

AREA PLANS SUB-COMMITTEE SOUTH

1 February 2017

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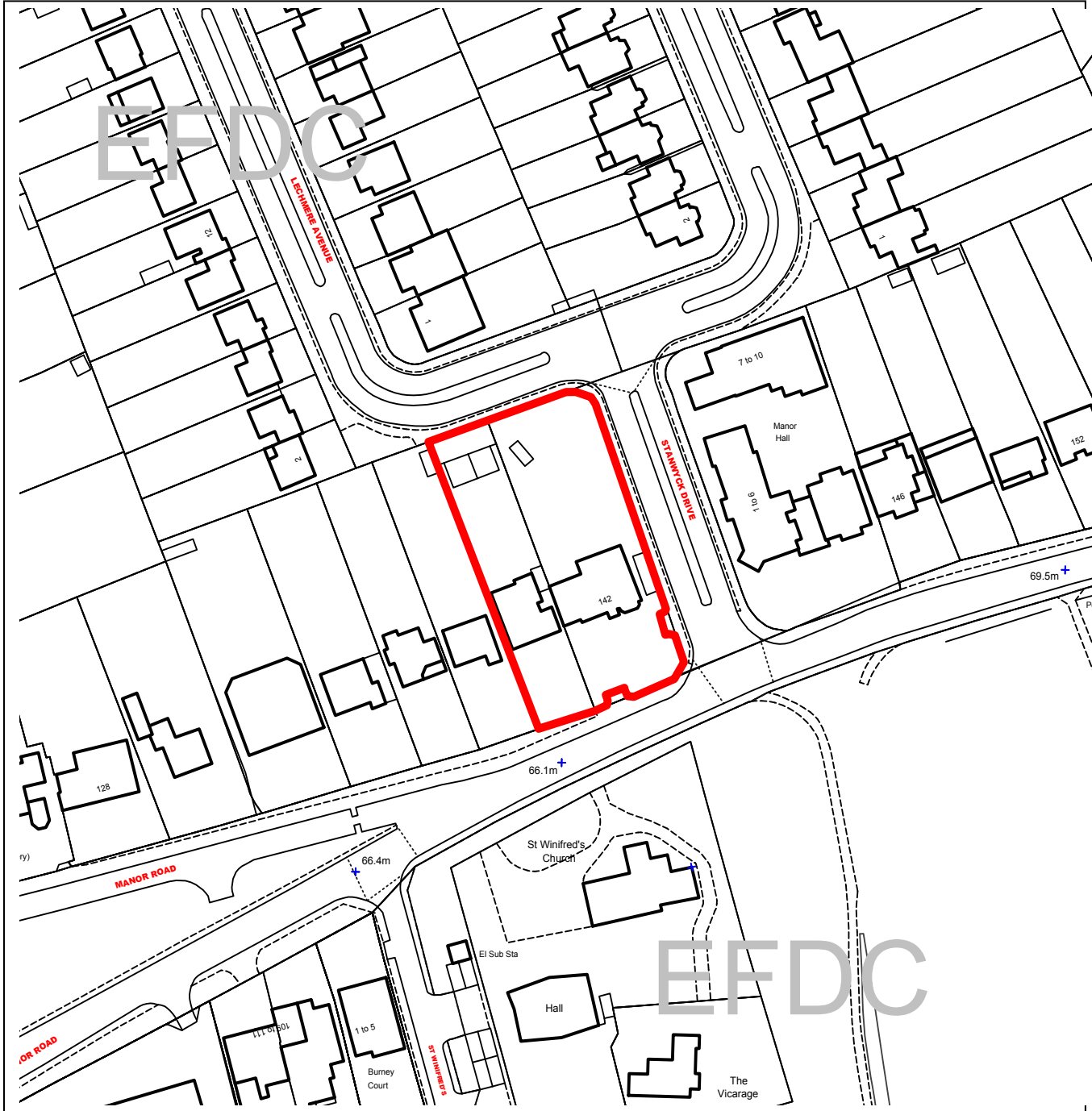
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Epping Forest District Council

Agenda Item Number 1



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Application Number:	EPF/2598/16
Site Name:	140-142 Manor Road, Chigwell, IG7 5PR
Scale of Plot:	1/1250

Report Item No: 1

APPLICATION No:	EPF/2598/16
SITE ADDRESS:	140 - 142 Manor Road Chigwell Essex IG7 5PR
PARISH:	Chigwell
WARD:	Grange Hill
APPLICANT:	Mr Raja Farooq Usman
DESCRIPTION OF PROPOSAL:	Demolition of 2 x no. existing dwelling houses and associated outbuildings at Nos. 140 & 142 Manor Road to be replaced with 14 x no. residential units with associated parking, cycle storage, refuse and amenity space. (Revised application to EPF/1142/16).
RECOMMENDED DECISION:	Grant Permission (With Conditions)

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

http://planpub.eppingforestdc.gov.uk/NIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=588197

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: FLY_001, FLY_002, FLY_110, FLY_111, FLY_112, FLY_113, FLY_114, FLY_200 REV C, FLY_201 REV C, FLY_202 REV A, FLY_203 C, FLY_204 REV A, FLY_205 REV C, FLY_207 REV A, FLY_208 REV C, FLY_209 REV B, FLY_210 REV A, FLY_211 REV B, FLY_212 REV B, FLY_213 REV B and FLY_220 REV B
- 3 No construction works above ground level shall take place until documentary and photographic details of the types and colours of the external finishes have been submitted to and approved by the Local Planning Authority, in writing. The development shall be implemented in accordance with such approved details.
- 4 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 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.
- 6 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.
- 7 All construction/demolition works and ancillary operations, including vehicle movement on site which are audible at the boundary of noise sensitive premises, shall only take place between the hours of 07.30 to 18.30 Monday to Friday and 08.00 to 13.00 hours on Saturday, and at no time during Sundays and Public/Bank Holidays unless otherwise agreed in writing by the Local Planning Authority.
- 8 Prior to first occupation of the development hereby approved, the proposed balcony serving Flat No. 9 as shown on plan no. FLY_205 Rev C shall have a privacy screen installed on the west flank to a height of 1.7 metres above the floor of the balcony and shall be permanently retained in that condition.
- 9 Prior to the first occupation of the development the access arrangements, vehicle parking and turning areas as indicated on the approved plans shall be provided, hard surfaced, sealed and marked out. The access, parking and turning areas shall be retained in perpetuity for their intended purpose.
- 10 Prior to the first occupation of the development the redundant dropped kerb vehicular crossings on Manor Road, Stanwyck Drive and Lechmere Avenue shall be fully reinstated to full height kerbing and footway.

- 11 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.
- 12 There shall be no discharge of surface water onto the Highway.
- 13 No works shall take place until a detailed surface water drainage scheme for the site, based on sustainable drainage principles and an assessment of the hydrological and hydro geological context of the development, has been submitted to and approved in writing by the local planning authority. The scheme shall subsequently be implemented prior to occupation and should include but not be limited to:
 - Surface water run-off from the development restricted to no higher than 1.2l/s for the 1 in 1 event and no higher than 5l/s for the 1 in 30, 1 in 100 and 1 in 100 inclusive of climate change (40%) storm event. Demonstration of agreement with the relevant authority to discharge into the relevant off site surface water sewer should be provided.
 - Surface water managed on site up to the 1 in 100 inclusive of climate change (40%) storm event.
 - Submission of geological records and groundwater levels for the site
 - Final detailed modelling of the whole pipe network and storage on site.
 - An appropriate amount of treatment for all areas of the site which is demonstrated to be in line with the CIRIA SuDS Manual C753.
 - Detailed engineering drawings of each component of the drainage scheme.
 - A final drainage plan highlighting conveyance and exceedance routes, location and sizing of storage features, FFLs and ground levels, outfalls and discharge rates from the site.
- 14 No works shall take place until a scheme to minimise the risk of offsite flooding caused by surface water run-off and groundwater during construction works and prevent pollution has been submitted to, and approved in writing by, the local planning authority. The scheme shall be implemented as approved.
- 15 No works shall take place until a Maintenance Plan detailing the maintenance arrangements including who is responsible for different elements of the surface water drainage system and the maintenance activities/frequencies, has been submitted to and agreed, in writing, by the Local Planning Authority. Should any part be maintainable by a Maintenance Company, details of long term funding arrangements should be provided.
- 16 The applicant or any successor in title must maintain yearly logs of maintenance which should be carried out in accordance with any approved Maintenance Plan. These must be available for inspection upon a request by the Local Planning Authority.
- 17 No development shall take place until details of foul 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.

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), and since it is an application for major commercial and other developments, (e.g. developments of significant scale and/or wide concern) and is recommended for approval (Pursuant to The Constitution, Part Three: Scheme of Delegation, Appendix 3.

Description of Site:

The application site currently comprises of two large detached two storey dwellings with rear gardens forming a roughly rectangular site. No. 140 has a large single storey outbuilding in the rear garden. The properties are located fronting Manor Road at the corner with Stanwyck Drive, with the residential gardens backing onto Lechmere Avenue. Both properties are set back some 18m from the Manor Road pavement edge with large parking areas to the front. The surrounding area is characterised by detached or semi-detached properties with large flatted developments occupying several corner positions along Manor Road. The site is within the built up area of Chigwell and is not within a Conservation Area or the Green Belt.

Description of Proposal:

The application seeks consent for the demolition of the two existing dwellings and replacement with 14 x 2 bed flats. The flats will be located within 2 blocks one fronting Manor Road and one positioned to the rear of the site fronting Lechmere Avenue. Parking will be located to the front (Manor Road) part of the site and between the two blocks with a vehicular access from Manor Road and from Stanwyck Drive. Parking provision is 2 spaces per unit with 2 visitor spaces.

The blocks will be different but complementing design with the blocks almost filling the width of the site. The front block has a maximum width of 31.5m, depth of 18.9m and height of 8.4m. The rear block has a maximum width of 30m, depth of 23m and height of 7.8m.

Relevant History:

EPF/1142/16 - Demolition of 2 x no. existing dwelling houses and associated outbuildings at Nos. 140 & 142 Manor Road to be replaced with 14 x no. residential units with associated parking, cycle storage, refuse and amenity space – Withdrawn

Various applications relating to historic applications

Policies Applied:

Adopted 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

Draft Local Plan

At the current time, only limited material weight can be applied to the Draft Local Plan, however the Draft Plan and evidence base should be considered as a material consideration in planning decisions. The relevant policies in this case are as follows:-

SP1	Presumption in favour of sustainable development
SP2	Spatial Development Strategy 2011-2033
SP6	The Natural Environment, Landscape Character and Green Infrastructure
H1	Housing Mix and Accommodation Types
H2	Affordable Housing
T1	Sustainable Transport choices
DM5	Green Infrastructure: Design of Development
DM9	High Quality Design
DM10	Housing Design & Quality
DM16	Sustainable Drainage Systems
DM21	Local environmental impacts, pollution and land contamination

In addition the site has been put forward within the Draft Local Plan Consultation Document as a residential site (SR-0894).

National Planning Policy Framework

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:

Number of neighbours consulted: 86
Site notice posted: Yes

Responses received:

NEIGHBOURS:

2 FONTAYNE AVENUE – Objection – overdevelopment, stress on existing infrastructure, increase in traffic, increase in noise and pollution, overlooking from first floor windows, loss of light, insufficient parking.

136 MANOR ROAD – Objection – impact on noise and pollution, increase in traffic, crime increase, loss of character.

12 FONTAYNE AVENUE – Objection – loss of family homes, no improvements to infrastructure, detrimental effect on Chigwell landscape

2 ST. WINIFREDS CLOSE – Comment – designated parking for building contractors to avoid parking in neighbouring roads

148 MANOR ROAD – Strong Objection – area already has far too many blocks of flats so couldn't possibly sustain accommodating more residents, existing infrastructure already unable to cope.

CHIGWELL PARISH COUNCIL:

The Council OBJECTS to this application as it is an over-development of the site and the proposal is out of character with the existing streetscene.

Issues and Considerations:

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

Suitability of Site

The application site is within the built up area of Chigwell, located on a busy road. The site is located just over 0.5km from Grange Hill Underground Station and from the parade of shops and services located by Grange Hill station. There are frequent bus services passing in close proximity to the application site. The site is therefore considered to be within a sustainable location.

Given that 92.4% of the District is designated Green Belt the principle of further development within existing sustainable settlements outside of the Green Belt is generally considered to be appropriate, provided all other policies are complied with. In addition, paragraph 49 of the NPPF states that "housing applications should be considered in the context of the presumption in favour of sustainable development. Relevant policies for the supply of housing should not be considered up-to-date if the local planning authority cannot demonstrate a five-year supply of deliverable housing sites".

The Council is currently in the process of preparing a new Local Plan where sites will be identified for residential development however the latest figures reveal that the Council can currently only demonstrate a 1.35 year supply of land for housing purposes. It has been shown in several recent appeal decisions, both within and outside of the District that such a lack of a demonstrable five year supply of housing weighs in favour of granting planning permission. However, this still has to be weighed against other material planning considerations.

With regards to objections concerning loss of family homes and loss of character, there is no planning policy that seeks to retain family homes and flatted developments can be acceptable provided any scheme complies with adopted policy.

Amenity Space

The proposal is for 14 flats and therefore policy DBE8 suggests 25m² per a unit of communal amenity space, the Agent maintains that this proposal includes some 376m² of amenity space, approximately 27m² per unit. However, it is clear from the submitted plans that the majority of this is landscaped borders with small pockets of more useable amenity areas located adjacent to parking areas.

Notwithstanding the above each flat has either a private terrace area or balcony, providing approximately 6m² of private space. In addition to the private space, and the above mentioned communal areas the site is diagonally opposite the public open space of Manor Road which offers an alternative amenity area and therefore the amount and form of private amenity space provision in this case is considered acceptable

Design

The proposal is for a fairly contemporary development with prominent gable features and full height glazing. Additionally, the material choices will re-enforce this more contemporary appearance with vertical and horizontal timber cladding mixed with render and brick.

The design approach echoes that of Manor Hall which is located on the opposite corner to the development site and follows the prominent gables and timber detailing design of this building.

Clearly the design is a change to the existing two detached dwellings on the site. However, the scheme has been designed to appear as two separate blocks on the Manor Road frontage with the set back over-croft (allowing vehicle access below) creating a first floor link between the two units. The proposal is considered in scale with the bulk and heights of the adjacent residential properties on Manor Road. It is clear from the streetscene that there is a significant set down in height from the Manor Hall building across Stanwyck Drive to this proposal and the proposal does not appear overly prominent in the Manor Road streetscene.

The Stanwyck Drive elevation will appear as two separate blocks with a wall and railings the full length of the site interrupted by gates for a vehicular access. The proposal will result in the front block having side facing windows onto Stanwyck Drive which will create a greater degree of overlooking onto this road. In design terms, the more active side elevation of the front block would improve the appearance of the site when seen from that road as well as enhancing natural surveillance. The rear block will also side onto Stanwyck but this will be a blank façade, however this is considered acceptable given the secondary nature of this road.

To the rear fronting onto Lechmere Avenue, the rear block forms one wide block with the roof slope broken up with projections and a set back closest to No. 138 Manor Road. The appearance of this elevation is considered acceptable in this streetscene.

There is a large amount of hard surfacing within the site coupled with the two large blocks, but it is considered that the proposal is not overdevelopment of the site. This is due to the separation between buildings, the ample parking provision and the landscaping proposed, particularly at the boundaries. Clearly the proposal results in more development than the existing two dwellings, however the plot site is large and capable of accommodating the development.

Amenity

The proposal is directly adjacent to No. 138 Manor Road and will be located within 1m of the shared boundary with the front block and 1.5m with the rear block. The front block does not extend past the rear of No. 138 and the first 7m closest to the shared boundary does not extend beyond the footprint of the existing house. Therefore it is not considered that the proposal will result in any loss of light or outlook to this property.

The front block does have rear facing windows but due to the set back from the rear of No. 138, it is not considered that this element will cause any excessive loss of privacy to No. 138. The part of front block furthest away from the shared boundary does have windows facing the shared boundary (flat 4), however these are some 27m from the shared boundary and this distance is considered sufficient to avoid any excessive overlooking.

The rear block has been redesigned since the previous withdrawn application so that the nearest windows to the shared boundary which face into the site are angled bay windows which face away from the shared boundary. Additionally the nearest balcony has been repositioned so that it is inset into the elevation and therefore its enclosure by part of the building will screen safeguard No. 138 from any excessive overlooking from it. These changes are considered acceptable.

The nearest projecting balcony to the shared boundary is some 15m away and it is proposed that a privacy screen will be installed which can be ensured by condition and it is considered that the distance and screen together with the oblique angle of view to 138 will prevent any excessive overlooking.

The rear block will be clearly visible from the rear of No. 138 and those neighbouring properties. However given the distance from the back of the house (some 18m) and the two storey height of the proposal, it is not considered that the development would be excessively overbearing to these occupiers.

To the rear the nearest properties are located at 1 Lechmere Avenue and 2 Fontanye Avenue. Rear facing windows within the rear block that serve habitable rooms will face the side of these houses and their rear gardens. However, the proposal will be separated from these properties by the road and a minimum distance of some 15m. Although some views may be possible these will be far reaching and not considered to give rise to an excessive loss of privacy or light to these properties given this separation.

Across Stanwyck Drive, Manor Hall also has windows facing into Stanwyck Drive, however there is a separation distance of some 19m and this window to window distance is considered acceptable.

In terms of amenity of future occupiers (other than amenity space discussed above), the proposal has avoided any cross overlooking between flats which is acceptable. A slight concern is with regards to the living conditions of occupiers within Flat 2 and 3 in the ground floor of the rear block, in terms of outlook. The bedroom windows for these flats will be within 1m of the proposed rear wall and railings which have a maximum height of 2m. However, these are bedroom areas and not main habitable living areas and the window heights should ensure a view above the proposed brick wall and through the railings which should be sufficient to avoid any significant harm to future occupiers.

Highways

Essex County Council Highways have assessed the submitted information and is satisfied that the proposal is not contrary to National/Local policies or current safety criteria and has no objection subject to condition.

The parking proposed meets the standards of 2 spaces for 2 bedroom flats. The proposal provides 2 visitor spaces which is short of the 4 spaces required by the Essex Parking Standards. However, this is a sustainable location and this shortfall of just two visitor spaces overall is considered acceptable. Additionally there is unrestricted parking available in surrounding roads.

Landscaping

The Tree and Landscape Officer has no objection to the proposal as there is very little landscaping currently on the site. A condition requiring a suitable landscaping scheme will ensure that the proposal is well landscaped.

Other issues

Waste/Bins

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

Land Drainage

As a major application, Essex County Council SUDs team were consulted as they are the Lead Local Flood Authority and they have returned no objection to the scheme.

Conclusion:

The proposal will provide 14 flats in a sustainable location, it is considered to be well designed, with limited impact on surrounding amenity, not to have an impact on highway safety and provides sufficient parking provision. Given the above assessment it is considered that approval with conditions is recommended.

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

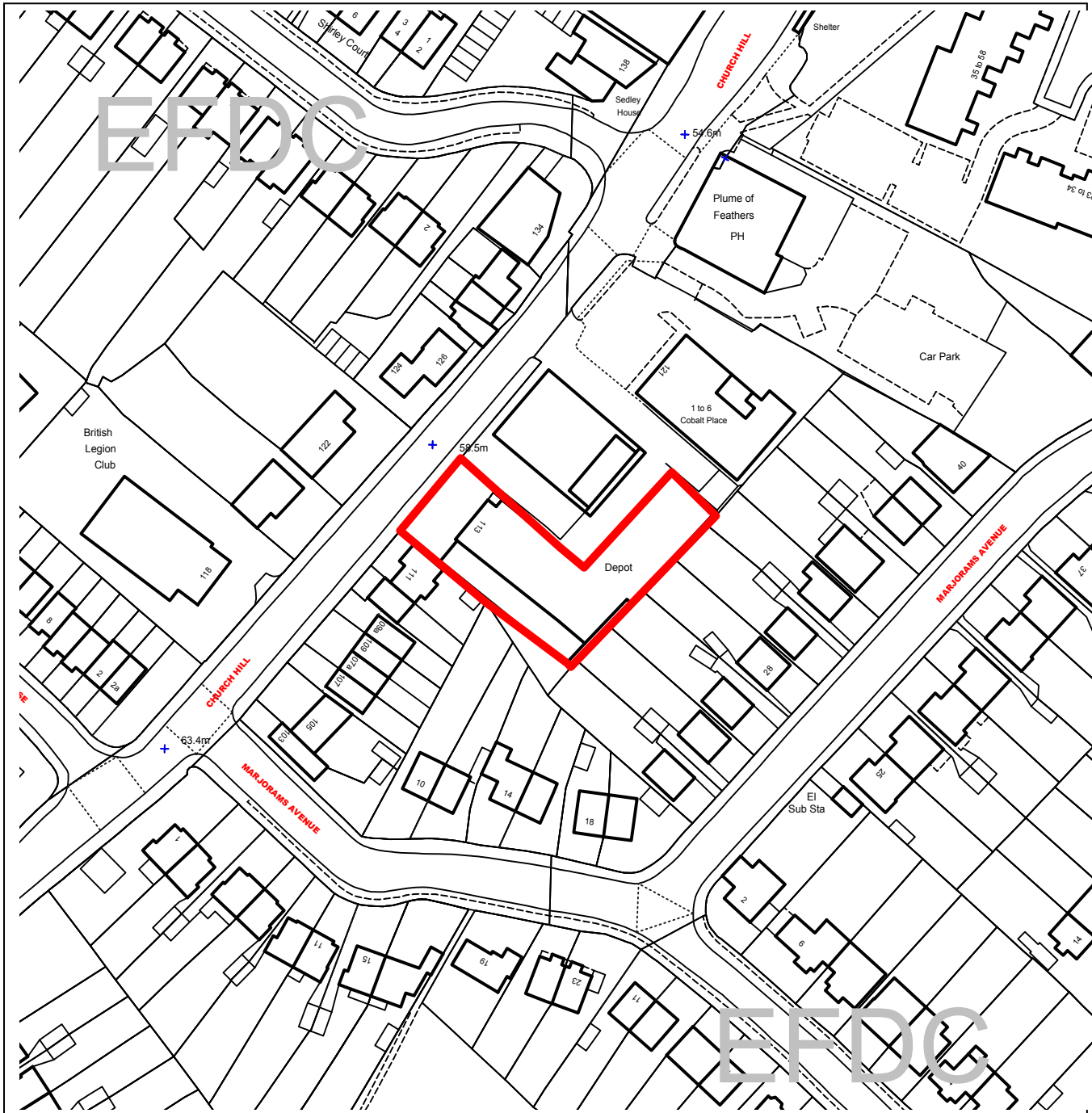
***Planning Application Case Officer: Marie-Claire Tovey
Direct Line Telephone Number: 01992 564414***

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



Epping Forest District Council

Agenda Item Number 2



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Application Number:	EPF/1741/16
Site Name:	113 Church Hill, Loughton, IG10 1QR
Scale of Plot:	1/1250

Report Item No: 2

APPLICATION No:	EPF/1741/16
SITE ADDRESS:	113 Church Hill Loughton Essex IG10 1QR
PARISH:	Loughton
WARD:	Loughton St Johns
APPLICANT:	Mr James Litherland
DESCRIPTION OF PROPOSAL:	Outline application for residential development of 10 no. apartments with details of access.
RECOMMENDED DECISION:	Grant Permission (With Conditions)

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

http://planpub.eppingforestdc.gov.uk/NIM_websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=585535

CONDITIONS

- 1 The development hereby permitted shall be commenced before the expiration of three years from the date of this permission or two years from the approval of the last of the reserved matters as defined in condition 2 below, whichever is the later.

- 2
 - a) Details of the reserved matters set out below ("the reserved matters") shall be submitted to the Local Planning Authority for approval within three years from the date of this permission:
 - (i) layout;
 - (ii) scale;
 - (iii) appearance; and
 - (iv) landscaping.

 - b) The reserved matters shall be carried out as approved.

 - c) Approval of all reserved matters shall be obtained from the Local Planning Authority in writing before any development is commenced.

- 3 The access to development hereby permitted will be completed strictly in accordance with the approved drawings number 6009(P)100 and 6009(P)103 revision G, unless otherwise agreed in writing by the Local Planning Authority.

- 4 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]

- 5 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]

- 6 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.

- 7 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.

- 8 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.
- 9 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.
- 10 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.
- 11 No construction works above ground level shall take place until samples and 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.
- 12 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 and 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; car parking layouts; other minor artefacts and structures, including signs and functional services above and below ground and shall be fully implemented prior to first occupation of the development. 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.

- 13 Prior to the commencement of the development, details of all walls, fences, gates and other means of enclosure shall be submitted to and approved by the Local Planning Authority. The works as agreed shall be fully implemented prior to first occupation of the development. No further gates or means of enclosure shall thereafter be added without prior consent from the Local Planning Authority
- 14 Prior to the commencement of the development, details of all external lighting to be installed on the buildings and within the site shall be submitted and approved by the Local Planning Authority. The works as agreed shall be fully implemented prior to first occupation of the development.
- 15 Prior to the commencement of the development and notwithstanding the details shown on the submitted plans, details of the layout of and finishes to the refuse storage facility shall be submitted to and approved by the Local Planning Authority. The refuse storage facility shall be completed in accordance with the agreed details prior to the first occupation of the development and shall thereafter be retained free of obstruction and used for the storage of refuse and recycling only and for no other purpose, unless otherwise agreed in writing by the Local Planning Authority.
- 16 Prior to the commencement of the development, details of the siting and design, including security measures, of a cycle store with capacity for 10 cycles shall be submitted to and approved by the Local Planning Authority. the works as agreed shall be fully implemented prior to first occupation of the development and thereafter maintained in accordance with the agreed details.
- 17 All parking spaces and turning areas shall accord with the adopted Essex County Council Revised Parking Standards Sept 2009. Details of measures to secure such compliance shall be submitted to and approved by the Local Planning Authority prior to works constructing any parking areas is commenced. The works shall be fully implemented in accordance with the agreed details and thereafter permanently retained for the purpose of residents parking.
- 18 All construction / demolition works and ancillary operations, including vehicle movement on site which are audible at the boundary of noise sensitive premises, shall only take place between the hours of 07.30 to 18.30 Monday to Friday and 08.00 to 13.00 hours on Saturday, and at no time during Sundays and Public/Bank Holidays unless otherwise agreed in writing by the Local Planning Authority.
- 19 Prior to the first occupation of the development the vehicle access arrangements as indicated on the approved plans shall be provided and retained as such in perpetuity.
- 20 Prior to first occupation of the development the existing redundant vehicular dropped kerb crossing shall be fully reinstated to full height kerbing and footway.

- 21 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, to include six one day travel vouchers for use with the relevant local public transport operator.
- 22 There shall be no discharge of surface water from within the site onto the Highway.
- 23 Access to any flat roof areas on any buildings shall be for maintenance or emergency purposes only and any flat roof areas shall not be used as a seating area, roof garden, terrace, patio or similar amenity area without prior consent from the Local Planning Authority..
- 24 Any external amenity area designed for use for residents shall remain available for use by all residents and shall not be enclosed or sub-divided to limit or prevent access thereto for all residents of the development unless otherwise agreed by the Local Planning Authority.
- 25 No meter boxes, vent pipes, flues, ducts, or grills shall be fixed to the front elevation of any building on the site without the prior, written approval of the Local Planning Authority.

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, and since it is for a type of development that cannot be determined by Officers if more than four objections material to the planning merits of the proposal to be approved are received (Pursuant to The Constitution, Part Three: Scheme of Delegation, Appendix 3)

Description of Site:

The application relates to the former milk delivery depot site on the south-east side of Church Hill, comprising around 0.1 ha on an L-shaped plot. Other than the forecourt area, the remainder of the site is almost wholly built over in a mix of functional single storey buildings which have now been vacant for around two years.

The site is adjoined on two sides by residential properties. The site also adjoins a petrol station on two sides beyond which is the recently built Sainsbury Local store in a three storey building including residential accommodation on the upper floors.

The location of the site on Church Hill means there are significant changes in ground levels, rising to both south and east.

Description of Proposal:

The application is submitted in outline seeking to determine only access at this time. A scheme has been developed to establish that the 10 flats proposed can be provided on the site, but that

scheme should be treated as illustrative (albeit it would be likely that a future developer will bring the scheme or something close to it forward).

The substantive access proposals provide a vehicular access on the north eastern corner of the site abutting the boundary with the petrol station, whereas existing access is central. The access road runs alongside the boundary and serves a 10 space parking area behind the petrol station.

The illustrative scheme has been substantially amended. This shows a part three storey, part two storey building of 10 flats comprising 3 x 2 bed and 1 x 1 bed on each of the ground and first floors and 2 x 2 bed units on the second floor. A communal entrance is indicated in the side elevation accessed from the shared driveway to the parking area. The second floor is indicated as being recessed from all side walls by a minimum of 2 metres on the flanks, 2.5 metres at the front and 3.5 metres at the rear. Potential for a terrace area is indicated at the front. The building has a contemporary design that seeks to reflect the eaves and ridge line of the neighbouring house at 111 Church Hill.

The building is indicated as aligning with the neighbouring house, around 4 metres from the footway and refuse bins are indicated in the landscaped frontage. At the rear, the building is around 12 metres from the boundary and a communal amenity area of around 180 sq.m is shown exclusive of a cycle store located adjacent to the parking area.

Relevant History:

EPF/1845/14 Part demolition and part retention of existing building to provide a convenience foodstore (A1 use) (344 sq m gross), the provision of 12 car parking spaces and a dedicated delivery bay. The installation of an ATM within the shopfront. The application was approved, but not implemented due to the implementation of the nearby Sainsbury development which was allowed on appeal.

Policies Applied:

Adopted Local Plan and Alterations

CP1	Achieving sustainable development objectives
CP2	Quality of Rural and Built Environment
CP3	New development
CP4	Energy conservation
CP5	Sustainable building
CP6	Achieving sustainable urban development patterns
CP7	Urban Form and Quality
RP4	Contaminated land
RP5A	Adverse environmental impacts
H2A	Previously developed land
H3A	Housing density
H4A	Dwelling mix
U3B	Sustainable drainage systems
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
LL11	Landscaping schemes
ST4	Road safety
ST6	Vehicle parking

Draft Local Plan

At the current time, only limited material weight can be applied to the Draft Local Plan, however the Draft Plan and evidence base should be considered as a material consideration in planning decisions. The relevant policies in this case are as follows:-

SP1	Presumption in favour of sustainable development
SP2	Spatial Development Strategy 2011-2033
SP6	The Natural Environment, Landscape Character and Green Infrastructure
H1	Housing Mix and Accommodation Types
H2	Affordable Housing
T1	Sustainable Transport choices
DM5	Green Infrastructure: Design of Development
DM9	High Quality Design
DM10	Housing Design & Quality
DM16	Sustainable Drainage Systems
DM21	Local environmental impacts, pollution and land contamination

National Planning Policy Framework

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: 47 (all consulted twice)
Site notice posted: 29 July 2016

Responses received:

Residents have been consulted on the original submission and again on the revised scheme. In total over the two consultations, responses have been received from 9 properties comprising 14, 22, 24, 26, 28, 32 and 41 Marjorams Avenue, 111 Church Hill, and 6 Cobalt Place 121 Church Hill. Residents of 22, 24 and 32 Marjorams Avenue have responded to both consultations and resident of 6 Cobalt Place has commented that they support the principle of residential development on the site before raising concerns on details. The Loughton Residents Association Plans Group have also commented on both schemes.

Comments on process:

Comments cover a range of issues primarily relating to details of the illustrative scheme but also raise matters of the processing of the application. In terms of process, one resident and the LRA are concerned that the application has been significantly altered, arguing that significant changes should not be permitted as part of the same application, and that a new application should have been sought with a new consultation undertaken. Officers consider that it is open for an application to be significantly altered during its processing, that the outline nature of the application has not been changed; only the illustrative scheme details, and that a full re-consultation has taken place such that the revisions can be considered as part of the same application.

Comments on proposal:

NEIGHBOURS:

Objections to the detailed elements concern:

- The level of development at 10 units is excessive
- The building height and form is out of character with the area
- Parking and traffic issues – including increased congestion, overall on site parking provision and parking pressures in the surrounding roads arising from the lack of parking on the site.
- General amenity issues – including overshadowing, overlooking from windows and from balconies and terraces, loss of privacy, loss of outlook, general noise and disturbance from use.
- Loss of security from demolition of existing boundary walls
- Impact of car park lighting and fumes from vehicles.
- Loss of views across the site to St Johns Church and more generally the forest.
- Impact on local character

The adjoining resident at 111 Church Hill raised specific issues in respect of overshadowing and overlooking and objected to the bin store being located adjacent to his property (this has subsequently been relocated).

Other more general issues included:

- Implications in terms of sustainability of 167 bus route changes
- Issues around remediation of contamination and safe demolition of the existing buildings.

LOUGHTON RESIDENTS ASSOCIATION (PLANS GOUP):

Comments from LRA Plans Group follow similar themes. Initially comments were made in respect of siting refuse bins at the rear of the car park (now re-sited), and the overall level of parking being inadequate. As to the revised proposals, concerns are raised at the design and form of the building which is seen as alien to the local character, the intensity of development and the inadequate level of parking. If the application is approved however, conditions are suggested in respect of adequate landscape provision, working times and provision for wheel washing.

LOUGHTON TOWN COUNCIL:

Loughton Town Council objected to the application in its original form. When re-consulted on the revised scheme, no objections were raised.

Main Issues and Considerations:

Consideration of the application falls into three areas – the principle of residential development, the access for which approval is sought at this stage and the amount of development proposed.

Principle of residential development

The site constitutes previously developed land. Being located in the built up area is evidently a sustainable location and there is no evident or over-riding need to seek to retain either the existing or some other commercial use above securing the land for housing.

Given that 92.4% of the District is designated Green Belt the principle of further development within existing sustainable settlements outside of the Green Belt is generally considered to be appropriate, provided all other policies are complied with. In addition, paragraph 49 of the NPPF states that “housing applications should be considered in the context of the presumption in favour of sustainable development. Relevant policies for the supply of housing should not be considered

up-to-date if the local planning authority cannot demonstrate a five-year supply of deliverable housing sites”.

The Council is currently in the process of preparing a new Local Plan where sites will be identified for residential development however the latest figures reveal that the Council can currently only demonstrate a 1.35 year supply of land for housing purposes. It has been shown in several recent appeal decisions, both within and outside of the District that such a lack of a demonstrable five year supply of housing weighs in favour of granting planning permission. However, this still has to be weighed against other material planning considerations.

Having regard to the location of the site and the current planning policy position, it is concluded the principle of a residential scheme at this site is wholly appropriate.

Access

The only matter of detail for which approval is sought in this application is access. There is no alternative access to the site other than from Church Hill. Siting access on the other side of the frontage was considered in order to separate development from the neighbouring house but this would entail a greater area of hard surfacing to access the parking area, at the expense of external amenity space. While the access abuts that of the petrol station, this is not considered a hazard to road safety. Thus the siting of the access is acceptable.

Amount of development and other matters

Most objections to the form and layout of the development are linked to the quantum of development proposed.

In considering the scale and form of the building proposed, regard must be had to the recently completed development of the Sainsbury store on the car park site which takes a similar three storey flat roof form with the upper floor recessed. The Inspector in that case concluded:

Whilst most properties in the locality are two storeys in height, there are some prominent examples of three storey buildings, including apartment blocks beyond the Plume and Feathers, a modern three storey office block on the corner of Rectory Lane and Church Lane, and three storey townhouses on Church Close. Consequently the height of the proposed building would not be out of character with prevailing building heights in the area.

There has been no change since that decision to suggest that a building of similar form on this site would now appear inappropriate. Indeed, the implementation of the Sainsbury store development amounts to a material consideration that weighs in favour of the principle of developing a modern three-storey building at the application site.

In terms of amenity, potentially the adjoining property at 111 Church Hill is most likely to be affected by the siting and mass of the building. There are secondary windows in the side elevation which will not be unduly affected. The scheme steps the building away from the boundary and the recessed upper floor is also intended to lessen this impact. The orientation of the buildings with no.111 located to the south ensures that daylight and sunlight will, other than in early summer mornings, be largely unaffected.

Buildings to the south and east in Marjorams Avenue lie around 25 metres from the site boundary, properties to the south in particular are mostly built on higher ground with gardens stepping down to the site boundary. Taken in the context of the siting indicated and the setting in on the upper floor, the physical form and mass of the building would have minimal impact on these neighbours. Specific issues around overlooking cannot be justified at ground and first floor where recognised

separation distances are maintained. Concerns at the use of the rear roof as a terrace can be adequately dealt with by condition.

Other comments raised by residents on security and lighting are matters of detail that can be adequately covered by condition. While it is acknowledged that the existing buildings do give an added sense of security, any future developer and residents would have similar objectives in ensuring the rear of the site is secure.

A number of consultees comment on the level of parking proposed at one space per unit. In the configuration shown, parking standards would require provision of 19 spaces. Additional parking could be provided but only at the expense of amenity space and even this would produce no more than 3 additional spaces. The Highway Authority have commented that the level of parking is acceptable '*given the accessible location of the site*'. It is also noted that the Inspector at the nearby appeal site gave weight to the views of the Highway Authority in considering this issue. Officers agree with this view. The site remains readily accessible to alternative modes, a cycle store can be provided on site and a range of local amenities are available. Recently announced changes to the 167 bus route do not have a significant impact the overall sustainability of this location. Thus, provision of one parking space for each unit is considered adequate provision.

Conclusion:

In terms of the matters this outline application primarily seeks to establish, being the principle of residential development and the means of access to the site, there seems little ground for objection. The site is previously developed, lies in a sustainable location, is the most appropriate use of the site and would deliver new homes. The access is considered safe and minimises the level of hard surfacing necessary to service the parking area.

As to the level of development, the illustrative material demonstrates that 10 units can be delivered on the site in a scale and form that is not inappropriate in the context of the local character, without significant harm to local residential amenity and making reasonable provisions for usable amenity space, refuse storage, car parking and cycle storage. Many of the concerns about detailed aspects of the application will be considered at reserved matters stage and conditions can be imposed to allow fuller assessment of matters such as boundary treatments, lighting etc.

Officers consider the overall level of development and the general principles established in the application to be an appropriate and acceptable approach to bringing forward this vacant and under-used 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: Ian Ansell
Direct Line Telephone Number: 01992 564481***

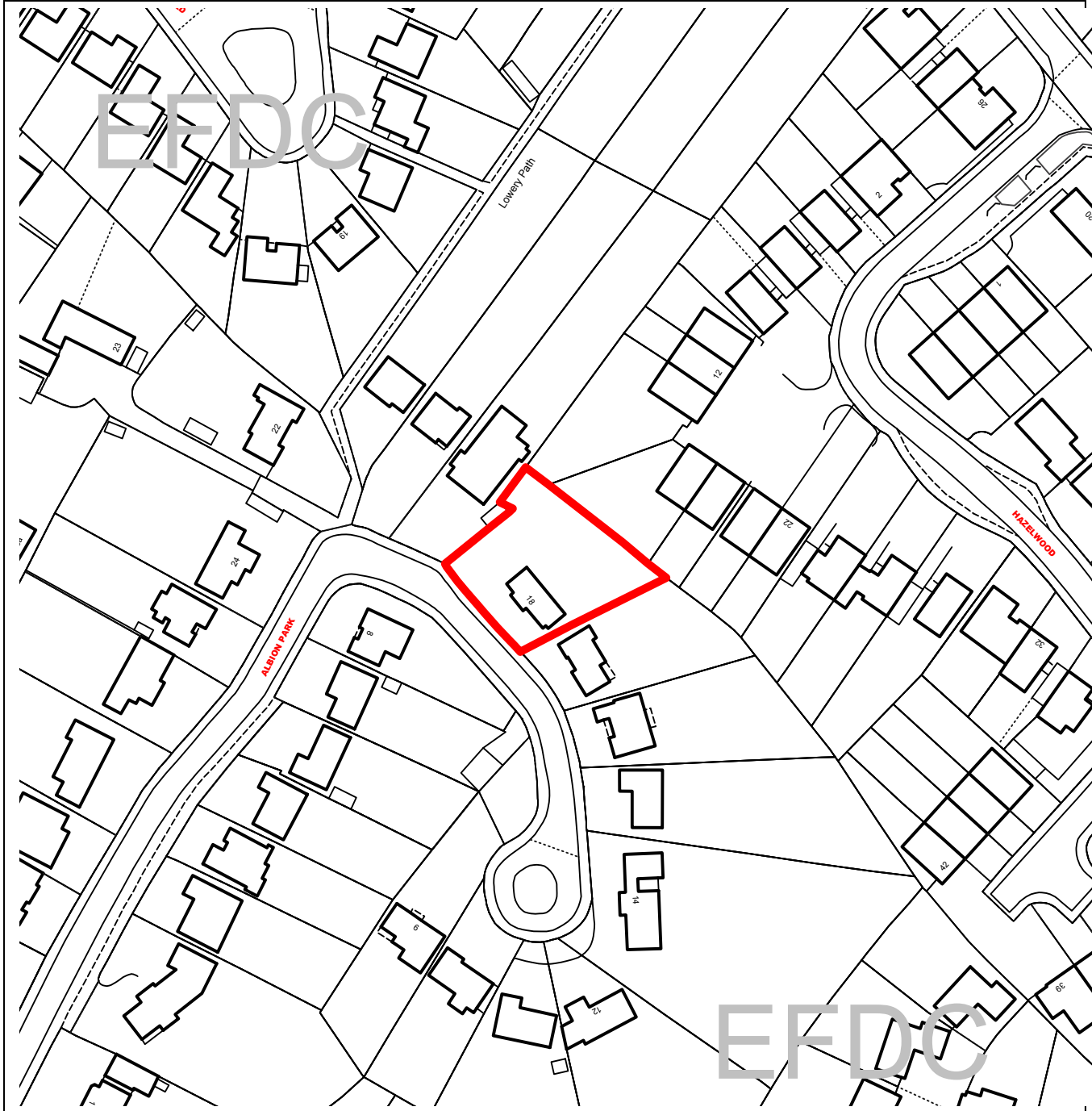
or if no direct contact can be made please email: contactplanning@eppingforestdc.gov.uk

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Epping Forest District Council

Agenda Item Number 3



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Application Number:	EPF/2832/16
Site Name:	18 Albion Park, Loughton, IG10 4RB
Scale of Plot:	1/1250

Report Item No: 3

APPLICATION No:	EPF/2832/16
SITE ADDRESS:	18 Albion Park Loughton Essex IG10 4RB
PARISH:	Loughton
WARD:	Loughton Forest
APPLICANT:	Mr K Fox
DESCRIPTION OF PROPOSAL:	Demolition of existing dwelling and erection of a detached single dwelling with associated car parking.
RECOMMENDED DECISION:	Grant Permission (With Conditions)

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

http://planpub.eppingforestdc.gov.uk/NIM_websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=588803

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: BRD/16/009/010-C, BRD/16/009/011-A, BRD/16/009/012-A and BRD/16/009/013
- 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 until wheel washing or other cleaning facilities for vehicles leaving the site during construction works have been installed in accordance with details which shall be submitted to and agreed in writing by the Local Planning Authority. The approved installed cleaning facilities shall be used to clean vehicles immediately before leaving the site.

- 6 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 cars 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.
- 7 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 E of Part 1 of Schedule 2 to the Order shall be undertaken without the prior written permission of the Local Planning Authority.
- 8 No development, including site clearance, shall take place until a scheme of soft landscaping and a statement of the methods, including a timetable, for its Implementation (linked to the development schedule), have been submitted to the Local Planning Authority and approved in writing. The landscape scheme shall be carried out in accordance with the approved details and the agreed timetable. If any plant dies, becomes diseased or fails to thrive within a period of 5 years from the date of planting, or is removed, uprooted or destroyed, it must be replaced by another plant of the same kind and size and at the same place, unless the Local Planning Authority agrees to a variation beforehand in writing.
- 9 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.
- 10 The proposed use of this site has been identified as being particularly vulnerable if land contamination is present, despite no specific former potentially contaminating uses having been identified for this site.

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

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

- 11 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.

This application is before this Committee since it is for a type of development that cannot be determined by Officers if more than four objections material to the planning merits of the proposal to be approved are received (Pursuant to The Constitution, Part Three: Scheme of Delegation, Appendix 3)

Description of Site:

The application site includes a detached two-storey house with attached garage located on the north side of Albion Park, a small cul-de-sac of detached houses within the built up area of Loughton. The existing house has a maximum width of 12.5m depth of 6.4m, with a hipped roof with prominent catslide to a maximum height of 8m. The application site has a number of preserved trees. The site slopes to the rear with the properties behind (within Hazelwood) at a significantly lower level. The site currently has hoarding around it. The site is not within the Green Belt or a Conservation Area.

Description of Proposal:

This application seeks planning permission for the demolition and replacement of the existing house with a new dwelling with integral garage. The new dwelling will measure a maximum of 19.7m wide, 9.3m deep with a hipped roof with gable projection to a maximum height of 8.4m. It will be set back from the highway edge by approximately 6m, with a rear garden to a depth of 16m at the deepest point due to the angle. This scheme has been revised since first submission with the depth, width and height all reduced.

Relevant History:

EPF/2762/16 - TPO/EPF/33/88/ T3 - Hawthorn - Fell. TPO/ EPF/02/89/ T3 - Cypress – Fell – App/Con
EPF/2343/16 - Demolition of existing dwelling and erection of two detached dwellings with associated car parking and vehicular access – Withdrawn

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

CP7 Urban Form and Quality
DBE1 Design of new buildings
DBE2 Effect on neighbouring properties
DBE9 Private Amenity Space
LL10 Adequacy of provision for landscape retention
LL11 Landscaping Schemes

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

Draft Local Plan

At the current time, only limited material weight can be applied to the Draft Local Plan, however the Draft Plan and evidence base should be considered as a material consideration in planning decisions. The relevant policies in this case are as follows:-

SP1 Presumption in favour of sustainable development
SP6 The Natural Environment, Landscape Character and Green Infrastructure
DM9 High quality design
DM5 Green Infrastructure: Design of Development
DM10 Housing design and quality

National Planning Policy Framework

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

Summary of Representations:

Notification of this application was sent to Loughton Town Council, to 29 neighbouring properties and a site notice was erected. Following revisions to the scheme re-consultation took place to all neighbours and the Town Council

LOUGHTON TOWN COUNCIL: The Committee supported the concerns raised by members of the public that the amended plans were not accurate, especially as the plans stated, 'scale from this drawing at your own risk'.

However, if the District Council was minded to grant this application, members asked that there should be a landscaping scheme for the proposed development, subject to the advice of the District Arboricultural Officer, since the front boundary hedge had already been removed.

Objections have been received from the following addresses:
LOUGHTON RESIDENT'S ASSOCIATION (PLANS GROUP)
8 HAZELWOOD
14 HAZELWOOD
16 HAZELWOOD
18 HAZELWOOD
20 HAZELWOOD
22 HAZELWOOD
24 HAZELWOOD
8 ALBION PARK
17 ALBION PARK
18 ALBION PARK

Summary of objections:

1. Out of character
2. Overdevelopment of the site
3. Twice the size of original
4. Would be the largest house in the street
5. Higher than neighbouring properties
6. Too high and bulky
7. Concern over changes in levels resulting in additional impact
8. Fails to take into account arts and crafts design principles
9. Impractical parking layout
10. Insufficient amenity space
11. Moved further into the site towards boundary with Hazelwood properties
12. Overlooking and loss of privacy to surrounding properties
13. Loss of light and view to surrounding properties
14. Loss of preserved trees and general impact on trees
15. Concern over choice of replacement tree
16. Concern with accuracy of drawings and tree reports
17. Concerned further roof additions could be added in the future
18. Concern with regards to location of existing drains.

Issues and Considerations:

The main issues to be considered with this application relate to principle of the development, design, impact on amenity and impact on trees.

Principle of Development

The replacement of buildings within urban areas is acceptable development provided compliance with any relevant policies (discussed in further detail below). The proposal will provide ample off street parking within a single garage and driveway and more than sufficient private amenity space has been provided even when the fall of the site to the rear is taken into account.

Design

The proposal replaces an arts and crafts style property with prominent cat-slide roof over the garage and circular window feature. This style of design was prevalent at the time the house was built. The proposed design is not in an arts and crafts style but it is not necessary to create a pastiche of the existing building for a development to be acceptable. The design approach is relatively standard, but incorporates traditional features such as the gable projection, side hung garage doors and soldier header details above some windows. The design in isolation is considered acceptable.

The main unifying design elements in the street are a consistent pattern of houses being detached and set out in regular intervals with similar alignment of front walls. That together with landscaping forms the primary components of the streets character. The character of the street is considered sufficiently robust to accommodate a mix of house designs and scale provided the design elements referred to above are respected. This is demonstrated by the fact that there are a mix of house types and styles within Albion Park including bungalows and two storey houses, all of which are successfully accommodated. Indeed, planning permission has recently been given for a new dwelling adjacent to No. 24 and commencement of construction appears imminent. In addition, while many neighbouring houses may have been built at similar times, several have been significantly extended without causing harm to the streetscene.

The proposal will be a large house within the street, but this is not considered detrimental to the appearance of the streetscene. It is noted that No. 14 Albion Park (albeit in a larger plot) has a similar width to the proposed dwelling and is fully two-storey with a large double garage and carport. The width of this proposal is broken up by differences in height, the hipped roof design, sensitive use of two small front dormer windows and a strong gable feature where the main bulk of the house meets the one and a half storey part nearest 19 Albion Park. That is unified by a regular and coherent arrangement of fenestration. Most importantly, the height of the house respects its immediate neighbours and its front and rear walls respect the alignment of 17 Albion Park. Appropriate landscaping and external materials can be secured by condition. On the basis of the above analysis it is concluded that the design of the proposed house is pleasing, would relate well to its immediate neighbours on Albion Park and that it would therefore safeguard the character and appearance of the locality.

Amenity

The proposal results in a larger house on the site than existing. The proposed scheme is closer to the rear shared boundary with Hazelwood by a maximum of 2.7m and the proposed scheme is some 6.7m wider. The main bulk of the house is fully two storey with the element to the side above the garage one and a half storey. As described above this change is relatively significant given the starting point of the existing catslide roof and therefore it is considered that there will be some impact on the amenity of occupiers of Hazelwood to the rear.

The proposal retains a distance of 15m to the rear garden boundary and some 28m would separate the rear wall of the proposed house from that of 16 Hazelwood, the house immediately to the rear. That is considered to be an acceptable degree of separation. In addition to the separation distance, it is necessary to consider the consequence of level differences in order to fully gauge the impact of the proposal on the properties in Hazelwood. As outlined within the site description above, houses on Hazelwood are at a significantly lower level and the gardens of both the application site and those in Hazelwood slope down to the main rear walls of houses on Hazelwood. Although there is a change in levels, the degree of change is not considered so unfavourable that the proposal results in excessive harm to the living conditions of houses on Hazelwood. The proposal will be visible and will clearly be a change from the existing house but it is not considered that the proposal will result in such a significant loss of outlook or light to justify a refusal. Additionally, although the house will be wider than the existing it is not considered that this additional width gives rise to any excessive loss of privacy compared to the existing situation.

With regards to the issue of daylight to properties in Hazelwood, the applicant submitted an additional plan using the principles of the BRE report 'Site Layout Planning for Daylight and Sunlight' and the Essex Design Guide. This suggests that acceptable daylight in interiors is achieved if a 25° vertical angle from a point 2m above the floor to the highest point of a house to the front/rear is unobstructed. The submitted plan using data from a topography survey shows that this is achievable at a lower level (1.5m) and a lower degree at 24°.

Additionally, although a preserved tree has recently been agreed to be removed there are existing trees on the site boundary and replacement trees are required to be planted. These trees offer a degree of screening and any replacement tree will also aid screening between the properties.

No. 8 Albion Park has raised concerns with regards to overlooking. No. 8 is on the opposite side of Albion Park and sides onto the application site, so that the rear garden is opposite the proposed dwelling. A distance of some 15m would separate the front elevation of the proposal from the rear garden of 8 Albion Park, a very similar distance to the existing house. The proposal is for a wider house with additional first floor windows compared to the existing and two front flat roof dormers. Although there are additional front windows and the proposal is marginally higher than existing, due to the degree of separation it is not considered likely to give rise to any material reduction in

the privacy of the rear garden area of No. 8 compared to the existing situation. In addition any views possible will be far reaching across the extent of the road.

With regards to No 17 Albion Park, the neighbour to the south east, this house is two storey and the proposed house will project approximately 1m beyond its main rear wall. It will do so in a position set in from the shared boundary by a minimum of 1.7m. Although the proposed house will be somewhat higher it is not considered that it will result in any excessive harm to the amenities of No. 17 given the relatively modest extra depth and separation from the boundary of the proposal.

The neighbour to the north west, 19 Albion Park is a chalet bungalow located within a deep plot and set some 15m back from the highway edge. It is not considered that the proposal will have any significant impact on the amenity of this property due to the set in from the boundary of the proposal of some 4.5m coupled with the very good level of screening provided by preserved trees at this boundary.

Due to the significant slope of the site it is considered reasonable to remove permitted development rights for extensions and outbuildings to protect any further encroachment on amenities currently enjoyed by neighbours.

Protected Trees

The Tree and Landscape Officer has no objection to the proposal following the revisions which included an alteration to the driveway to the front which removed pressure on a Holly and Magnolia tree. The Officer has requested a condition requiring a tree protection scheme and details of the landscaping scheme which will ensure the adequate landscaping of the site to the satisfaction of the Tree Officer.

Comments on Representations Received

Other than the comments discussed within the body of report above, the neighbour representations received included concern over the chosen replacement tree for the loss of the preserved tree. This was dealt with by the Tree and Landscape Officer as a separate application EPF/2762/16 and the replacement tree has to be agreed with the Tree and Landscape Officer.

Concern has also been raised by neighbours and the Parish Council regarding the accuracy of the plans. It appears that ordnance survey base data has been used for the base plan (this is normal practice) and this matches that of the base plans at the Council. It is appreciated that there is a note on the plans that states: 'Scale from this drawing at your own risk' but this is a very common addition to plans to ensure that measurements are correct when a proposal is being built and also to avoid any confusion if the plan were not printed to the right scale.

Additionally dimensions are not required on a scaled drawing nor are heights above sea level a requirement.

Concern has been raised with regards to the proposed materials but this can be covered by condition.

Conclusion:

In light of the above appraisal, it is considered that the proposed replacement dwelling is an acceptable design with limited impact on the trees within the site. The proposal will result in some impact on surrounding amenity but this is not considered so excessive to justify a refusal and on this basis 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

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Epping Forest District Council

Agenda Item Number 4



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Application Number:	EPF/2894/16
Site Name:	Land to the rear of 83 Queen's Road, Buckhurst Hill, IG9 BW
Scale of Plot:	1/1250

Report Item No: 4

APPLICATION No:	EPF/2894/16
SITE ADDRESS:	Land to the rear of 83 Queen's Road Buckhurst Hill Essex IG9 5BW
PARISH:	Buckhurst Hill
WARD:	Buckhurst Hill West
APPLICANT:	Mr Dave Hutchinson
DESCRIPTION OF PROPOSAL:	Erection of single storey three-bedroom dwelling with green roof to rear of 83 Queen's Road.
RECOMMENDED DECISION:	Grant Permission (With Conditions)

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

http://planpub.eppingforestdc.gov.uk/NIM_websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=589013

CONDITIONS

- 1 The development hereby permitted must be begun not later than the expiration of three years beginning with the date of this notice.
- 2 The development hereby permitted will be completed strictly in accordance with the approved drawings nos:
Site location plan, 1023_01_P3
1023_02_P3
1023_03_P3
1023_04_P3
1023_05_P3
1023_06_P3
1023_07_P3
Arboricultural Report by Phelps Associates
Design & Access Statement
- 3 No construction work above ground level shall take place until documentary details of the sedum "green roof" have been submitted to and approved by the Local Planning Authority, in writing. The development shall be implemented in accordance with such approved details and retained as such.
- 4 No development, including works of demolition or site clearance, shall take place until a Tree Protection Plan Arboricultural Method Statement and site monitoring schedule in accordance with BS:5837:2012 (Trees in relation to design, demolition and construction - recommendations) has been submitted to the Local Planning Authority and approved in writing. The development shall be carried out only in

accordance with the approved documents unless the Local Planning Authority gives its written consent to any variation.

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

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

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

- 6 Access to the roof of the dwelling hereby approved shall be for maintenance or emergency purposes only and the roof shall not be used as a seating area, roof garden, terrace, patio or similar amenity area.

- 7 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 of Part 1 of Schedule 2 to the Order shall be undertaken without the prior written permission of the Local Planning Authority.

- 8 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.

- 9 Prior to first occupation of the proposed development, the Developer shall be responsible for the provision and implementation of a Residential Travel Information Pack for sustainable transport, approved by Essex County Council.

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

This application is before this Committee since it is for a type of development that cannot be determined by Officers if more than two objections material to the planning merits of the proposal to be approved are received (Pursuant to The Constitution, Part Three: Scheme of Delegation, Appendix 3)

Description of Site:

The site is vacant land to the rear of a three-storey building accommodating five flats. This parcel of ground is covered by scrub vegetation enclosed by screen fencing. The site is not in a Conservation Area and no Listed Building is involved. A pair of semi-detached houses to the left hand side of the vehicular access, 85 and 87 Queens Road, are locally listed.

To the south of the site, between the main body of the site and Queens Road, is a two storey building with a Mansard style roof. This building, 83 Queens Road, accommodates flats and has a block paved area between it and the footway. The paved area provides off street parking for three cars. To the side of the building is a vehicular access that is capable of serving the application site. To the rear of the building is a lawn beyond which is a block paved area with refuse storage cabinets and timber outbuilding.

To the right hand side of no. 83, to the east, is a parade of shops with flats above. To the left hand side is a pair of semi-detached houses of a Victorian villa style.

To the east of the site is the rear yard/parking area to the shop units and flats at 81-75 Queens Road. To the east of the rearmost part of the site is the end of the rear garden of 4a Westbury Lane. To the north of the site, beyond the rear boundary of the site is the end of the rear garden of 6 Westbury Lane. To the west of the main body of the site is the rear garden of 85 Queens Road.

Description of Proposal:

It is proposed to erect a single storey three-bedroom dwelling with green roof on land rear of 83 Queen's Road.

The proposed bungalow would have an irregular footprint though it would have a maximum width of 11m, infilling between both side boundaries, and a maximum depth of 29m. The bungalow would have a maximum height of 4m.

External materials to the bungalow would consist of yellow stock brick or cedar timber cladding to walls. The bungalow would have a "green roof" of sedum planting.

The proposed bungalow would have three bedrooms, all with facilities en-suite, a box room and an open plan kitchen, dining and sitting area. The structure of the dwelling would incorporate a boundary wall along part of the eastern boundary of the site. Two courtyard patio areas, accessed by folding glazed doors, would be inset into the plan of the structure and provide its amenity space.

The proposals involve demolishing the timber outbuilding referred to above and providing alternative bicycle parking closer to the flats.

Relevant History:

EPF/1485/07 - Redevelopment to provide residential development of five, two bedroom flats. (Revised application) – Granted 14/09/2007

EPF/2283/15 - Erection of three bedroom house with green roof to rear of 83 Queen's Road. –
Withdrawn 19/11/2015

Policies Applied:

Adopted Local Plan and Alterations

CP2	Quality of Rural and Built Environment
CP3	New Development
CP5	Sustainable Building
CP6	Achieving Sustainable Urban Development Patterns
CP7	Urban Form and Quality
HC13A	Local List of Buildings
H2A	Previously Developed Land
DBE1	Design of New Buildings
DBE2	Effect on Neighbouring Properties
DBE6	Car Parking in New Development
DBE8	Private Amenity Space
DBE9	Loss of Amenity
ST6	Vehicle Parking

SPG: Parking Standards, Design and Good Practice (September 2009)

Draft Local Plan

SP1	Presumption in favour of sustainable development
SP2	Spatial Development Strategy 2011-2033
T1	Sustainable Transport choices
DM5	Green Infrastructure: Design of Development
DM9	High Quality Design
DM10	Housing Design & Quality
DM16	Sustainable Drainage Systems
DM21	Local environmental impacts, pollution and land contamination

At the current time, only limited material weight can be applied to the Draft Local Plan, however the Draft Plan and evidence base should be considered as a material consideration in planning decisions. The relevant policies in this case are as follows

National Planning Policy Framework

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

Consultation:

Number of neighbours consulted. 35
Site notice posted: Yes - 25/11/2016

Responses received:

NEIGHBOURS

85 QUEENS ROAD

Object – destruction of the soft environment to the rear of dwellings, would make lack of parking worse.

10 WESTBURY LANE

Object - would adversely affect the view from my property, green roof is unlikely to stay in good condition and could die, noise from the development, additional storeys likely to be added, overdeveloped with almost complete loss of garden space, out of keeping with the other houses in the area, adverse affect to character of the neighbourhood, could encourage other applications to develop in back gardens.

BUCKHURST HILL RESIDENTS SOCIETY

Object – overdevelopment, would detrimentally affect the view from adjacent properties, loss of privacy, no access to the rear, living space appears inadequate, tiny amenity space, inadequate lighting of the new building due to no side or rear windows, noise and light pollution from any building on this site, derelict state of site should not be a consideration, will reduce the amenity space of flats, owners of 85 have stated that they will not give permission over joint access.

BUCKHURST HILL PARISH COUNCIL:

No objection. Concerns on the impact of car parking space available to 83 Queens Road.

Main Issues and Considerations:

The main issues are considered to be the principle of development, impact to neighbours, siting and appearance, whether the dwelling would offer sufficient residential amenity to future occupiers and parking.

Principle of development

The site is within the built up area of Buckhurst Hill, just outside the boundary of the town centre and with a London Underground station a short walk away. The proposal is supported in principle by Policies CP3, CP6 and H2A and represents the effective use of land.

The site is situated within a sustainable urban location close to local services, facilities and public transport and would make more efficient use of this site. Given that 92.4% of the District is designated Green Belt the principle of further development within existing sustainable settlements outside of the Green Belt is generally considered to be appropriate, provided all other policies are complied with. In addition, paragraph 49 of the NPPF states that “housing applications should be considered in the context of the presumption in favour of sustainable development. Relevant policies for the supply of housing should not be considered up-to-date if the local planning authority cannot demonstrate a five-year supply of deliverable housing sites”.

The Council is currently in the process of preparing a new Local Plan where sites will be identified for residential development however the latest figures reveal that the Council can currently only demonstrate a 1.35 year supply of land for housing purposes. It has been shown in several recent appeal decisions, both within and outside of the District that such a lack of a demonstrable five year supply of housing weighs in favour of granting planning permission. However, this still has to be weighed against other material planning considerations.

Impact to neighbours

The dwelling would have no upper floor from which to overlook neighbours. Given that the application indicates the use of a green roof, it is considered reasonable to impose a condition to

prevent use of the roof as a sitting out area, in a similar manner to when a flat roofed extension is proposed.

There would be no material loss of light to any neighbour from the single storey built form.

The back land position of the dwelling would result in cars driving along the side boundary of 85 Queens Road. However, Queens Road is relatively busy and as a result there is background noise in the vicinity of no. 85. There is no window on the flank of no. 85 and there is a screen fence along the side boundary. The block paved area to the rear of the flats is available for parking for the development and its use would involve cars driving past the side boundary of no. 85. Whilst the proposal would result in vehicular activity behind the rear elevation of no. 85, it is considered that such activity to only one dwelling in a relatively densely built up area adjacent a town centre would not be to a degree that would sufficiently reasonably justify refusal of the application.

The impact on the living conditions of 10 Westbury Lane would be confined to the rear part of

Siting and appearance

The proposal would appear as a simple modern structure primarily seen from the rear elevation of the flats at 83 Queen's Road and also from upper floor rear elevation windows of adjacent buildings. The front elevation would appear as a bungalow with low front gable asymmetric roof and a front bay to the side of which the parking spaces would be set. External materials are indicated as a mix of yellow London stock bricks and cedar cladding. The building would not be seen from the street and when seen from adjacent gardens the upper 1.8m of the building comprising its roof and top of the flank walls. The design of itself is high quality reading as a dwelling but respecting its setting rear of buildings fronting Queen's Road. As explained below, the proposal meets standards for private amenity space and parking, and as already stated the design of the building and its siting in relation to neighbours would ensure activity associated from the residential use would not harm neighbours living conditions.

While the proposal does not front a street, it would significantly improve the appearance of the site which is presently in poor condition, and consequently improve the outlook from neighbouring dwellings. Since it would be accessed directly from the street it will have a clear relationship to it. It would also provide a visual stop to the western edge of the yard area serving shops at 75-81 Queen's Road, improving the enclosure of that space.

Since the visual impact of the proposal would not be appreciated from Queen's Road, it would not impact on the contribution that 85 Queen's Road, a locally listed building, makes to the character and appearance of the locality.

On the above analysis it is concluded the proposal is acceptable in terms of its siting and appearance.

Residential amenity of future occupiers

The proposed bungalow would have a private amenity area of some 90 sq m in the form of two courtyard areas; subtractions in the footprint of the dwelling from the area within the boundaries of the site. The outdoor amenity areas are considered sufficient to provide the proposed dwelling with an adequate degree of private amenity space for sitting outdoors, airing washing or similar uses of outdoor domestic space.

Whilst the dwelling would have no side or rear window, accommodation would be served by glazing onto the courtyard patios.

The flats would retain an amenity area in the form of a lawn immediately to the rear of the existing building.

Parking

A dedicated parking area, 5.4m deep by 5.8m wide, would be provided to the bungalow. This parking area would be sufficient to accommodate two cars. An adequate turning area (8m by 10m) is available to facilitate cars leaving the site in forward gear. Existing parking provision for the flats at 83 Queen's Road is in front of the building and would not be affected by the proposal.

Other matters

Adequate refuse storage would be provided adjacent to an existing refuse storage area.

In relation to the access, Buckhurst Hill Residents Society maintain the owners of 85 Queen's Road have control over use of the accessway to the application site and that they state they will not give permission for the developer to utilise the accessway. Although an objection was received from no. 85, it does not make that point. Moreover, the Applicant has signed Certificate B on the application forms confirming he has served notice of the application on all owners of the application site. It is not clear whether the owner served (address in Enfield) also has an interest in 85 Queen's Road, however the owner has not submitted any representation on the application in response to being served notice of it. In the circumstances it is clear that the comment by Buckhurst Hill Residents Society is hearsay. In any event, if the developer really cannot legally access the site then the development could not be implemented until the legal impediment is resolved. It is therefore concluded that this potential legal issue is not a matter to which any significant weight can be attached. Indeed, there is a good case that the potential legal dispute is not even a material planning consideration.

Conclusion:

The proposal represents an efficient use of land, is a residential property in a residential area and is in a sustainable location. The proposal would provide a good standard of accommodation and is acceptable in terms of its siting and appearance, resulting in an improvement in outlook of neighbours while not causing any harm to their living conditions. Since such sites with direct access to the street are not common, it is unlikely that giving permission would result in many similar proposals being permitted. Indeed, any applications for similar proposals would have to be decided on their own merits and they would be bound to have their own site-specific constraints. Accordingly, it is concluded that the proposal to develop this site for a modern single-storey dwelling is acceptable and it is recommended that planning permission be granted.

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

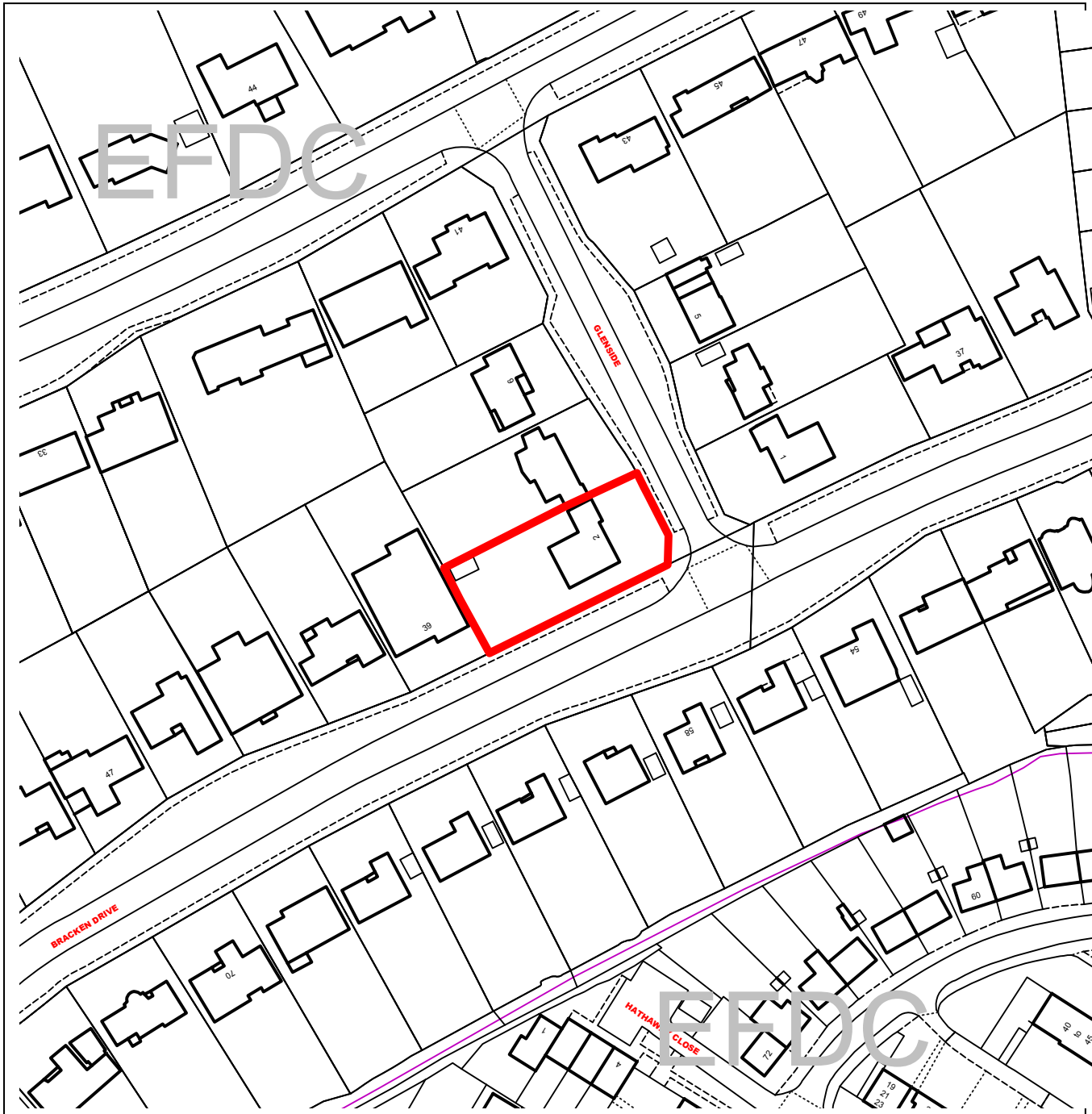
***Planning Application Case Officer: Jonathan Doe
Direct Line Telephone Number: 01992 564103***

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



Epping Forest District Council

Agenda Item Number 5



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Application Number:	EPF/3036/16
Site Name:	2 Glenside, Chigwell, IG7 5RE
Scale of Plot:	1/1250

Report Item No: 5

APPLICATION No:	EPF/3036/16
SITE ADDRESS:	2 Glenside Chigwell Essex IG7 5RE
PARISH:	Chigwell
WARD:	Grange Hill
APPLICANT:	Mr Petrit Marku
DESCRIPTION OF PROPOSAL:	Demolition of an existing 3 bed/2 storey home and construction of a 6 bed/4 storey (including basement) house
RECOMMENDED DECISION:	Grant Permission (With Conditions)

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

http://planpub.eppingforestdc.gov.uk/NIM_websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=589435

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: 1.0; 1.1; 2.0; 2.1; 2.2; 2.3; 2.4; 3.0 (Existing ground floor plan & Proposed block plan); 3.1; 3.2; 3.3; 3.4;3.5; 3.6; 4.1; 4.2; 4.3; 4.4; 4.5; 4.6; 4.7;4.8; 4.9; 4.10; 4.11; 4.12; 5.1; 6.0; 6.1; 6.2; & 6.3.
- 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. Techniques such as green roofs; rainwater harvesting; and permeable paving should be given strong consideration. The development shall be implemented in accordance with such agreed details.
- 5 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 as amended (or any other Order revoking, further amending or re-enacting that Order) no development generally permitted by virtue of Class A and E of Part 1 of Schedule 2 to the Order shall be undertaken without the prior written permission of the Local Planning Authority.

6 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.

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, 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.

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

10 All 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.

- 11 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.

- 12 No trenches, foundations or pipe runs for services and drains required to service the development shall be installed within the root protection areas of the two oaks (T5 and T6 of the submitted tree report) unless the Local Planning Authority gives its prior written approval.

- 13 No levels changes shall be undertaken within the root protection areas of the two oaks (T5 and T6 of the submitted tree report) unless the Local Planning Authority gives its prior written approval.

- 14 Prior to the commencement of the development hereby approved, and notwithstanding the details shown on the submitted drawings, further details of the outbuilding proposed in the rear garden, including floor plans and elevation drawings, shall be submitted to and approved in writing by the Local Planning Authority. The outbuilding shall be constructed in accordance with the approved details and shall not subsequently be enlarged without the written approval of the Local Planning Authority.

- 15 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.

- 16 Notwithstanding the details submitted with the application, the development hereby approved shall not be commenced until details of all boundary treatment have been submitted to and approved in writing by the Local Planning Authority. The application site shall be enclosed in accordance with the approved details unless otherwise agreed in writing by the Local Planning Authority.

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

Description of site:

The application site is number 2 Glenside, Chigwell. It is located on a prominent corner plot at the Junction of Glenside and Bracken Drive. The property comprises of a two storey house, with rooms in the roof space and a dormer to the front and rear roof slopes. There is a single storey linked garage between the house and common boundary with no.4 Glenside. There are trees with TPO to the front, sides and rear. The site slopes from the north to the south towards Bracken Drive. The site is not in the Green Belt, not in a conservation area and the property is not listed.

Description of proposal:

Demolition of an existing 3 bed/2 storey home and construction of a 6 bed/4 storey (including basement) house

Details of the proposal:

The house would have a hipped roof set slightly lower than the neighbouring house at 4 Glenside and the front elevation would align with the front wall of no. 4. The house would be set 2m from the boundary with 4 Glenside, resulting in a 3m separation between the flank walls of the two houses. The house would be set 3m from the site boundary with Bracken Drive.

At ground floor, the house would have two single-storey rear projections, one extending 3m beyond the main central rear elevation adjacent to 4 Glenside and the other 2m on the southern flank. The projections would enclose a terrace and light well for a basement level terrace.

The proposed basement would comprise of a centrally positioned terrace projecting 6m beyond the main rear elevation. That part of the basement would be flanked by wings that correspond with the ground floor rear projections and extend approximately 3m beyond the rear of the terrace area.

The house would have a conventional appearance. A pair of bays would be positioned at either end of the front elevation. They would each be approximately 4.5m wide with hipped roofs subordinate to the main roof. The width of front elevation separating the bays would be 5.5m. This arrangement would be repeated in the rear elevation, which would also contain a pair of small dormer windows in the rear roof slope.

At the front, the bay adjacent to 4 Glenside would include an integral garage. Vehicular access would remain as existing and a parking area would be provided in the front garden. A low wall with railings above are indicated as enclosing the site boundaries with the highway.

Relevant Site History:

CHI/0080/59: Erection of detached bungalow -Refused 15/04/1959.

CHI/0080A/59: Erection of detached Chalet Bungalow and Garage –Approved/Conditions 19/08/1959.

TRE/EPF/0355/04: Essex TPO 3/51 : 2 x Oak - reduce crowns by up to 2m, and up to 3m, and trim as specified –Raised no objection 28/05/2004.

Relevant Planning Policies:

Adopted Local Plan and Alterations.

CP1	Achieving Sustainable Development Objectives
CP2	Quality of Rural and Built Environment
CP3	New Development
GB15A	Replacement Dwellings
RP5A	Adverse Environmental Impacts
DBE1	Design of New Buildings
DBE2	Effect on Neighbouring Properties
DBE6	Car Parking in New Developments
DBE8	Private Amenity Space
DBE9	Loss of amenity
U3B	Sustainable Drainage Systems
H2A	Previously Developed Land
LL10	Adequacy of Provision for Landscape Retention
LL11	Landscaping Schemes
ST1	Location of development
ST6	Vehicle Parking
ST4	Road Safety

Draft Local Plan

In addition to the Local Plan policies above the Council is currently consulting on the Draft Local Plan. At the current time, only limited material weight can be applied to the Draft Local Plan, however the Draft Plan and evidence base should be considered as a material consideration in planning decisions. The relevant policies in this case are as follows:

DM5:	Green Infrastructure
DM9:	High Quality Design.
DM10:	Housing Design and Quality
DM11:	Waste Recycling Facilities
DM12:	Subterranean, Basement Development and Light-wells
DM15:	Managing and Reducing Flood Risk
DM16:	Sustainable Drainage Systems
DM17:	Protecting and Enhancing Watercourses and Flood Defences
T1:	Sustainable Transport Choices

National Planning Policy Framework

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

Consultation Carried Out and Summary of Representations Received:

Consultations:

Number of neighbours consulted: 12
Site notice posted: Yes.

Responses received:

4 responses were received from neighbours at 3 & 4 Glenside; 52, 54, 56, 58, 60 and Bracken Drive, objecting to this application on the following grounds:

3 Glenside:

1. Flooding concerns in the area.
2. Basement would increase flooding in the locality.
3. Concerns of over inaccuracies in the design and access statement.
4. Overly dominant, prominent and intrusive.
5. Out of scale with surrounding properties
6. Out of keeping with the character of the area.
7. Massing and bulk disproportionate in the street & locality.
8. Concerns over the siting arrangements, layout, orientation, & rhythm of the roof profile. Does not reflect the character of the street & locality.
9. Basement out of scale, concerns over excessive excavation.
10. Concerns over room density & private amenity space provisions.

4 Glenside:

1. Concerns over existing underground water courses, subsidence and flooding in the area, could be exacerbated by basement development.

52 Bracken Drive:

1. Excessive and overdevelopment in respect of Glenside/Bracken Drive.
2. The property is on a corner plot associated with restrictions for only bungalows along Bracken Drive.
3. The design and access statement is inaccurate and misleading (the properties along Bracken Drive are bungalows not two storey).
4. Front door of new house would face Bracken Drive this appears to turn the house round from Glenside. It should be controlled by existing covenants for only bungalows along Bracken Drive.

54 Bracken Drive:

1. Concerns regarding Water Table Issue as we have been personally told by drainage experts that we have a very high Water Table. This would suggest that any significant change could cause flooding to our property. Who would be liable?

56 Bracken Drive:

1. Basement is at odds with this flood risk associated site.
2. Concerns over past flooding as a result of development at 4 Glenside, basement might invite a repeat of this.
3. Basement not supported by development, could damage my property which is already suffering the damaging subsidence caused by "Essex clay", requiring remedial underpinning, as is the case with the property at No. 6 Glenside.
4. Swimming pool at basement level could be included in the garden area.

58 & 60 Bracken Drive:

1. Basement to large and out of scale in relation to property/side and small basements in the locality.
2. Concerns over effect of basement development on rear garden amenity area, future flooding, and existing underground watercourses.
3. Swimming pool should be relocated in the rear garden area.
4. Building to Bracken Drive protrudes beyond the existing building line.
5. It will set precedent and cause unwelcome change to the street scene.
6. Rear boundary treatment of brick wall will not blend well and harmful to the street scene. (Brick and metal railing together with hedge could have been better.

CHIGWELL PARISH COUNCIL:

The Council ***STRONGLY OBJECTS*** to this application because the proposal is an over-development of the site. The excessive size of the basement in relation to the rest of the structure is unacceptable and it would appear that no consideration has been given to how the water table would be affected.

Main Issues and Considerations:

The main issues in this case are considered to be:

1. Design.
2. Living conditions.
3. Amenity space.
4. Impact on trees and landscape.
5. Highway Matters (Access & car parking provisions).
6. Drainage.

Design:

The application site is on a corner plot of land at the Junction of Glenside and Bracken Drive. Ground levels fall from the north towards Bracken Drive in the south, as such, the site can be said to be at the transitional position where land form changes from high to low level. The areas surrounding the application site to the north and on either side of Glenside characteristically features two storey detached houses and are situated on large plots of land. Those surrounding houses are of a substantial scale, size and massing than the other houses along Bracken Drive to the south, southeast and south west of the site where chalet bungalows are common housing types. Furthermore, the majority of properties in the street and surrounding area have varied architectural styles but with common traditional hipped, gable or crown roof forms.

In this instance, whilst the proposed replacement dwelling will be a four storey building including a basement level, it has carefully been designed with due consideration of site constraints. The basement level will be entirely subterranean with access steps, balustrades and associated light wells positioned at the rear of the building. The only part of the new dwelling that would physically be visible above ground level will be the ground floor, first and roof levels. The visible part of the house would not be consistent in scale, size and massing with neighbouring buildings along Glenside and further north of the site.

The total area of the application site is 853.6m². The existing building has a footprint of about 115m² and the proposed dwelling will have a footprint in the region of 230m², which is clearly greater than that of existing dwelling. Notwithstanding this, the remaining undeveloped area within the site will be 623.6m², which is considered more than sufficient to ensure the site continues to respect the spacious character of development within the locality. The new dwelling is also well

sited and positioned within the site. It would maintain acceptable distance from either side of plot boundaries. In light of this, it is concluded that, the scale of the replacement dwelling is well related to the generous size of the plot on which it would be sited. In addition, whilst the resultant building will increase the lateral spread of built form across the site, that increase is not considered so great that could be said to have result in the overdevelopment of this generous site.

The elevational treatment of the proposal is simple with balanced proportions and strong symmetry. It would complement the designs of neighbouring houses and appear appropriate to its corner location with good fenestration to the side elevation facing Bracken Drive.

In terms of roof form, whilst the main part of the new dwelling would be under a crown roof, it has been designed to appear as a traditional hipped roof, especially when seen from any vantage point. There are also some examples of similar roof forms within the immediate vicinity of the site. The replacement dwelling would deliver a design that provides a balance between traditional and modern architecture, particularly in terms of roof form and profile, style, and use of sympathetic external materials which are considered appropriate to the site context.

In terms of boundary treatment, details submitted are indicative and while they appear acceptable, further details are required to ensure an acceptable development. That can be secured by condition.

The proposal also provides for 6 cycle parking racks in a secure structure to be located at the rear of the building. While this is likely to be acceptable in visual terms, insufficient details of the structure have been provided. They can be secured by condition.

On the above assessment, it is concluded that the proposal would respect the character and appearance of the locality in terms of its scale, siting and detailed design.

Living Conditions:

The proposed replacement dwelling has carefully been designed so as not to prejudice the amenity of neighbouring occupiers, particularly 4 Glenside and 39 Bracken drive by unreasonably restricting sunlight, daylight, outlook or privacy to their properties. The neighbour most at risk of harm is 4 Glenside, however the impact on that neighbour is mitigated not only by the degree of separation of the proposed building, but also by the fact land levels at 4 Glenside are higher than those of the application site, robust boundary treatment and the width of garden at 4 Glenside. It is therefore concluded that the proposal would not give rise to excessive harm to the living conditions of neighbours.

Amenity space:

Local Plan Policy DBE8 states that, the Council would expect the rear gardens of new dwellings to have a minimum of 20m² for each habitable room – defined as living room, bedroom or kitchen/dining room where the floor area exceeds 13m². The remaining rear garden area of this generous plot is in the region of 300m², which is considered sufficient and adequate to provide enough private amenity space for any future occupants of the replacement dwelling.

Impact on trees and landscape:

The site has a sylvan setting, which makes a valuable contribution to the visual amenities of the locality. Substantial trees, protected by Tree Preservation Orders (TPO), are situated adjacent to the front and side boundaries. They are not nearer than 5m from the closest point of the proposed development, including the basement. An arboricultural impact assessment submitted with the

application demonstrates its feasibility in relation to the preserved trees. The Council's Trees and Landscaping team was consulted on the application and raise no objection to the proposed development subject to the imposition of conditions relating to tree protection, hard and soft landscaping, and removal of excavated materials. These conditions, together with a condition dealing with site levels, are considered necessary to secure an acceptable form of development on the site. It is considered subject to compliance with those conditions that, the impact of the proposed development upon the existing trees and landscape will be acceptable.

Highway Matters (Access & Car Parking Provision):

The Council's parking standards requires new developments with 2 or more bedrooms to provide a minimum of 2 car parking spaces per dwelling. The proposed replacement dwelling includes an integral garage and the front driveway is wide enough to provide off-street parking in excess of the adopted standard.

Policy DBE6 states that, car parking in new residential developments should be located such that parked cars do not visually dominate the street scene. The proposed boundary treatment and landscaping to be secured by condition will ensure the form of off-street parking provided will not appear over-dominant.

The site is at a prominent location at the junction of two clean streets (Glenside and Bracken Drive). The surrounding area is also visually attractive. Construction vehicles may deposit soil that could have a detrimental impact on the other users of the public highway. This can be addressed by conditions relating to wheel washing and construction method statement.

Access to cycle store will be via the side entrance, adjacent to 4 Glenside. The proposal therefore promotes sustainable modes of transport by reason of provision of sustainable transport choices for the future occupants of the development. This is considered acceptable in the context of the adopted local plan, emerging local plan and NPPF.

Drainage:

There is a concern with the scale of the basement proposed. There is also a general concern about the potential for the proposal to significantly increase the risk of flooding in the locality. The basement level will be excavated to the depth of 2.2m below the full footprint of the building with projection beyond the rear wall. The Council's Land Drainage Team was therefore also consulted on this application. The Team advises the site does not fall within any Epping Forest District Council flood risk assessment zone or within any Environment Agency Flood Risk zones. Notwithstanding this, a planning condition is recommended to deal with localised drainage. The Team also recommends an informative relating to subterranean developments.

Conclusion

The principle of residential development is acceptable in the context of the site location.

The proposal is acceptable in terms of its scale, siting and detailed design. Moreover, the proposal would safeguard preserved trees at the application site. It will therefore complement the character and appearance of the locality. No excessive harm to the living conditions of neighbours would be caused and drainage issues can be dealt with appropriately by way of conditions.

The objections from neighbours and the Parish Council are noted and generally discussed in the body of this report. However, having taken all material considerations into account, the proposed replacement dwelling in this case was found to be to be compliant with the provisions of the

aforementioned policies of the adopted Local Plan (1998) and Alterations (2006) and guidance in the NPPF (2012). Accordingly, it is recommended that planning permission be granted 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***

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Epping Forest District Council

Agenda Item Number 6



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Application Number:	EPF/2931/16
Site Name:	1 Brook Parade, Chigwell, IG7 6PD
Scale of Plot:	1/1250

Report Item No: 6

APPLICATION No:	EPF/2931/16
SITE ADDRESS:	1 Brook Parade Chigwell Essex IG7 6PD
PARISH:	Chigwell
WARD:	Chigwell Village
APPLICANT:	Domino's Pizza UK & Ireland Plc
DESCRIPTION OF PROPOSAL:	Change of use from use for purposes within Use Class A2 (Financial and Professional Services) to use for purposes within Use Class A5 (Hot Food Takeaway). Replacement of compressors. Erection of extraction duct and new shop entrance, and new fresh air intake grille.
RECOMMENDED DECISION:	Grant Permission (With Conditions)

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

http://planpub.eppingforestdc.gov.uk/NIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=589193

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:
DB214-LP
DB214-BP revision A
DB214-EX-01 revision A
DB214-EX-02 revision A
DB214-EX-03 revision A
DB214-EX-04
DB214-GA-05
DB214-EL-06
DB214-EL-07
DB214-EL-08
Planning, Design and Access Statement

- 3 Equipment shall be installed to suppress and disperse cooking/food preparation fumes and smell to a minimum. The equipment shall be effectively operated and maintained for so long as the use continues. Details of the equipment shall be submitted to, and approved by, the Local Planning Authority and the equipment shall be installed and be in full working order prior to the commencement of use.

- 4 The hot food takeaway hereby permitted shall not be open to customers outside the hours of 10:00 to 22:00 Monday to Sunday inclusive.
- 5 Adequate provision for foul drainage from the kitchen shall be submitted to and approved by the Local Authority. Drains serving the kitchens in the development shall be fitted with a grease separator, as detailed in the Building Regulations 2000, Approved Document H (Drainage and waste disposal), to comply with prEN 1825-1 and designed in accordance with prEN 1825-2 (Installations for separation of grease) or other effective means of grease removal. The approved drainage shall be retained and maintained while the site is in use.
- 6 Prior to first use as an A5 Use full written details of the external appearance of the extract duct to the oven shall be submitted to and approved in writing by the Local Planning Authority. The extract duct shall be installed and retained in accordance with the approved details.
- 7 All construction/demolition works and ancillary operations, including vehicle movement on site which are audible at the boundary of noise sensitive premises, shall only take place between the hours of 07.30 to 18.30 Monday to Friday and 08.00 to 13.00 hours on Saturday, and at no time during Sundays and Public/Bank Holidays unless otherwise agreed in writing by the Local Planning Authority.

This application is before this Committee since 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:

Former bank building, now vacant, at an end of a commercial parade running parallel and effectively part of High Road, Chigwell.

Brook Parade faces east and appears as a three-storey building when viewing its front elevation. Ground levels fall to the west such that a rear bay, of two storeys, has two storeys above at the main part of the building.

The application property is within the Brook Parade local commercial centre.

Not Listed nor in Conservation Area.

Description of Proposal:

Change of use from use for purposes within Use Class A2 (Financial and Professional Services) to use for purposes within Use Class A5 (Hot Food Takeaway). Replacement of compressors. Erection of extraction duct and new shop entrance, and new fresh air intake grille.

The premises would have no tables. The customer entrance would lead into an open area onto a counter.

An extract duct would be set on a flank elevation, a southern elevation onto part of Brook Mews. This would be set almost at the rear most part of the three-storey element of the building, running up to the side of two windows to the maisonette above the premises the subject of the application. The duct would be an oven extract duct and would rise to a level a minimum of one metre above roof level. The duct would have a colour to match the brick work of the wall on which it would be set. The outer edge of the main body of the duct would project 0.5m from the wall. The duct would have a diameter of 0.3m for nearly all its length though the top of the duct would widen to a maximum diameter of 0.9m.

The replacement compressors, for air conditioning and cold room storage at the premises, and a fresh air intake duct would be set on an opposite flank elevation.

Plastic framed windows and entrance door would be replaced with aluminium framed door and windows with a grey finish.

Relevant History:

A/EPF/0016/82 - Two sets of individually illuminated lettering (12" high) on non illuminated fascia panel. – Granted 04/05/1982

EPF/0375/82 - Change of use of first floor from residential to office use. – Refused 04/05/1982

EPF/0768/83 - Two storey rear extension. – Granted 15/07/1983

EPF/0407/99 - Installation of air conditioning units. – Granted 04/06/1999

Policies Applied:

Adopted Local Plan and Alterations

CP2	Protecting the Quality of the Rural and Built Environment
CP3	New Development
TC1	Town Centre Hierarchy
TC5	Window Displays
TC6	Local Centres and Corner and Village Shops
DBE9	Loss of Amenity

Draft Local Plan

At the current time, only limited material weight can be applied to the Draft Local Plan, however the Draft Plan and evidence base should be considered as a material consideration in planning decisions. The relevant policies in this case are as follows:-

DM9	High Quality Design
DM14	Shopfronts and On Street Dining

National Planning Policy Framework

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

Consultations:

Number of neighbours consulted: 5
Site notice posted: 25/11/2016

Responses received:

NEIGHBOURS

1a Brook Parade

OBJECT – immense nuisance from smells and noise, flat above has no insulation from premises below as flat was grace and favour accommodation for the bank manager, would increase number of people on the parade at night and increase traffic, enough food venues on parade already, further night time activity would be a nuisance, would detract from the village atmosphere of Brook Parade, sufficient pizza outlets in locality already, bank is a community asset that should be retained, duct would create smell on roof terrace, duct to overhang public footpath, opening hours and number of jobs to be created emphasises nuisance that would be created.

3 Chigwell Park

OBJECT – opening hours far too late, noise and consequent inconvenience , moped delivery machines mean constant noise while open, similar delivery enterprises in other areas have created nuisance by parking the mopeds on the pavement, condition of any consent required that no mopeds be driven or parked on the pavement and that they should be only parked in official marked parking bays, delivery riders should not congregate on the pavement but should be inside the premises while waiting for a delivery order, already a pizza outlet with hot takeaway and delivery service at no. 13 Brook Parade, takeaway fish and chip shop at no. 10, food outlet at no. 17 so proposal superfluous, will mean that of the 23 shop units in Brook Parade 4 would be food outlets, judging by other such sites there is a likelihood of youths gathering outside and nearby plus discarded rubbish, character and pleasant ambience of Brook Parade will be diminished.

Park View, Station Road

OBJECT – already three such uses nearby, the late night opening hours are unacceptable, noise, inadequate parking for customers, out of character, litter school children pass by and this would not encourage a healthy diet, such a corporate chain would detract from character of parade.

40 Ely Place

OBJECT - fascia would be out of keeping on this parade of shops, important that we maintain a variety of services.

CHIGWELL PARISH COUNCIL

OBJECTION – The Council **STRONGLY OBJECTS** to this application because of the adverse effects such a development would inflict upon the immediate neighbouring properties. The positioning of the external ducts, resultant noise pollution and limited parking facility would all severely reduce the amenity of neighbours. Furthermore, the proposed hours of business are wholly incompatible to the locality.

Main Issues and Considerations:

The main issues are considered to be impact to residential amenity and resulting appearance of the premises; there is no issue with the acceptability of the loss of a retail use since the last use was as a bank (an A2 use).

Neighbouring amenity

There are maisonettes above the shop unit the subject of this application. The maisonette above the unit the subject of this application has a roof terrace, enclosed by a solid fence of a garden fence type character and height, on the single storey element to the rear of the building.

Environmental Health has commented that if permission is granted, conditions regarding commercial kitchen odour abatement; refuse storage provision; and, food registration. Waste Management has commented that there are no problems with the plans for storage and presentation of waste.

A recent decision by an Inspector (reference APP/51535/A/14/2219451) for 10 Brook Parade to change to a fish and chip shop referred to how the potential for smells and the noise of the extraction equipment, would be in that instance located to the rearmost part of the building and some distance from the rear upper windows of the Parade. The Inspector also acknowledged concerns raised in relation to the proposal the subject of the appeal that there could be congregations of youths and that this may result in anti-social behaviour. This proposal has parallels with that for 10 Brook Parade and, given that in this case the oven flue would disperse any odour a metre from the top of the roof, it is considered that the use is acceptable with regard to neighbour amenity, subject to conditions. The comment of a neighbour regarding adverse impact of further night time activity is noted but is not supported.

Following informal discussions on opening hours, the agent has suggested by email that the closing hours be 23:00 Sunday to Thursday and 00:00 Fridays and Saturdays. However, in the appeal decision for 10 Brook Parade, referred to above, the Inspector imposed a condition to the effect of a 22:00 closing time Monday to Sunday inclusive. Such a condition is considered appropriate in this case to ensure protection of residential amenity. The comment of the Parish Council regarding opening hours is supported.

Other matters

The general appearance to the front of the unit, with two windows and door to the elevation to the parade, would be maintained; no display window or shop front type impression would be created. However, this is the case now; the lack of a window display would not detract from the retail/shopping character of the setting.

With regard to other matters raised by local residents, the quantity of similar businesses nearby is not a planning consideration; this is a commercial matter. Any condition regarding parking of mopeds or other delivery vehicles would, in practice, be unenforceable and therefore in the light of Government guidance for the use of conditions should not be imposed. The oven extract duct is shown as being within the site boundary and, in any case, would project from the wall at a height of 2.8m above the ground.

Conclusion:

In the light of an Inspector's comments relating to a similar change of use nearby and given that the property is not now, and has not last been used as, an A1 use it is considered that the principle of the change of use is acceptable. Other matters, such as odour control and appearance of the flue, could be dealt with by condition.

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

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

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

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Epping Forest District Council

Agenda Item Number 7



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Application Number:	EPF/3318/16
Site Name:	188-194 High Road, Loughton, IG10 1DN
Scale of Plot:	1/1250

Report Item No: 7

APPLICATION No:	EPF/3318/16
SITE ADDRESS:	188-194 High Road Loughton IG10 1DN
PARISH:	Loughton
WARD:	Loughton St Marys
APPLICANT:	Island Bridge Loughton Ltd
DESCRIPTION OF PROPOSAL:	Application for variation of condition 13 'plan numbers' on planning application EPF/1245/16 (Change of use of the upper floors of 180-194 High Road Loughton from office (Use Class B1(a)) to residential (Use Class C3), including an extension of the building at the rear and a setback storey on the roof to provide a total of 14no 2 bed residential units with an extended commercial floorspace at ground level), as amended by application EPF/2883/16 (non-material amendment).: bring forward fourth floor to 3m from front and variation of approved drawing numbers.
RECOMMENDED DECISION:	Grant Permission (With Conditions)

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

CONDITIONS

- 1 The development hereby permitted must be begun not later than 27 July 2019.
- 2 Prior to the commencement of development, a full noise survey shall be carried out to establish which noise category the proposed flats fall into. A scheme for protecting the dwellings from noise shall be submitted to and agreed in writing by the Local Planning Authority for any dwelling that falls into NEC B and C, or bedrooms likely to be exposed to noise levels that do not meet the reasonable resting/sleeping conditions specified in British Standard BS8233: 1999 - Sound insulation and noise reduction for buildings - code of practice. The approved works shall be implemented before occupation of the building.
- 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 Notwithstanding the details shown on the approved plans, prior to the commencement of development details of the refuse and recycling storage area incorporating separate refuse and recycling for residential and commercial uses shall be submitted to and approved by the local planning authority. The works as agreed shall be fully implemented and available for use prior to first occupation of any residential unit within the development.

- 5 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.
- 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 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.
- 8 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, to include six one day travel vouchers for use with the relevant local public transport operator.
- 9 The cycle stores shown on the approved plan shall be fully installed prior to first occupation of the residential units hereby permitted and shall thereafter be made permanently available for use by occupants of the residential units.
- 10 There shall be no increase in the area of the balconies shown on the approved plans I without prior consent from the Local Planning Authority.
- 11 The balustrades enclosing the balconies of the flats hereby approved shall be constructed of obscure glass.
- 12 The development hereby approved shall not be commenced until details of the means of service access to the rear elevation of the enlarged ground floor shop premises have been submitted to and approved in writing by the local Planning Authority. The development shall be carried out in accordance with the approved details and the means of service access shall thereafter be permanently retained unless otherwise agreed in writing by the Local Planning Authority.
- 13 The development hereby permitted will be completed strictly in accordance with the approved drawings nos: F9D13.047 002 REV F, F9D13.047 003 REV C, F9D13.047 004 REV C, F9D13.047 005 REV C, F9D13.047 007 REV C, F9D13.047 100 REV A, F9D13.047A604 REV B, F9D13.047A610 REV A, F9D13.047A611, F9D13.047A612 REV B, F9D13.047A612 REV B and F9D13.047A613 REV A

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: Scheme of Delegation, Appendix 3)

Description of Site:

The application site comprises of a four storey building on west side of High Road with three ground floor shop units, all of which are currently vacant, and three floors of offices above. The upper floors, have self-contained access from the front with access to a rear parking area served off the same stair and lift core. This parking area comprises 19 -20 spaces at present with access from Clifton Road at the rear.

The site lies in the centre of the High Road shopping area. The adjoining building at 184 – 186 is a similar four storey building where upper floors have already been converted to residential accommodation; to the north properties comprise single storey commercial units. Clifton Road comprises residential units along the north side with various rear access to commercial units on High Road on the southern side.

Description of Proposal:

The application seeks a variation to the planning permission EPF/1245/16 granted by this Committee in July 2016 for the change of use of the upper floors from offices to residential, including an extension of the building at the rear and a setback extra storey on the roof to provide a total of 14 no. 2 bed residential units with an extended commercial floorspace at ground level.

The application proposes an amendment to the proposal for the extension at roof level. The approved scheme shows the extension being shown set back from the front of the existing building by 3.5 metres. This application now proposes to move the extension forward such by 0.5m so that the set back will be 3 metres from the front wall of the existing building. A full width roof terrace 1.2 m deep is retained.

The change arises from the need to retain existing plant on the roof. The internal layout of the two flats at this level is amended such that there is now shown one unit to the front and one to the rear although both remain as two bedroom dwellings. Alterations have also been made to reduce the terrace at the rear to two smaller balconies.

Relevant History:

- EPF/0020/07 Conversion of upper floors into 14 flats refused, allowed on appeal
- EPF/2409/10 Extension of time on above, approved
- EPF.2398/15 Prior approval for conversion of upper floors into 12 flats, approved
- EPF/1140/16 Change of use of ground floor from retail to restaurant, refused.
- EPF/1245/16 Change of use of the upper floors of 188-194 High Road, Loughton from office (Use Class B1(a)) to residential (Use Class C3), including an extension of the building at the rear and a setback storey on the roof to provide a total of 14 no. 2 bed residential units with an extended commercial floorspace at ground level – approved.
- EPF/2883/16 Non material amendment to EPF/1245/16; - Insertion of additional condition listing approved drawings

Policies Applied:

Existing Adopted Local Plan

- CP1 Achieving Sustainable Development Objectives
- CP2 Quality of Rural and Built Environment

CP6	Achieving Sustainable Urban Development Patterns
DBE1	Design of new buildings
DBE2	Effect on neighbouring properties
DBE9	Loss of Amenity

Draft Local Plan 2016

At the current time, only limited material weight can be applied to the Draft Local Plan, however the Draft Plan and evidence base should be considered as a material consideration in planning decisions. The relevant policies in this case are as follows:-

SP1	Presumption in favour of sustainable development
SP2	Spatial Development Strategy 2011-2033
SP6	The natural environment, landscape character and green infrastructure
DM9	High Quality Design
DM21	Local environmental impacts, pollution and land contamination

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: 36
 Responses received: No response received from neighbours.
 LOUGHTON TOWN COUNCIL advise they had no objection to this application.

Main Issues and Considerations:

The application should be considered in the context of application EPF/2737/16 in respect of the adjoining site 184-186 High Road elsewhere on this agenda.

Views of the flank of the building will continue to show the building set back a significant distance from the front wall and therefore subordinate to the main elevation, from the street in front of the building, the setback remains adequate to minimise the impact of the upper floor. In the context of development at the adjoining site, overall townscape considerations support the two developments having a consistent setback; the two buildings have materially different appearances as it is and in elevational terms the finishes seek to reflect the floors below which inevitably means the external finish will differ on the frontage.

The internal alterations to the layout are of no material relevance to the key issues in the application.

Conclusion:

A 0.5m set back difference to a proposed fifth floor beyond that was recently granted planning permission by this committee on this 4 storey building does not materially increase the prominence of the extension itself and is consistent with the application before Members on the adjoining site. As such the alterations are acceptable.

The variation application effectively results in a new planning permission and conditions recommended reflect this.

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



Epping Forest District Council

Agenda Item Number 8



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Application Number:	EPF/2737/16
Site Name:	184-186 High Road, Loughton, IG10 1DW
Scale of Plot:	1/1250

Report Item No: 8

APPLICATION No:	EPF/2737/16
SITE ADDRESS:	184-186 High Road Loughton IG10 1DN
PARISH:	Loughton
WARD:	Loughton St Marys
APPLICANT:	K C Estates Ltd
DESCRIPTION OF PROPOSAL:	Roof extension to provide two additional apartments.
RECOMMENDED DECISION:	Grant Permission (With Conditions)

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

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: 3555_PL01, PL02a, PL03, PL04d, PL05b, PL06b, and PL07b
- 3 No construction works above ground level shall take place until documentary and photographic details of the types and colours of all external materials 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 Notwithstanding the details shown on the approved plans, prior to the commencement of development details of the refuse and recycling storage area incorporating separate refuse and recycling for residential and commercial uses shall be submitted to and approved by the local planning authority. The works as agreed shall be fully implemented and available for use prior to first occupation of the residential units hereby permitted.
- 5 Prior to the commencement of the development, details of cycle stores including siting, finishes and security measures shall be submitted to and approved by the Local Planning Authority. The works as agreed shall be fully implemented and available for use prior to first occupation of the residential units hereby permitted.
- 6 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.

- 7 All construction/demolition works and ancillary operations, including vehicle movement on site which are audible at the boundary of noise sensitive premises, shall only take place between the hours of 07.30 to 18.30 Monday to Friday and 08.00 to 13.00 hours on Saturday, and at no time during Sundays and Public/Bank Holidays unless otherwise agreed in writing by the Local Planning Authority.
- 8 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, to include six one day travel vouchers for use with the relevant local public transport operator.
- 9 There shall be no increase in the area of the balconies shown on the approved plans without prior consent from 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 is a four storey building on the west side of the High Road and comprises a single ground floor commercial unit occupied by Halifax Bank with 9 flats on the upper floors (the flats are numbered 1-9 Townview), with self contained access to the residential accommodation from front and rear. Part of the rear yard contains parking spaces and groundwork has commenced on a scheme to construct a new building such that part of the site is fenced off.

The site lies at the core of the town centre and along with the adjacent building are the only four storey buildings in this part of the road, although storey heights do vary with properties to the south being a mix of two storey properties and to the north single storey shop units. Upper floors comprise a mix of residential and commercial uses.

Description of Proposal:

The application, which has been amended during the course of its assessment from 3 to 2 proposed flats and show the same set back as the amendment proposed to 188-194 High Road which appears elsewhere on this agenda, proposes the construction of an additional floor on top of the building to create two new flats, each of two bedrooms. At the front the building lies 3 metres behind the front wall of the floor below with two small balcony areas created 1 metre deep to living rooms of the flats. At the rear, the building extends to the existing back wall and the stair core is similarly extended up on the existing footprint. The flat roof structure reflects materials on the existing building including cladding on the frontage picking up details from the existing detailing while the rear will have a matching render finish.

Relevant History:

The site was redeveloped in the 1970's initially as a shop with two floors of offices above.

- EPF/1268/06 Conversion of first/second floor offices into three, one bedroom flats and six, two bedroom flats, including an additional floor – approved
- EPF/1560/06 Erection of office building at rear – approved

- EPF1857/07 Erection of three storey building to provide four 2 bed units and one 1 bed unit – approved
- EPF/1723/10 Extension of time limit on planning approval on EPF/1857/07 – approved.
- EPF/0604/13 Extension of time limit on planning approval on EPF/1723/10 – approved. It should be noted that the works undertaken at the rear of the site have implemented this permission
- EPF/0711/14 Erection of a single storey extension of 132 sq metres. – approved but not implemented. The applicants have indicated that the permission is not now to be implemented as the needs of the ground floor tenants have changed, the permission expires in May 2017.

Policies Applied:

Existing Adopted Local Plan

- CP1 Achieving Sustainable Development Objectives
- CP2 Quality of Rural and Built Environment
- CP6 Achieving Sustainable Urban Development Patterns
- CP9 Sustainable Transport
- RP5a Adverse Environmental Impacts
- DBE1 Design of new buildings
- DBE2 Effect on neighbouring properties
- DBE9 Loss of Amenity
- ST4 Road safety
- ST6 Vehicle parking

Draft Local Plan 2016

At the current time, only limited material weight can be applied to the Draft Local Plan, however the Draft Plan and evidence base should be considered as a material consideration in planning decisions. The relevant policies in this case are as follows:-

- SP1 Presumption in favour of sustainable development
- SP2 Spatial Development Strategy 2011-2033
- SP6 The natural environment, landscape character and green infrastructure
- T1 Sustainable transport choices
- DM9 High Quality Design
- DM21 Local environmental impacts, pollution and land contamination

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: 85 and site notice posted at the site.

Responses received:-

9 TOWNVIEW has commented that only two units in the block are owner occupied and absentee owners may not object as they do not live in the building. Concerns at raised at potential disturbance from the construction work and concerns at the overall intensity of development at the property.

7 TOWNVIEW comments on the level of development in the immediate vicinity, particularly the part implemented scheme at the rear and development currently under construction opposite at the former Mackays store site (a shop with 7 flats). The resident considers building separation is compromised and insufficient parking provision is proposed. Comments also raise concern at the design of the proposals and the structural integrity of the building. If permission is granted, restrictions on working hours are imposed.

The LOUGHTON RESIDENTS ASSOCIATION (PLANS GROUP) - OBJECT to the original submission on the grounds that it did not reflect the scheme approved at the adjoining site in terms of the setting back of the new works from the front of the building. Members should note that the revised plan and the amendment application elsewhere on the agenda seek to secure a consistent set back. The LRA also request a working hours condition if the application is to be approved.

LOUGHTON TOWN COUNCIL initially objected to the application as under:

Whilst noting the approved plans for the adjacent property, the Committee OBJECTED to this application because of the detrimental impact on the streetscene and the lack of amenity and parking space provided for the additional units. Members also noted that the Transport Scheme referred to parking restricted zones in Clifton Road and Forest Road which was inaccurate.

If, however, the District Council was minded to approve this development then the Committee asked for conditions to be applied to ensure:

- i. the step back of the fourth floor matched exactly that previously agreed in EPF/1245/16 for the adjacent building; and*
- ii. that the future occupants of these flats should not be eligible for residents parking schemes in the town.*

Consulted on the revised application, the Town Council commented:

The Committee supported the proposed stepping back of the top floor but maintained its previous OBJECTION to this application because of the detrimental impact on the streetscene and the lack of amenity and parking space provided for the additional units. Members also noted that the Transport Scheme referred to parking restricted zones in Clifton Road and Forest Road which was inaccurate.

If, however, the District Council was minded to approve this development then the Committee asked for a condition to be applied to ensure that the future occupants of these flats would not be eligible for residents parking schemes in the town.

Main Issues and Considerations:

Members are reminded that planning permission has been granted for an additional floor to be built on the neighbouring site 188-194 High Road (application EPF/1245/16), an amendment to which appears on the previous item on this agenda.

The application must be considered in the context of the approved scheme at the adjoining site. In determining that application, it was recognised that the two taller buildings lie in a somewhat unique situation in this part of the High Road and capable of accommodating additional floor space at roof level subject to design considerations. Thus, unless materially different circumstances are identified in this case, officers consider that the principle of the additional floor has been established.

The Town Council raises concerns at the impact on the street-scene and it is evident that the development will be more prominent when viewed from the south. However, the previously

approved scheme was similarly prominent from the north and was found to be acceptable; in this instance officers consider the building to be less prominent in the context of the greater variation in existing roof lines to the south.

The 3 metre set back from the front ensures that the existing front elevation of the building is not compromised and the materials match on side and rear elevations while the front reflects themes in the existing building. Private amenity space will be provided for each new flat which is acceptable in a town centre location. Thus officers consider the development to be a good design, acceptable in the street and in its context.

The permitted residential scheme for the rear of the site has just begun and does provide some off-street parking and refuse storage. The approved scheme includes a refuse housing that is designed to accommodate all refuse storage on the site and a condition in this regard is appropriate if the application is to be approved.

The site lies in a highly sustainable location close to a range of public transport options and services. A permit parking scheme operates in Clifton Road under the control of the Town Council who have commented that they would not give permits to residents of the new units; this is a matter for the Town Council although an informative can be attached to any permission advising of the Town Council's position. Maximising a brownfield site and providing increased housing, albeit 2 in this case, meets national and local need.

Officers consider that the recent decision to terminate the 167 bus route at Loughton has no material impact on the sustainability of the site as access to this service remains comfortably within walking distance. The configuration of the site overall cannot be changed to provide additional parking and the Highway Authority have not objected to the application to the site plan that indicates the retention of 12 parking spaces on the site once development is completed. There is also a car park off-site to the rear, some of which is pay and display and therefore another option, and residents in Clifton Road have parking permits that secures their parking outside their houses. In such a sustainable location, this is considered an acceptable provision in a town centre.

Conclusion:

The proposals are generally consistent with the principles of the previously approved scheme for the neighbouring property and considered in the light of that permission and the previous amendment item on this agenda, the two proposals will reflect each other in terms of their relationship with the building frontage, providing a consistent depth. It is not necessary therefore to have a condition to ensure matching set back.

There is no substantive impact from the proposals on surrounding residents, and while it is acknowledged that existing residents in the building will be inconvenienced during the works, this will be for a temporary period only and not a justification to refuse planning permission.

The application proposes two dwellings in a highly sustainable location with access to a range of transport modes and to local services and amenities. As such, a more flexible approach to car parking is consistent with national and local policy.

Officers therefore consider the proposals to be acceptable and sustainable in this location, complying with the Local Plan and the NPPF.

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

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Epping Forest District Council

Agenda Item Number 9



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Application Number:	EPF/2472/16
Site Name:	93 Manor Road, Chigwell, IG7 5PN
Scale of Plot:	1/1250

Report Item No: 9

APPLICATION No:	EPF/2472/16
SITE ADDRESS:	93 Manor Road Chigwell Essex IG7 5PN
PARISH:	Chigwell
WARD:	Grange Hill
APPLICANT:	Mr Brian Dalziel
DESCRIPTION OF PROPOSAL:	Proposed two detached dwellings set to rear of existing property and accessed by new private drive.
RECOMMENDED DECISION:	Grant Permission (With Conditions)

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

http://planpub.eppingforestdc.gov.uk/NIM_websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=587813

CONDITIONS

- 1 The development hereby permitted shall be commenced before the expiration of three years from the date of this permission or two years from the approval of the last of the reserved matters as defined in condition 2 below, whichever is the later.

- 2
 - a) Details of the reserved matters set out below ("the reserved matters") shall be submitted to the Local Planning Authority for approval within three years from the date of this permission:
 - (i) layout;
 - (ii) scale;
 - (iii) appearance;
 - (iv) rear extension of the existing house
 - (v) landscaping.
 - b) The reserved matters shall be carried out as approved.
 - c) Approval of all reserved matters shall be obtained from the Local Planning Authority in writing before any development is commenced.

- 3 The development hereby permitted will be completed strictly in accordance with the approved drawings nos:
Site location plan
1470-02D
1470-03B
Arboricultural report dated 18th November 2016

- 4 No construction works above ground level shall take place until documentary and photographic details of the types and colours of the external finishes, to the houses on plots 1 and 2, the new garage to the existing house, the garage to the house to plot 1 and the car port to the house to plot 2 as shown on approved plan 1470-02D, have been submitted to and approved by the Local Planning Authority, in writing. The development shall be implemented in accordance with such approved details.
- 5 Materials to be used for the external finishes of the rear extension to the existing house shall match those of the existing house, 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 Classes A, B or C of Part 1 of Schedule 2 to the Order shall be undertaken without the prior written permission of the Local Planning Authority.
- 7 No development, 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.
- 8 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.
- 9 The carriageway of the proposed private drive shall be constructed prior to the commencement of the erection of any dwelling proposed to have access from such a carriageway.

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

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

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

- 11 Prior to first occupation of either the house on plot 1 or the house on plot 2 storage per house for 1 x 180 litre refuse container, 1 x 180 litre food and garden container, 1 x 55 litre glass box and space for storage of recycling sacks shall be provided and shall thereafter be retained free of obstruction and used for the storage of refuse and recycling only and for no other purpose, unless otherwise agreed in writing by the Local Planning Authority.
- 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.

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 site is formed from the curtilage of a house on the southern side of Manor Road, Chigwell. The site falls in level to the south. There are trees the subject of Tree Preservation Orders within the site. The application property is not listed and is not in a conservation area.

Description of Proposal:

Proposed two detached dwellings set to rear of existing property and accessed by new private drive.

Outline planning permission is sought for the erection of two detached houses. All matters of detail are reserved for subsequent consideration in the event of outline planning permission being

granted. Nonetheless some indicative detail is provided by a site layout plan forming part of the application.

The indicative plans show the footprints of two detached houses, one with a double garage and one with a double sized car port set to the rear of the site. These new houses would be accessed by a proposed private drive. The eastern side of the existing house would be demolished to make way for the private drive. A rear extension would be added to the existing house. A detached double garage would be provided to the existing house set some 25m to the rear.

Relevant History:

EPF/1339/90 - Outline Application for five detached houses and construction of access road. – Refused 10/12/1990 (*This proposal was for a different configuration of proposed housing with different boundaries and access off Bracken Drive*)

Policies Applied:

Adopted Local Plan and Alterations

CP1	Achieving Sustainable Development Objectives
CP2	Quality of Rural and Built Environment
CP3	New Development
CP6	Achieving Sustainable Urban Development Patterns
CP7	Urban Form and Quality
H2A	Previously Developed Land
DBE1	Design of New Buildings
DBE2	Effect on Neighbouring Properties
DBE5	Design and Layout of New Development
DBE6	Car Parking in New Development
DBE8	Private Amenity Space
DBE9	Loss of Amenity
DBE10	Residential Extensions
LL8	Works to Preserved Trees
LL9	Felling of Preserved Trees
LL10	Adequacy of Provision for Landscape Retention
LL11	Landscaping Schemes
ST1	Location of Development
ST4	Road Safety
ST6	Vehicle Parking

Draft Local Plan

SP1	Presumption in favour of sustainable development
SP2	Spatial Development Strategy 2011-2033
T1	Sustainable Transport choices
DM2	Landscape Character and Ancient Landscapes
DM5	Green Infrastructure: Design of Development
DM9	High Quality Design
DM10	Housing Design & Quality

At the current time, only limited material weight can be applied to the Draft Local Plan, however the Draft Plan and evidence base should be considered as a material consideration in planning decisions.

National Planning Policy Framework

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

Consultations:

Number of neighbours consulted: 34
Site notice posted: 16/12/16

Responses received:

97 MANOR ROAD

Object – overshadowing, loss of privacy, could damage a tree on our property.

CHIGWELL PARISH COUNCIL

The Council **OBJECTS** to this application because it considers the proposal a back-garden development which is thoroughly out of keeping with the area. In addition there is the potential for over-looking into neighbouring properties from the proposed dwellings.

Main Issues and Considerations:

The main issues are considered to be the principle of development, impact to neighbours, whether the development would provide sufficient residential amenity to future occupiers, landscaping and highway safety.

Principle of development

The proposed residential development would be within a residential area and would make more efficient use of urban land.

The site is situated within a sustainable urban location close to local services, facilities and public transport and would make more efficient use of this site. Given that 92.4% of the District is designated Green Belt the principle of further development within existing sustainable settlements outside of the Green Belt is generally considered to be appropriate, provided all other policies are complied with. In addition, paragraph 49 of the NPPF states that “housing applications should be considered in the context of the presumption in favour of sustainable development. Relevant policies for the supply of housing should not be considered up-to-date if the local planning authority cannot demonstrate a five-year supply of deliverable housing sites”.

The Council is currently in the process of preparing a new Local Plan where sites will be identified for residential development however the latest figures reveal that the Council can currently only demonstrate a 1.35 year supply of land for housing purposes. It has been shown in several recent appeal decisions, both within and outside of the District that such a lack of a demonstrable five year supply of housing weighs in favour of granting planning permission. However, this still has to be weighed against other material planning considerations.

Grange Hill London Underground Station and nearby shopping parade are approximately half a mile away.

The site has an area of 0.17 hectares. The three houses on the site would represent a density of 17.6 dwellings per hectare. This would be considerably less than the range of 30-50 dwellings per

hectare referred to by policy H3A though more than neighbouring houses along this part of Manor Road. On balance the proposal is considered to accord with policy CP7 (iv).

The proposal is back land development and as such the two houses to the rear so it could be argued that it would be out of character with the layout of the surrounding area. The comment of the Parish Council is noted. However, this is a wasted area of urban land and it is considered that additional housing at this location represents sustainable development. The detailed design of the houses could avoid material adverse impact to neighbours and that, mainly given tree screening on and around the site, no adverse effect to the character of the area would result.

Impact to neighbours

Although effectively surrounded on four sides by other dwellings, the generous length of rear gardens to the north and the size, orientation and screening by trees and other vegetation to gardens in other directions would ensure that no material loss of light would result to any neighbour. The screening detail on a reserved matter application would be important to safeguard against significant amenity harm to the house next door where the driveway is proposed.

The application is in outline form, with no details of room layout and window arrangement to the proposed houses. The proposed house to plot 1, on the western side of the site, would have a rear garden of 16m in depth. Its northern elevation would be set some 45m from a line level with the rear elevations of properties facing Manor Road. The house on plot 2 would have a rear garden of some 8m depth with a treed area, of some 15m depth, between the rear boundary and the rear boundaries of properties to the south, facing The Shrubberies. The northern elevation of the house to plot w would be set nearly 60m from a line level with the rear elevations of properties facing Manor Road. This arrangement gives confidence that the proposal could be accommodated without undue loss of amenity to neighbours.

Given that a detailed application could ensure that the principal windows would be set on northern and southern elevations, it is considered that refusal of the application on the ground of adverse impact to neighbours would be judged to be unreasonable. Accordingly, the comment of a neighbour and of the Parish Council in this regard is not supported.

The proposals include a rear extension to the existing house, apparently to compensate for accommodation to be lost by the partial demolition of the house to make way for the private drive to the proposed houses to the rear of the site. The extension would be 3.5m deep by 5.5m wide. The extension would be on the southern elevation of the house and would be set 2m from the side boundary with no. 91 and be isolated from the side boundary of no. 95 by the width of the proposed private drive. This element of the proposals is considered acceptable in principle though it would

Amenity to future occupiers

The retained house would have a private amenity area of 167 sq m. The additional houses on plots 1 and 2 would have private amenity areas of 326 sq m and 150 sq m respectively. The private amenity areas would all have a south aspect.

The retained house and the house to plot 1 would both have a double garage with room to park two cars in front. The house to plot 2 would have a car port to accommodate two cars side by side.

Landscaping

The Trees and Landscaping team have been consulted on the application. Whilst the proposal will necessitate the removal of two TPO'd trees the subject of TPO's, a poplar and an oak, neither of

these trees are in a good condition. They will require suitable replacements as part of a landscaping scheme with at least one of these being planted within the front garden of 93 Manor Road. However, subject to a hard and soft landscaping scheme, no objection is raised.

Highways

The proposal involves a new vehicular access with improved visibility splays. There is not highway safety concerns.

Conclusion:

Whilst proposals for back land development should be approached with caution, it is considered that this particular site would not result in an undue loss of amenity to neighbouring residential properties, is of a sufficient size, has sufficient screening for the benefits of creating additional housing within a built up area to significantly create a balance to the side of approval.

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

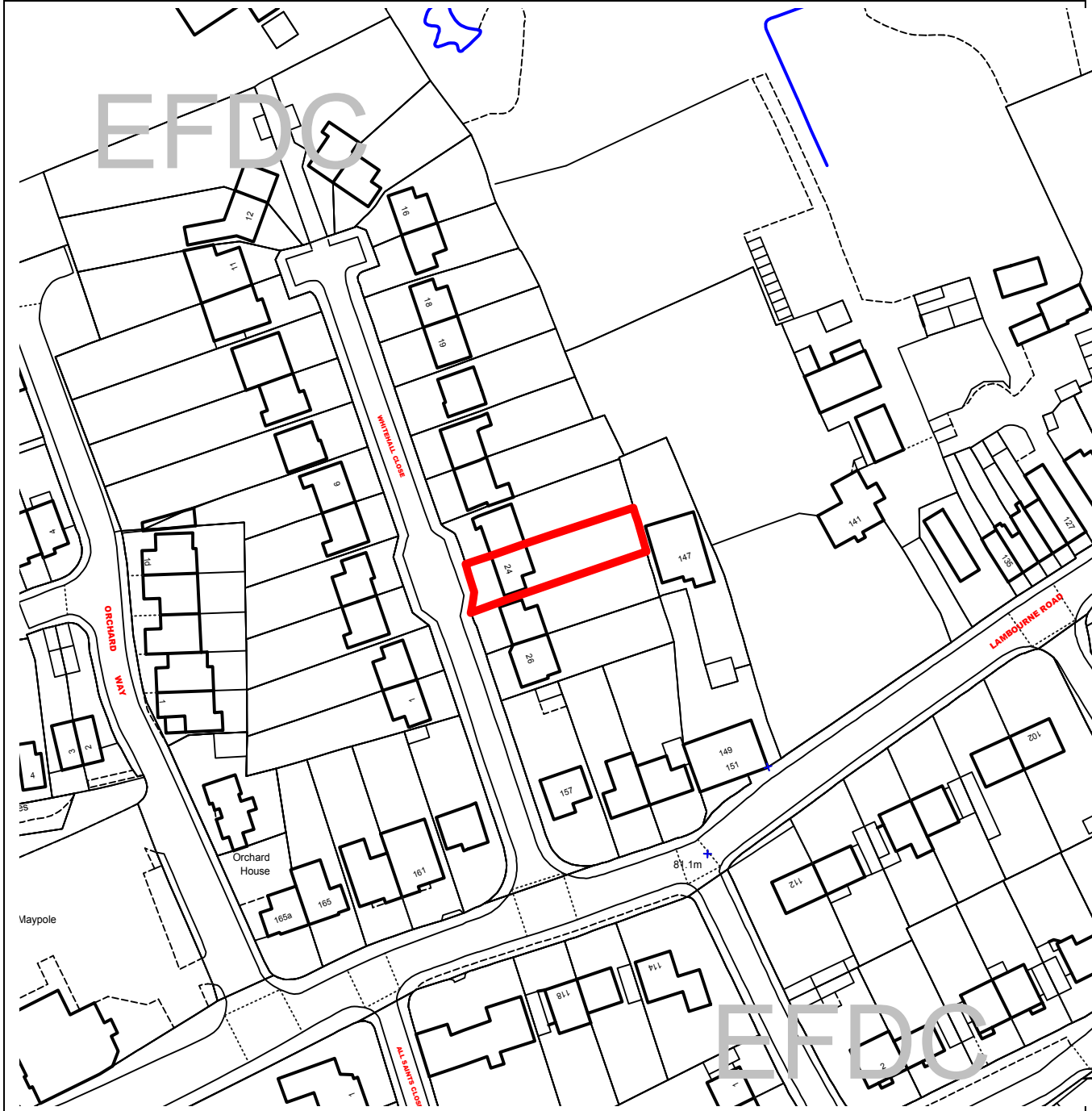
***Planning Application Case Officer: Jonathan Doe
Direct Line Telephone Number: 01992 564103***

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



Epping Forest District Council

Agenda Item Number 10



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Application Number:	EPF/2549/16
Site Name:	24 Whitehall Close, Chigwell, IG7 5EQ
Scale of Plot:	1/1250

Report Item No: 10

APPLICATION No:	EPF/2549/16
SITE ADDRESS:	24 Whitehall Close Chigwell Essex IG7 6EQ
PARISH:	Chigwell
WARD:	Chigwell Row
APPLICANT:	Mr Konzul Choudhury
DESCRIPTION OF PROPOSAL:	Retrospective application for a single storey rear outbuilding of 2.65 metres in height at rear and 2.95 metres in height at front elevations with flat roof form.
RECOMMENDED DECISION:	Grant Permission (With Conditions)

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

http://planpub.eppingforestdc.gov.uk/NIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=588014

CONDITIONS

- 1 The existing outbuilding hereby approved shall only be used for domestic purposes incidental to the original house at no. 24 Whitehall Close, Chigwell, IG7 6EQ.

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

Description of Site:

Two storey semi-detached house, on the eastern side of Whitehall Close. The site is on a higher ground level than adjoining neighbouring properties. It is not within a conservation area and the property is not listed.

Description of Proposal:

Retrospective application for a single storey rear outbuilding used as a storage/play area located at across the full width of the end of the rear garden, width is 9.9m, depth: 4.6m, height (revised as part of this planning application) at rear elevation 2.65m and at front elevation 2.95m with a false pitched roof.

Relevant Site History:

EPF/0815/16: Two storey side and single storey rear extension and new front porch – Approved/Conditions 03/06/2016.

EPF/0825/16: Notification of prior approval for a 6m deep single storey rear extension, height to eaves 2.5m and maximum height of 3.5m -04/05/2016 - Prior Approval Required and Granted 04/05/2016.

EPF/0821/16 : Certificate of Lawful Development for proposed hipped to gable roof extension with 1 no. rear dormer window, Juliet balcony and 3 no. front facing roof lights to facilitate a loft conversion - Lawful 19/05/2016.

Policies Applied:

Adopted Local Plan:-

CP2: Protecting the Quality of the Rural and Built Environment.

DBE9: Loss of Amenity.

DBE10: Residential Extensions.

The Draft Local Plan:-

DM9: Design and Amenity

The policies of the Draft Local which are in accordance with the LPPF are a material consideration, however at this early stage in the development of the plan, they are to be afforded only limited weight.

National Planning Policy Framework – policies above comply.

Consultation Carried Out and Summary of Representations Received

Number of neighbours consulted: 3 and 1 response was received:-

147 LAMBOURNE ROAD, objecting to the development, initially as originally submitted and later as revised on the following grounds:

1. The outbuilding is right up to my fence/boundary.
2. Future maintenance is not possible without access to my property/side.
3. Guttering would overhang my side.
4. It was put up without permission.

CHIGWELL PARISH COUNCIL: The Council objects to this application because it considers this proposal an inappropriate development. The structure would be right up to the boundary on three sides and consequently have an intolerable effect on the neighbouring property. Such a building under no circumstances should be used as a residential dwelling. Following revisions to the proposal, the Parish Council objected again stating:

“The Council **OBJECTS** to this application because no changes to this proposal have been made that would revise the previous objections”.

Main Issues and Considerations:

The main issues for consideration in this case are:

- Design.
- Living Conditions.

Design:

The outbuilding as initially being built and investigated by Enforcement was 4m high to the ridge of a pitched roof. Since the planning application was submitted in October 2016, the pitched roof has been removed both from the site and the plans, which show the height reduced to a flat roof height of 2.65m, with a false pitched roof on the front elevation facing the house at a max. height of 2.95m. In design terms this is acceptable. In addition, the outbuilding occupies a footprint of 46m² which is considered appropriate in scale in relation to the footprint of the main house and the size of the application site.

There are some examples of similar outbuildings within the immediate locality (nos. 24 and 25) and as such it is not out of character with its surroundings. In addition, whilst existing outbuilding will partially be visible from the rear gardens of adjoining properties, it will not be seen from any main road. It will therefore not have any impact on the street scene.

Living Conditions:

The outbuilding is built almost flush onto the common boundaries with adjoining properties. Whilst the flank walls on each side adjoins the end of the rear gardens of nos. 23 and 25 Whitehall Close, the impact on their amenity is low given the long length of their gardens and approx. distance from the back walls of no.23 (15m) and no.25 (20m).

To the rear, the house at no.147 Lambourne Road flanks onto the rear of this and the neighbour's outbuilding at no.25 to the south, but it is visible from no.147's rear conservatory, which has a side facing window, and their rear garden, which is on a lower ground level than existing outbuilding. This conservatory is also adjacent to the rear boundary shared with the application site and therefore in close proximity to the outbuilding.

Given its orientation and close proximity, there will be some loss of light and outlook to the side of their conservatory, but the neighbours will still enjoy a main view down their own rear garden from the conservatory and have sufficient light to maintain a continued good amenity use of this conservatory.

Visually, it sits behind an existing wooden boundary fence, so that only approx. the upper 0.8m solid rear wall is visible, half the length of which is behind the brick side wall of their main house. With a suitable external finish, its appearance would be improved beyond the current stark breeze-block appearance.

In terms of the concerns raised regarding the guttering overhanging into 147 Lambourne Road and potential maintenance future issues, these are not planning considerations which can be afforded weight in the decision. Even so, the existing outbuilding has inset gutters and the revision to the height of this existing outbuilding is such that it slopes from the rear to the front wall and that would drain water into the application site.

In regards to the use, according to the applicant the existing outbuilding will be used for storage and play area. It has a solid breeze-block wall facing no.147, so noise is unlikely to be a main concern. A condition will be attached that would ensure that existing outbuilding remains in use for purposes incidental to the main house and not to provide additional residential accommodation.

Conclusion:

The objections received from the occupiers of adjoining neighbour 147 Lambourne Road and from the Parish Council have been carefully considered and addressed in the body of this report. It is considered that the outbuilding does result in some loss of amenity to no.147 Lambourne Road, but harm as set out in the Local Plan policy DBE9 has to be significant to justify withholding planning permission and it is not considered that what is proposed in the planning application would cause that degree of harm. Whilst it is retrospective, the applicant has tried to reduce the impact by lowering the roof and it is now considered to be a more acceptable development. It is therefore recommended for approval.

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

Planning Application Case Officer: Moses Ekole

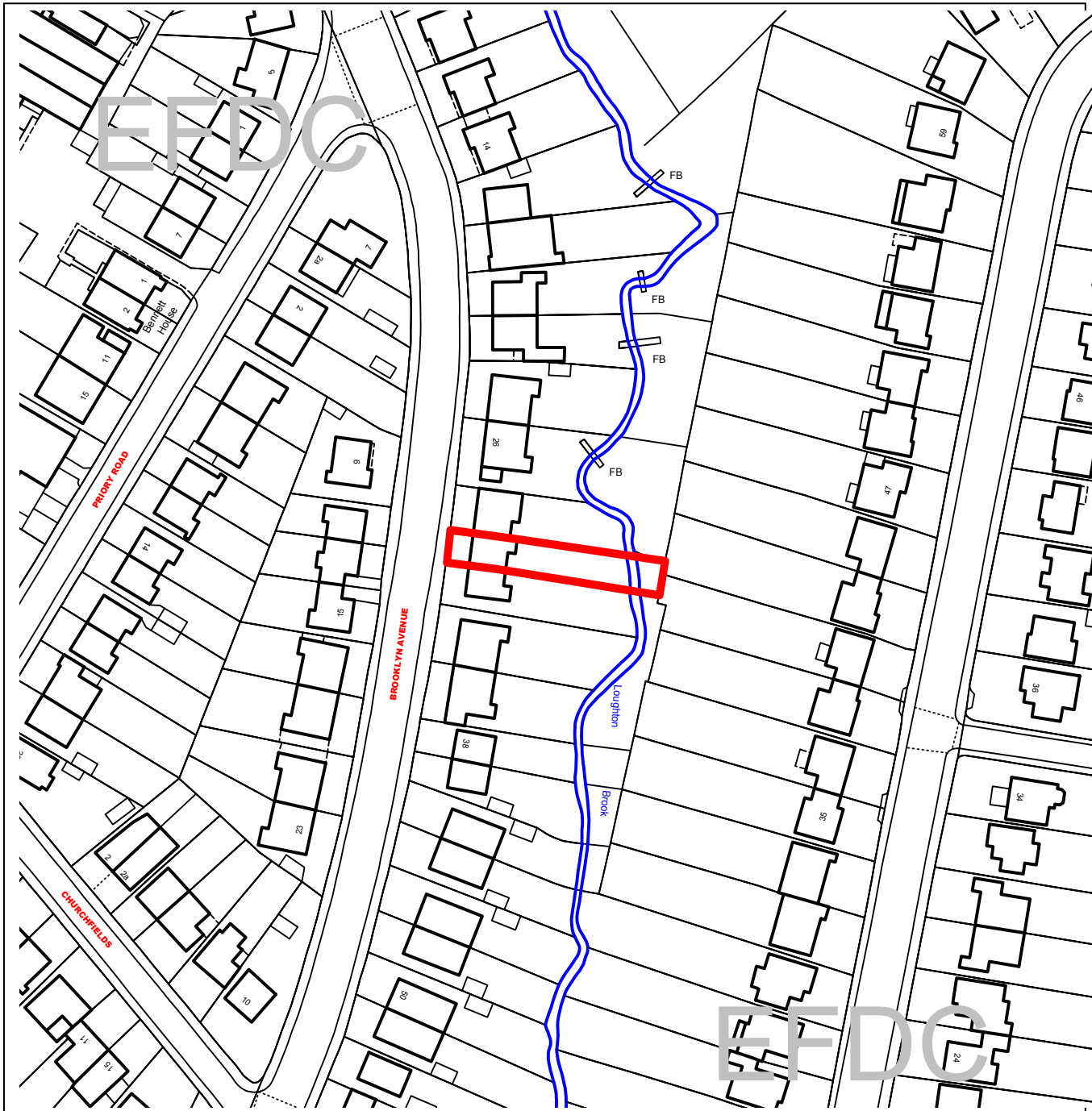
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Epping Forest District Council

Agenda Item Number 11



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Application Number:	EPF/2967/16
Site Name:	30 Brooklyn Avenue, Loughton, IG10 1BL
Scale of Plot:	1/1250

Report Item No: 11

APPLICATION No:	EPF/2967/16
SITE ADDRESS:	30 Brooklyn Avenue Loughton Essex IG10 1BL
PARISH:	Loughton
WARD:	Loughton St Marys
APPLICANT:	Mr N Shetty
DESCRIPTION OF PROPOSAL:	Rear extension ground floor and part first floor
RECOMMENDED DECISION:	Grant Permission (With Conditions)

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

http://planpub.eppingforestdc.gov.uk/NIM_websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=589259

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: P-01 - 11 inclusive
- 3 No construction works above ground level shall take place until documentary and photographic details of the types and colours of the external finishes have been submitted to and approved by the Local Planning Authority, in writing. The development shall be implemented in accordance with such approved details.
- 4 The timber screen fence to the ground floor patio shall not exceed 1.8m in height measured from the finished surface of the patio, shall be fully installed prior to the patio being first brought into use and shall be thereafter retained and maintained in accordance with the approved details.
- 5 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 as amended (or any other Order revoking, further amending or re-enacting that Order) no development generally permitted by virtue of Class B 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 comprises a two storey mid terrace single dwelling on east side of road. Property not previously extended and the three properties in the terrace all have a ground floor half width rear projecting element. .

Wholly residential area, this appears to be the only terrace in the vicinity, most properties being built as semi-detached pairs.

The three properties in this terrace are built at the same level whereby the building is significantly higher than the rear garden level which continues to fall towards the rear down to Loughton Brook located at the end of the gardens where a dense tree screen exists adjacent to properties in Tycehurst Hill behind.

Description of Proposal:

The application proposes rear extensions to the house including elements at ground and first floor and lower ground floor element beneath the extensions part excavated.

The ground and elements match in size an extension granted permission in June 2016 albeit with a different design. The ground floor element is stepped to mirror the existing rear elevation and projects 3 metres beyond the existing rear-most wall on both flanks. A 2.5 depth raised patio with stairs on the northern edge is also similar to the previous scheme. The first floor element is centrally placed 1.8m from the side boundaries (as the previous approved scheme) and projects 3.6m including an additional 0.6m depth in the form of a recessed balcony.

Alterations from the previous scheme are primarily in the creation of the lower ground floor level and in the materials and finishes of the upper levels. The lower ground level is excavated and projects to the rear of the patio above. An external terrace at ground level is indicated and an internal staircase links the space to the remainder of the house.

The lower rear elevation is brick built and the side elevations at ground floor are indicated as rendered and painted. The ground floor rear elevation is wholly glazed in colour coated black frames. The first floor extension, previously proposed of traditional materials with a hipped pitched roof, is now shown as having a colour coated cladding finish with a wholly glazed rear. Glazed screens are indicated to the patio with fencing along the flanks.

Relevant History:

EPF/0842/16 Ground and first floor rear extensions and raised patio at rear with extended staircase – approved.

Policies Applied:

Existing plan

CP2	Quality of Rural and Built Environment
DBE9	Loss of Amenity

DBE10 Residential Extensions

Draft Local Plan

SP6 The Natural Environment, Landscape Character and Green Infrastructure
DM10 Housing Design and Quality

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

Consultations:

Number of neighbours consulted: Five
Site notice posted: No, not required

Responses received:

No response received from neighbours.

Loughton Town Council objected to the application. The scheme for this mid-terraced house was considered out of keeping with the houses joined to it either side, overbearing on the neighbours, particularly to no.32 Brooklyn Avenue and would overlook houses at the rear in Tycehurst Hill.

It should be noted that on the earlier application, the Town Council expressed concern at the impact on neighbours but did not object.

Main Issues and Considerations:

The key elements in respect of potential impact on the adjoining properties have changed little, other than the overhang to create the balcony cover at first floor. The ground floor is the same depth and height being 3m deep on both flanks. The adjoining property to the north, no 28 has a small rear extension with a flat for used as a terrace while no 32 has not been extended. The three properties in the terrace all sit at the same height above the garden. Thus the lower part of the extension that is visible from the neighbouring gardens would form part of the structure already approved and the height is not excessive when viewed from ground floor level. The excavated lower ground floor has no material impact on the neighbours.

At first floor, the extension is centrally positioned to provide clearance from both boundaries of 1.8m and this is considered sufficient to ensure that the overall scale and mass is not oppressive nor causes overshadowing to habitable rooms.

In terms of the Town Council comment in respect of overlooking of properties at the rear, it should be noted that there was no such objection to the original scheme. There is a dense tree screen along the brook located between the two roads and the extensions are in any event some 30 metres from the rear site boundary and 60 metres from the buildings.

The substantive alterations come in the appearance of the building. The introduction of the lower ground floor does add to the impression of mass if viewed directly from the rear but such a view is not how the building will generally be seen, the general appearance of the property on the more

visible ground floor is of an appropriate scale for the location. The wholly glazed rear elevation at ground floor is not uncommon in house extensions and the elevated position does not of itself make this uncharacteristic of a domestic extension. The external cladding on the first floor element may be considered more unusual but this is at the rear of the property not visible from public land, is of an appropriate scale to the host building and provides consistency with the materials in the ground floor rear elevation. On balance, Officers consider the proposed finish would not have such a significant impact on the general character and appearance as to justify refusal of the application.

Conclusion:

The key elements of the proposals have been previously approved. At ground floor, the extension is of the same depth and as the previously approved scheme while the elements of the lower ground floor that are visible from the neighbours would have formed part of the previously approved development.

The alterations at first floor maintain the separation to the boundary as previously agreed and while the materials are not matching, the general scale is acceptable and the rear element is not readily visible from public land. Properties to the rear are screened by existing trees and are a significant distance from the boundary.

The proposals are therefore considered consistent with adopted and emerging policy and do not cause significant harm to neighbours.

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

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

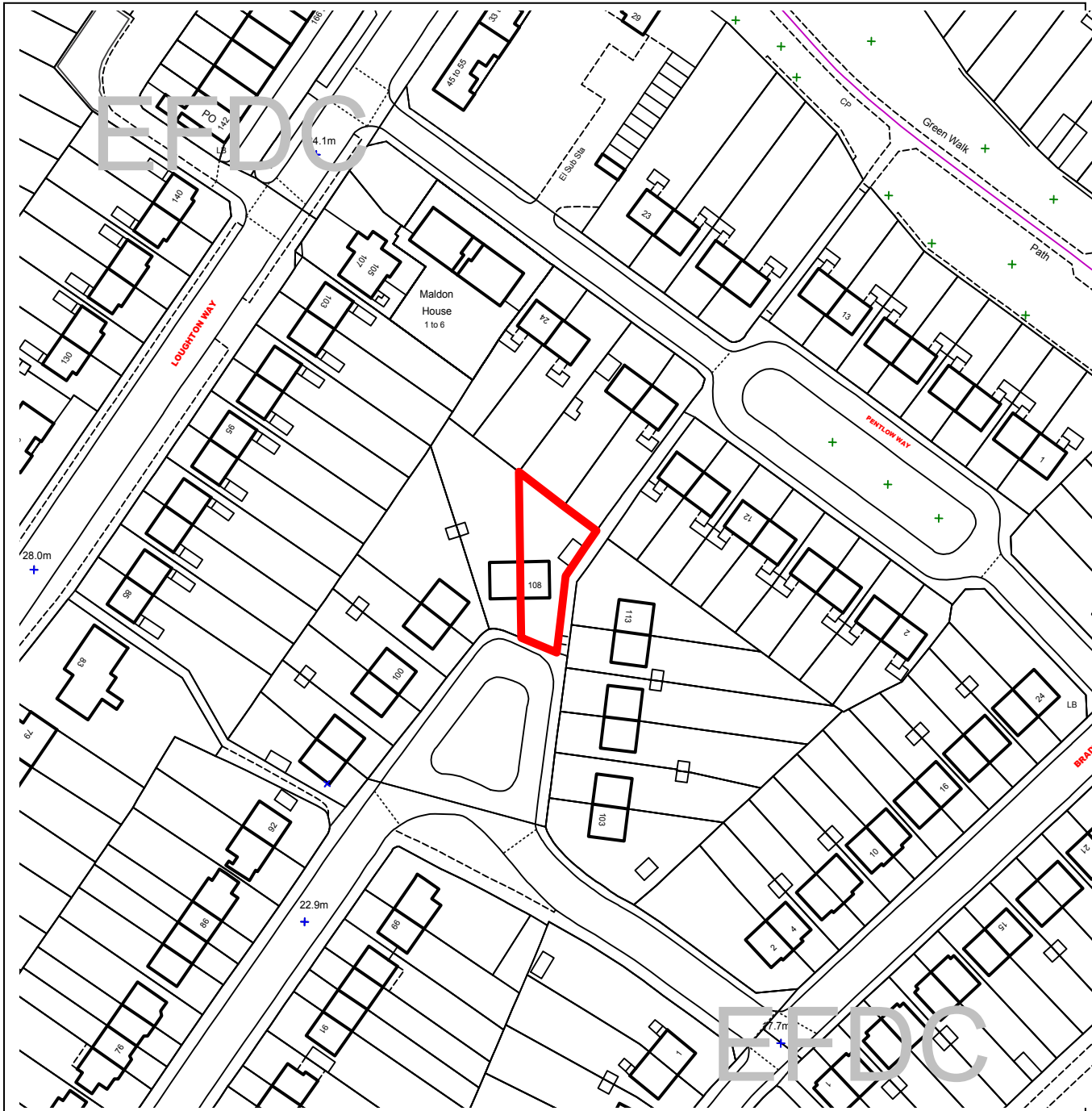
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Epping Forest District Council

Agenda Item Number 12



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Application Number:	EPF/2972/16
Site Name:	108 Rous Road, Buckhurst Hill, IG9 6BT
Scale of Plot:	1/1250

Report Item No: 12

APPLICATION No:	EPF/2972/16
SITE ADDRESS:	108 Rous Road Buckhurst Hill Essex IG9 6BT
PARISH:	Buckhurst Hill
WARD:	Buckhurst Hill East
APPLICANT:	Mr Vadym Vataman
DESCRIPTION OF PROPOSAL:	Part single and part two-storey rear extensions. Two storey side extension. Single storey front extension. Single storey rear/side extensions.
RECOMMENDED DECISION:	Grant Permission (With Conditions)

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

http://planpub.eppingforestdc.gov.uk/NIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=589264

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 Wheel washing or other cleaning facilities used to clean vehicles immediately before leaving the site during the construction works, shall be present throughout the period of the external building works.
- 4 All construction/demolition works and ancillary operations, including vehicle movement on site which are audible at the boundary of noise sensitive premises, shall only take place between the hours of 07.30 to 18.30 Monday to Friday and 08.00 to 13.00 hours on Saturday, and at no time during Sundays and Public/Bank Holidays unless otherwise agreed in writing by the Local Planning Authority.

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

Description of Site:

Two storey semi-detached house with rear attached garage located at the northern head of Rous Road, that faces out onto the end of the road and has a public footpath running along its eastern flank site boundary. The attached property, no.106, has a two storey rear projection, and also a rear conservatory. The site is not in a conservation area and the property is not listed.

Description of Proposal:

Part single storey flat roof rear extension, would be sited along the boundary with no.106 and be 3.5m in width, 3.4m in depth, and 2.8m in height to the proposed roof light.

A two storey rear extension would wrap around into a proposed two storey side extension. It would be 6.4m in height, 5.6m in width, and 3.3m in depth at the rear with a crown roof that would be set down by 1.6m from the ridge of the main house and be set in 3.5m away from no.106.

The proposed two storey side extension would be close to the public footpath and would be 3.1m in width, 7.8m in height with a central ridged pitched roof to match the main house, that would be set down by 0.2m from the ridge height of the original house. This element would be set in by 1m from the front at first floor level.

The proposed side extension would continue into a proposed single storey front extension that would project from the front wall of the original house by 1m and join the existing front porch there. It would be 5.3m wide. The height would be 3m with a mono-pitched roof and a roof light.

Angling out from the two storey rear extension, replacing the existing garage but further towards the public footpath, is proposed a single storey rear/side extension towards the north east side boundary. It would be 5m deep along this side boundary but 2.8m deep on the other side. The width would be 3.4m wide, and 2.9m in height with a flat roof and roof light.

All external materials are shown to match the main house.

Relevant Site History:

EPF/1957/16: Part single and part two-storey rear extensions. Two storey side extension. Single storey front extension. Single storey rear/side extensions. Rear dormer window that is linked to the roof of the two storey rear extension – Refused 05/10/2016.

Policies Applied:

Local Plan adopted policies:-

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

Draft Local Plan Consultation document (2016):

DM9 – High quality design

At the current time, only limited material weight can be applied to the Draft Local Plan, however the Draft Plan and evidence base should be considered as a material consideration in planning decisions.

The National Planning Policy Framework (NPPF) 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: 7

Replies were received from:

BUCKHURST HILL PARISH COUNCIL: Object to this application on the following ground grounds: The bulky appearance presents an incongruous and over dominant form of development to the street scene. Out of character with neighbouring properties.

Main Issues and Considerations:

The main issues in this case are:

- Design.
- Living Conditions.
- Drainage.

Design:

This application has been resubmitted following refusal of similar application reference EPF/1957/16 on the 05th October 2016. It was refused for the following reason:

“The proposed two storey rear extension and rear box dormer window, by reason of their linked design and bulky appearance, would appear as an incongruous and overly dominant form of development that would not complement the appearance of the house, and would be out of character with the prevailing pattern of development within surrounding area. As a consequence, the proposals are contrary to Policies CP2 (iv) and DBE10 of the Local Plan and Alterations and the provisions of the National Planning Policy Framework”.

The scheme now submitted has been revised to address the above reason of refusal by the removal of the previous excessive large and bulky flat roof dormer.

The remaining proposed two storey rear element, whilst being visible from the public footpath is considered acceptable in scale, design and appearance and the removal of the roof dormer overcomes the previous concern regarding massing.

The side extension is acceptable in design terms by incorporating a suitable first floor front set back so that it appears subservient to the main house, Whilst its front corner will just touch the public footpath, the site boundary angles away so that overall, the extension will not appear visually intrusive or too dominating to this part of the street scene. The angled single storey extension will be set in 0.7m from the edge of the public footpath and given its modest height behind the boundary screen, it would not cause undue harm to the street scene

Living Conditions:

The proposals have been design to achieve a satisfactory relationship with adjoining properties to an extent that it would avoid having a significant harmful impact upon the living conditions of neighbouring occupiers.

Conclusion:

The revised scheme has overcome the reasons for previous refusal of a similar scheme, by the removal of the large rear dormer. It is now considered to be compliant with the aforementioned

policies of the adopted local plan and alterations and guidance in the NPPF. The concerns of the Parish Council have been carefully considered, but on balance, it is considered that the extensions will compliment the main house and not appearing visually harmful on the appearance and character of the locality. It is recommended to the planning committee to resolve to grant planning permission 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@eppinngforestdc.gov.uk

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Epping Forest District Council

Agenda Item Number 13



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Application Number:	EPF/3134/16
Site Name:	41 Scotland Road, Buckhurst Hill, IG9 5NP
Scale of Plot:	1/1250

Report Item No: 13

APPLICATION No:	EPF/3134/16
SITE ADDRESS:	41 Scotland Road Buckhurst Hill Essex IG9 5NP
PARISH:	Buckhurst Hill
WARD:	Buckhurst Hill West
APPLICANT:	Mrs Claudia Corlis
DESCRIPTION OF PROPOSAL:	Ground floor side extension, raising of height of roof and its enlargement and installation of rear dormer window.
RECOMMENDED DECISION:	Grant Permission (With Conditions)

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

http://planpub.eppingforestdc.gov.uk/NIM_websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=589693

CONDITIONS

- 1 The development hereby permitted must be begun not later than the expiration of three years beginning with the date of this notice.
- 2 Materials to be used for the external finishes of the proposed development shall match those of the existing building, unless otherwise agreed in writing by the Local Planning Authority.

This application is before this Committee 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 two storey house on the north side of Scotland Road. It is not listed nor does it lie in a conservation area.

Description of Proposal:

Ground floor side extension, enlargement of roof including raising of ridges height, and installation of rear dormer window.

Relevant History:

CHI/581/71 - Planning permission granted for a car port with first floor extension over.

Policies Applied:

GB2A – Development in the Green Belt

DBE1 – Design of new buildings

DBE4 – Design in the Green Belt

DBE9 – Loss of amenity.

DBE10 – Residential extensions.

National Planning Policy Framework (NPPF)

At the current time, only limited material weight can be applied to the Draft Local Plan, however the Draft Plan and evidence base should be considered as a material consideration in planning decisions. The relevant policy in this case is Draft Policy DM9.

Summary of Representations:

BUCKHURST HILL PARISH COUNCIL – object – because of the overlooking of neighbouring property as ground floor windows are on the boundary.

NEIGHBOURS - 8 consulted and no replies received.

Issues and Considerations:

In practice the ground floor side extension involves infilling an existing car port area underneath a first floor overhang. The new room created would have its main window facing the front, and only high level side windows are proposed on the boundary facing the driveway and flank wall of the neighbouring no.39. In addition, revised plans received state that these high level windows will also be obscured glazed. Having regard to these two physical characteristics these side windows will not cause overlooking of the neighbouring no. 39 – a concern raised by the Parish Council.

The house has a flat roofed first floor section adjoining the remaining section of the house over which there is a gable roof. The proposed enlargement of the roof will provide a sloping roof over the existing flat roof and this will improve the appearance of the house in the street scene.

The raising of the ridge of the roof by 0.5m, to facilitate provision of two bedrooms in the loft, is also acceptable - in part because the raised height will still be lower than the larger and higher roofs over the neighbouring semis of nos. 39 and 37. This raising of the roof will therefore not be inappropriate in the street scene.

In respect of the proposed rear dormer revised plans show windows of a more vertical proportion, and the rear dormer has an acceptable appearance.

Conclusions:

For the reasons outlined above this is a fairly minor householder proposal that complies with relevant policies. 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: David Baker
Direct Line Telephone Number: 01992 564514**

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