounds of overdevelopment of site; negative impact on the street scene and loss of residential amenity to neighbours, by reason of overlooking and loss of privacy. Design and amenity are addressed above. In relation to the concern about overdevelopment, the following facts are relevant:

- The total site area not including the footprint of the existing house is in the region of 513m<sup>2</sup>.
- The footprint of the original house is about 85m<sup>2</sup>.
- Only the part two storey and part single storey rear extensions would be constructed on the ground and these would only occupy a total footprint of 18.9m<sup>2</sup> of the site area. The remaining elements of the proposed development would over the footprint of the existing house.

Therefore, having regard to the above facts, it is not expected that the proposed development would result in overdevelopment of the application site.

#### 2. *Objection from no. 2, 5, and 7 Heron Close:*

The issues objected upon by the above adjoining neighbours have generally been addressed in the body of this report, with exception of issues concerning noise, dirt, disturbance and parking during the construction process, which are all considered to be temporal in nature. In addition, issues such as noise, dirt and disturbances during the construction process relate to environmental concerns which are not planning matters. However, as the locality appears to be residential in character and quiet in nature, a condition controlling hours of construction is recommended in the event of any approval.

### **Conclusion:**

The objections from the Buckhurst Hill Parish Council and those from neighbouring occupiers have generally been addressed in the body of this report. The impact of the proposed development as a whole is considered acceptable in planning terms and it is considered to be in accordance with the aforementioned policies of the adopted Local Plan (1998) and Alterations (2006) and guidance in the NPPF (2012). In particular, the proposal overcomes the reasons for refusing application EPF/0390/16. 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:**

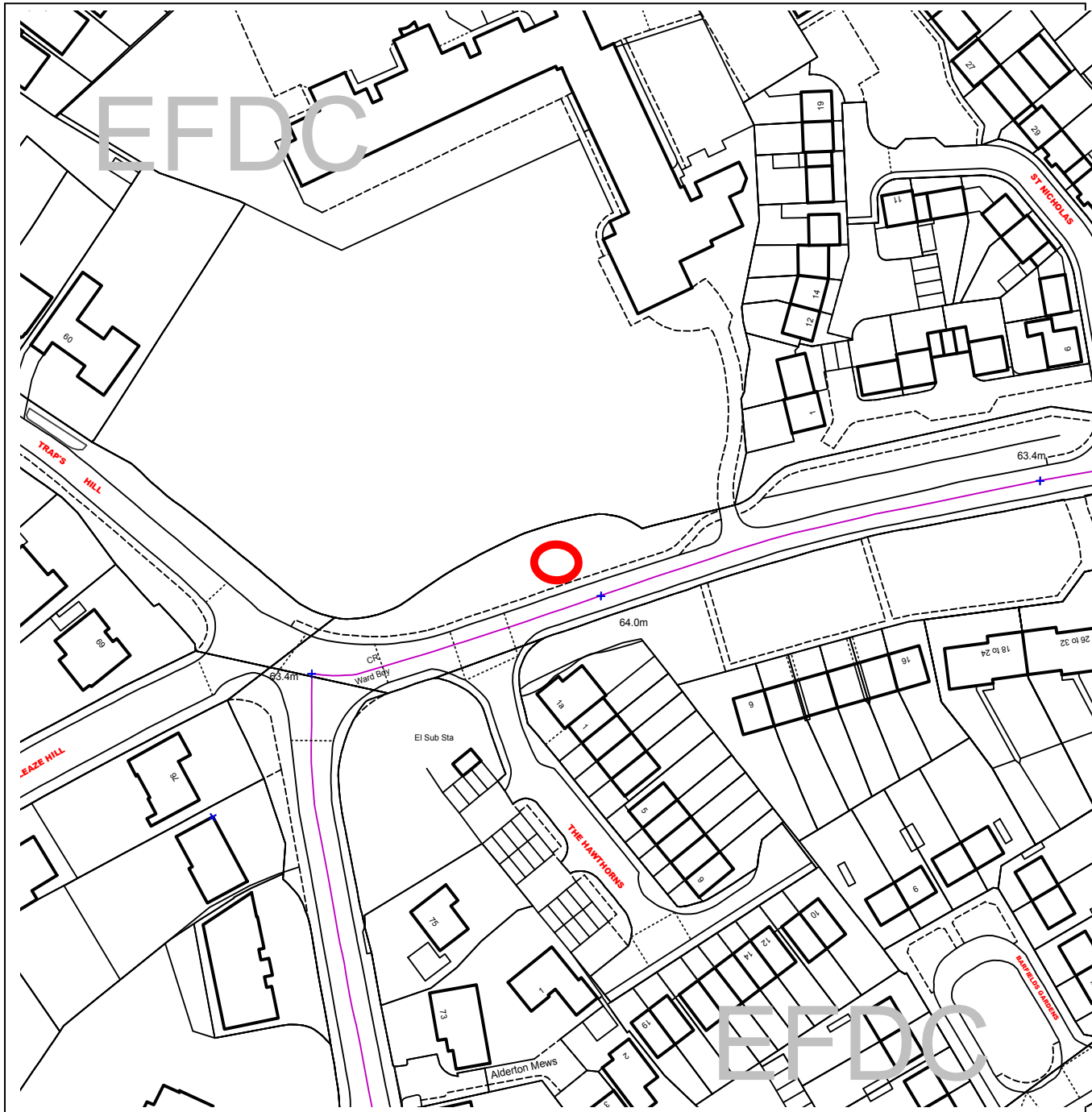
**Planning Application Case Officer: Moses Ekole  
Direct Line Telephone Number: 01992 564109**

**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 12



Unauthorised reproduction infringes  
Crown Copyright and may lead to  
prosecution or civil proceedings.

Contains Ordnance Survey Data. ©  
Crown Copyright 2013 EFDC License No:  
100018534

Contains Royal Mail Data. © Royal Mail  
Copyright & Database Right 2013

Application Number:	EPF/2062/16
Site Name:	Grass Verge, North side of Borders Lane, approx., 50m from the junction with Traps Hill, Loughton Essex IG10
Scale of Plot:	1:1250

**Report Item No:12**

<b>APPLICATION No:</b>	EPF/2062/16
<b>SITE ADDRESS:</b>	Grass Verge, North Side of Borders Lane, approx. 50m from the junction with Traps Hill Loughton Essex IG10
<b>PARISH:</b>	Loughton
<b>WARD:</b>	Loughton St Marys
<b>APPLICANT:</b>	CTIL and Telefonica UK Ltd
<b>DESCRIPTION OF PROPOSAL:</b>	Prior approval determination for a telecommunications installation consisting of the erection of a 15 metre high street works pole with 2 dishes and two ground level cabinets.
<b>RECOMMENDED DECISION:</b>	Prior Approval Required and Granted (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=586334](http://planpub.eppingforestdc.gov.uk/NIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=586334)

*This application is before this Committee since three relevant objections have been received in respect of this prior approval application for a telecommunications installation.*

**Description of Site:**

The site is located on a green verge next to the pavement along Borders Lane some 50m away from its junction with Traps Hill and Alderton Hill. At the back of the green verge lies a hedgerow and vegetation including many mature and high trees some of which are protected. The site does not lie in a conservation area.

**Description of Proposal:**

Prior approval determination for a telecommunications installation consisting of the erection of a 15m high street works pole with 2 dishes, and two ground level cabinets.

**Policies Applied:**

U5 - masts and aerials under 15m  
NPPF

**Relevant History:**

EPF/0214/08 gave approval on appeal to a 12m pole with associated works on the same site as this current application. This approval has not been implemented.

EPF/0659/11 was a refusal of a second pole 13.8m high to be located close by. The reasons for refusal referred to the impact that 2 sets of poles and associated cabinets would have on visual amenity in the street scene.

### **Summary of Representations:**

LOUGHTON TOWN COUNCIL – the committee considered a green coloured monopole set further back from the road would be preferable to blend in against a backdrop of numerous trees and hedgerows. Members would like to see additional planting to provide screening to the proposed cabinets. The Committee suggested this site should be used as a replacement for the existing Oak View School site and not used as an additional site.

LRA PLANS GROUP – object - but are happy to withdraw the objection if a) the pole is painted green, b) it is set back further from the road, c) the cabinets are screened by additional planting, and d) that the site is for the replacement of the existing mast in the adjoining Oak View School.

39 neighbours have been consulted and two replies have been received:-.

76, ALDERTON HILL – object – not in keeping with the character of the area, and will be an eyesore that will spoil views.

7, THE HAWTHORNS – object at 15m in height the mast would be an eyesore. But I am more concerned that the cabinets would look unsightly and attract graffiti.

EFDC TREES SECTION – A tree report has been submitted. We have no objections subject to a tree protection condition being added.

ESSEX CC HIGHWAYS AUTHORITY – No objections

### **Issues and Considerations:**

Telecommunication poles/columns up to 15m in height can be erected as permitted development. However, mobile phone companies must first of all obtain prior approval from local planning authorities (LPA's) before being able to utilise this permitted development right, and LPA's can only consider issues of siting and appearance in their assessment of whether prior approval should be granted or refused. Section 5 of the NPPF supports the development of high quality communications infrastructure, and advises Local Planning Authorities to deal with applications in a positive and constructive manner.

This proposed monopole installation would be shared by two mobile phone companies Telefonica (O2) and Vodaphone.

Prior approval has already been granted in 2008 for a 12m high pole at this site and the current application proposes a pole which is 3m higher at 15m. As mentioned above there is a dense and green hedgerow, with mature trees, that lies 2-3m behind the position of the proposed pole, with the proposed cabinets lying just some 1m from this green screen. Some trees and their canopies are more than 15m in height, and this green backcloth would significantly reduce the visual impact of the proposed pole and associated cabinets.

In dealing with this form of application it is desirable that houses do not lie close by and directly overlook the proposed installation. In this respect the nearest houses lie in the terrace of dwellings opposite in The Hawthorns. However, these houses face east and west whereas the pole, sited a minimum of 20m away lies to the north, north east of the nearest flank wall. In this position therefore the proposed installation will not significantly affect the outlook and amenity of these houses.

In terms of the objections and concerns received on this application the pole and cabinets will be green in colour so as to blend in with their green background. The pole is to be sited close to the

back edge of footpath. To recess it any further would mean its foundations could adversely affect the roots and well being of trees, some of which are protected. In terms of planting around the cabinets there is not enough area for this to be achieved satisfactorily, but again the background of greenery close to these cabinets will soften their impact. Mention has also been made of this proposal replacing the existing telecommunication installation in the adjoining Oakview School. However, this school installation is used by other telecom companies and not by the current applicants Vodafone and O2.

**Conclusions:**

It is difficult to find an ideal site for a telecommunication pole and associated cabinets. The better sites are those where trees and greenery provide some of screening or background, and where residents do not directly overlook the proposed installations. This particular site meets these general requirements, and for these reasons, and those outlined in the report above, it is recommended that prior approval be granted - subject to a condition requiring details of tree protection to be submitted and approved before any works commence on site.

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

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

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

