

AREA PLANS SUB-COMMITTEE SOUTH

1 March 2017

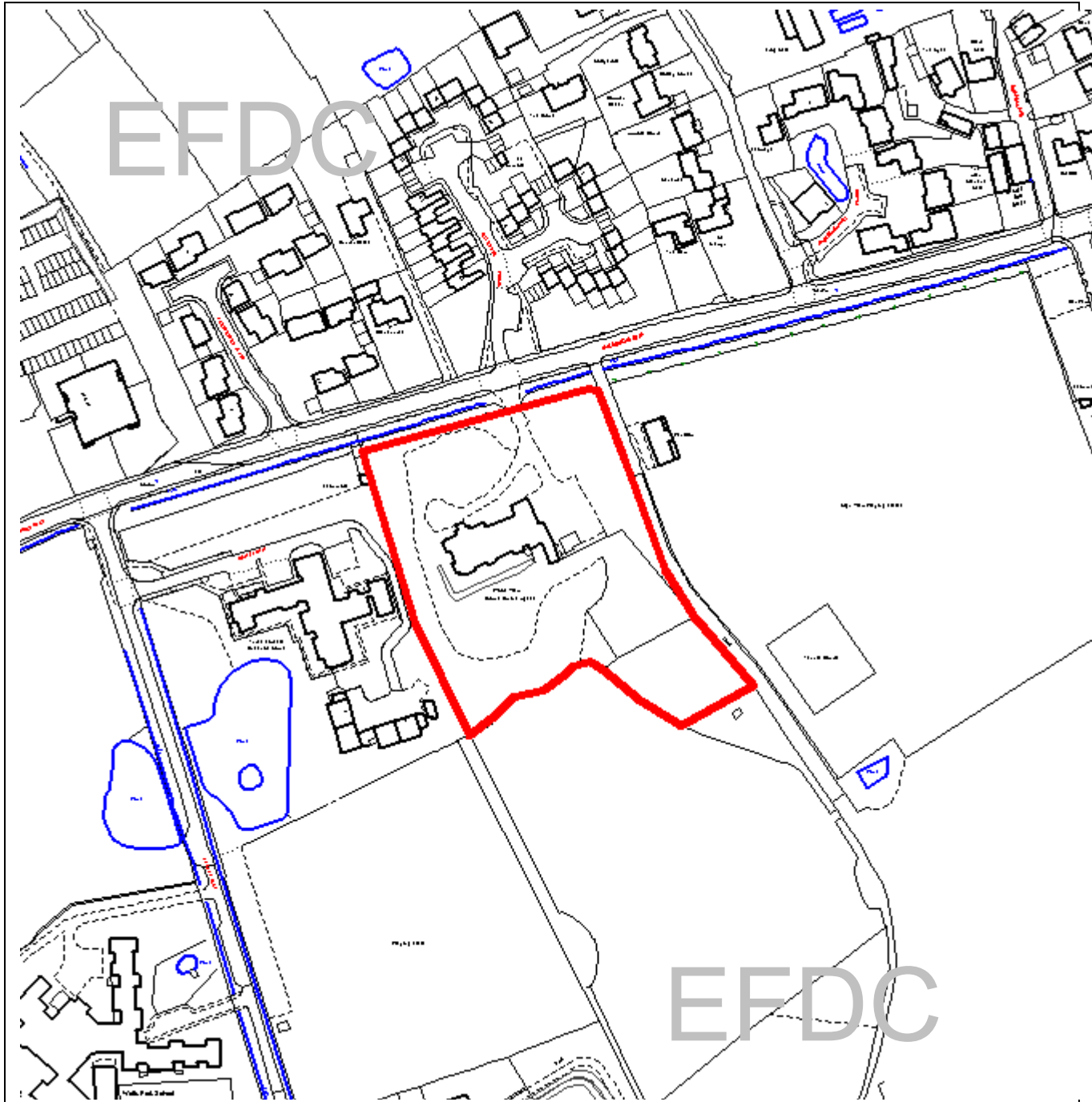
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Epping Forest District Council

Agenda Item Number 1



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Application Number:	EPF/2473/16
Site Name:	Woodview, Lambourne Road, Chigwell, IG7 6HX
Scale of Plot:	1/2500

Report Item No: 1

APPLICATION No:	EPF/2473/16
SITE ADDRESS:	Woodview Lambourne Road Chigwell Essex IG7 6HX
PARISH:	Chigwell
WARD:	Chigwell Row
APPLICANT:	Longprime Limited
DESCRIPTION OF PROPOSAL:	Demolition of 22 bedroom residential dwelling and associated 3 bedroom retirement dwelling and garages/outbuildings, and replacement with a new three storey 72 bed care home and two three storey blocks containing 25 retirement living apartments, together with 51 car parking spaces and landscaping
RECOMMENDED DECISION:	Grant Permission (Subject to Legal Agreement)

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=587814

CONDITIONS

- 1 The development hereby permitted must be begun not later than the expiration of three years beginning with the date of this notice.
- 2 No construction works above ground level shall take place until documentary and photographic details of the types and colours of the external finishes have been submitted to and approved by the Local Planning Authority, in writing. The development shall be implemented in accordance with such approved details.
- 3 No development shall take place, 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.

- 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 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.
- 6 If any tree, shrub or hedge shown to be retained in Sharon Hosegood Associates 'Supplementary Arboricultural Report' dated 23rd December 2016 (Ref : SHA 270 Rev A) is removed, uprooted or destroyed, or dies, or becomes severely damaged or diseased during development or within 3 years of the completion of the development, another tree, shrub or hedge of the same size and species shall be planted within 3 months at the same place, unless the Local Planning Authority gives its written consent to any variation. If within a period of five years from the date of planting any replacement tree, shrub or hedge is removed, uprooted or destroyed, or dies or becomes seriously damaged or defective another tree, shrub or hedge of the same species and size as that originally planted shall, within 3 months, be planted at the same place.
- 7 Soft landscaping shall be implemented as shown on Tim Moya Associates, 'Tree and Hedgerow planting plan', Drawing number 160836-L-01 rev b, dated December 2016 ; and ; Tim Moya Associates, 'soft landscaping - shrub, herbaceous, grass and bulb planting plan', drawing number 160836-L-02 Rev a, dated December 2016 ; unless the Local Planning Authority gives its prior written approval to any alterations
- 8 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:
 - i) Limiting discharge rates to 2l/s for all storm events up to and including the 1 in 100 year rate plus 40% allowance for climate change.
 - ii) Provide sufficient storage to ensure no off site flooding as a result of the development during all storm events up to and including the 1 in 100 year plus 40% climate change event.
 - iii) Sufficient storage should be provided to ensure that in the event of pump failure no flooding will occur during a 1 in 30 year event.

iv) Provide sufficient treatment for all elements of the development. Treatment should be demonstrated to be in line with the guidance within the CIRIA SuDS Manual C753.

- 9 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 has been submitted to, and approved in writing by, the local planning authority. The scheme shall subsequently be implemented. The scheme shall be implemented as approved.
- 10 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.
- 11 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.
- 12 An internal/external bat survey of the main house and trees (if affected) shall be undertaken to include emergence re-entry surveys for bats if necessary. These surveys should be submitted to EFDC. Should the surveys reveal presence of bats, then a detailed mitigation strategy must be written in accordance with any guidelines available from Natural England (or other relevant body) and submitted to EFDC. In some cases a European Protected Species Licence may be required from Natural England. All works shall then proceed in accordance with the approved strategy with any amendments agreed in writing.
- 13 The ponds within 250m of the application site be subjected to a Habitat Suitability Index survey and the results submitted to EFDC for approval. Should the HSI survey reveal the suitability of the ponds for Great crested newts then a full survey needs to be carried out. These surveys should also be submitted to EFDC. If these surveys reveal the presence of GCNs then a detailed mitigation strategy must be written in accordance with any guidelines available from Natural England (or other relevant body) and submitted to EFDC. In some cases a European Protected Species Licence may be required from Natural England. All works shall then proceed in accordance with the approved strategy with any amendments agreed in writing.
- 14 A method statement be written and submitted for pre- and during the construction for issues concerning hedgehogs, birds, reptiles, invertebrates and invasive species. Details in the Phase 1 habitat survey by CGO Ecology Ltd submitted May 2016.)

- 15 The development be carried out in accordance with the flood risk assessment (RPS - Flood Risk Assessment including SuDS Strategy, Ref HLEF47138/001R, October 2016) and drainage strategy submitted with the application unless otherwise agreed in writing with the Local Planning Authority.
- 16 No conversion/demolition or preliminary groundwork's of any kind shall take place until the applicant has secured the implementation of a programme of archaeological work in accordance with a written scheme of investigation which has been submitted by the applicant and approved by the local planning authority.
- 17 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.
- 18 There shall be no discharge of surface water onto the Highway.
- 19 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.
- 20 The development hereby permitted will be completed strictly in accordance with the approved drawings numbered H.16.01 (9-) 5; (9-) 4 Rev B; (9-) 2 Rev F; (21) 6; (21) 5; (00) 13; (00) 7; (00) 15; (00) 14; (00) 5; (00) 6; (00) 4; (00) 12; (21) 2; 21(10).

And by 7 June 2017 the completed legal agreement (Section 106 of the Town and Country Planning Act 1990) that ensures a satisfactory financial contribution in respect of:-

- (a) Off-site Affordable Housing; and**
- (b) provision of local early years childcare places.**

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

Description of Site:

A large two and three stories Victorian mansion style residential house located within extensive grounds on the south side of Lambourne Road, and which lies opposite a residential cul de sac of Shillibeer Walk. The house is heavily screened from view from Manor Road by mature trees and indeed many other mature trees, some of which are protected and lie in the grounds, especially near the boundaries of the site. The property is not listed nor does it lie within a conservation area.

Description of Proposal:

Demolition of the existing 22 bedroom residential dwelling, the associated 3 bedroom retirement dwelling and garages/outbuildings, and replacement with a new three storey 72 bedroom care home, and one three storey block containing 25 retirement living apartments, together with the provision of 51 car parking spaces and landscaping.

The proposal has been amended since it was originally submitted - in that a third 3 storey building containing 15 retirement living apartments has been omitted from the scheme following discussions with officers.

Relevant History:

This large house was used as an old persons home for many years in the late 1990's, but permission was granted in 1996 for its conversion back to a single dwelling.

Policies Applied:

Adopted Local Plan:

CP2 – Protecting the quality of the rural and built environment.

CP3 – New development

GB2A – Development in the Green Belt

GB7A – Conspicuous development

NC4 – Protection of established habitat

H2A – Previously developed land

H5A - Provision for affordable housing

CF2 – Health care facilities

DBE1 – Design of new buildings.

DBE9 – Loss of amenity.

LL10 – Adequacy of provision for landscape retention

ST6 – Vehicle parking

NPPF:

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

Draft Local Plan:

At the current time, only limited 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:

SP5 – Green Belt and District Open Land
H2 – Affordable housing
DM9 – High Quality Design
DM5 – Green infrastructure; design of development
D4 – Community, Leisure and Cultural Facilities.

Summary of Representations:

CHIGWELL PARISH COUNCIL – No objections to the amended and reduced proposal. The Parish had concerns over the original proposal for example the risk of overdevelopment and inadequate car parking.

87 NEIGHBOURS CONSULTED on the original proposal, and those that made comments were also consulted on the amended proposal:-

7 OBJECTION LETTERS or letters of concern were received:-

1, LODGE CLOSE - on the original proposal concerned that 66 car spaces would be inadequate, and that an in an out entrance on to Lambourne Road should be considered to reduce hindrance to traffic flow on Lambourne Road.

15, CANTERBURY CLOSE – Although the plans have been amended my original comments are still relevant. The access to the site is inadequate in terms of its width, particularly for construction traffic, and insufficient car spaces are being provided.

2, DOVES COTTAGES, GRAVEL LANE – I repeat my earlier objection that the demolition of the existing historic Victorian dwelling should not be allowed. It is an imposing and substantial residence with many fine interior details, and this non designated heritage asset should be retained.

2, LAKESIDE CLOSE - Given that a 72 bed care home is proposed account needs to be taken of the poor state of the footpath that runs along Lambourne Road from the site to Manford Way – it is too narrow and uneven for wheelchair users.

2, SHILLIBEER WALK – object to the original proposal on grounds of traffic generation both during construction and afterwards, concern over access and highways safety, the overbearing nature of the proposal, layout and density of buildings, overshadowing, noise and disturbance from the development, and setting of precedent.

10, LODGE CLOSE – on the original proposal – insufficient space allocated for car parking, and increased levels of traffic along Lambourne Road will cause danger.

ABILITY HOUSING ASSOCIATION – as owners of the 4 bungalows for disabled people in Lakeside Close, (on the original proposal) the siting of 3 blocks could give rise to loss of privacy, more residents and noise could affect residents in Lakeside Close, the vehicular access to the site would need to be widened, there would be a lot of comings and goings from the site, the pavement along Lambourne road should be extended/improved via a contribution if permission is given, and trees should be protected.

SOME 100 LETTERS OF SUPPORT have been received from a wide area including Chigwell, Loughton, Woodford and beyond. These letters all contain the same text and support the proposal because a) the site is ideally located for a care home and retirement apartments as it is in close proximity to Grange Hill and Chigwell which will allow residents to continue to be part of the community, b) the site is well connected to public transport connections eg 0.5 miles to Grange Hill station, c) up to 100 jobs will be created in addition to supporting local businesses, d) there will be a reduction on pressure on primary care services such as GP practices, hospitals etc as the first stage of care and triage can be provided in the development, e) there is an under provision of care home beds in the area – this care home will be a state of the art facility that promotes person centred care for the elderly and will be run by an experienced operator, f) the retirements apartments present a synergy with the care home so that as people's needs progress to requiring care the care can be accessed within the same site, g) a 72 bed care home and 40 retirement properties potentially frees up 112 houses, h) the site is well screened and the development will not impact views from the road, and i) there is minimal traffic generated by a care home and retirement properties and plenty of car parking provision is made.

ESSEX COUNTY COUNCIL HIGHWAYS – The applicant has submitted a robust Transport Statement supporting the application and the Highway Authority is satisfied that the application is not contrary to current National/Local policy or safety criteria. The existing access has appropriate visibility and geometry onto Lambourne Road. Consequently the proposal will not be detrimental to highway safety, capacity, or efficiency at this location or on the wider highway network. From a highway and transportation perspective the impact of the proposal is therefore acceptable to the Highway Authority subject to conditions being imposed requiring the proposed parking and turning areas to be provided before occupation of the development, and requiring that there is no discharge of surface water onto the highway.

EFDC TREES AND LANDSCAPE SECTION – Revised plans omitting one of the blocks, and revised tree reports have been received. These plans address previous concerns about loss of trees in the north east corner of the site, and the proximity of trees to the block which has now been now omitted .We have no objections to the amended proposal subject to conditions being attached.

ESSEX CC ARCHAEOLOGICAL SECTION – it is possible that the proposed block on the eastern part of the site is sited in an undisturbed area which may contain archaeological evidence relating to the early development of Chigwell. No objections subject to a condition requiring a scheme of investigation to take place before any preliminary groundworks are carried out.

ESSEX CC SUSTAINABLE DRAINAGE TEAM – having reviewed the submitted Flood Risk Assessment and associated documents we do not object to the granting of permission subject to appropriate conditions being applied.

EFDC LAND DRAINAGE TEAM – No objections subject to imposition of conditions.

ESSEX CC INFRASTRUCTURE OFFICER – The proposed development is expected to give employment to 100 people which would generate an (educational) requirement for up to 4 early years and childcare (EY&C) places. It is the case that additional EY&C places are needed within the Chigwell Row Ward, and that this development would add to this need. A developer contribution of £55,720 for EP&C within the Chigwell Row Ward is therefore sought to mitigate the impacts on local EY&C provision. In conclusion, I request that any permission is granted subject to a S106 agreement requiring this contribution, or if the application is refused then the lack of childcare provision be made an additional reason for refusal.

EFDC HOUSING DIRECTORATE – The application proposes 25 dwelling units in a settlement where the population is more than 3000. Therefore 40% of the 25 units should be affordable

homes. The Council accepts that the provision of affordable homes within a private extra care, or assisted living, development is not practical or suitable, and hence an appropriate financial contribution for off site provision would be needed. Negotiations on the agreed level of this contribution and the outcome will be referred verbally at the Committee meeting.

Issues and Considerations:

Nature of the proposed development

The amended application now proposes the demolition of the existing house and the erection of a 3 storey 72 bed care home and a 3 storey block of 25 retirement living units. Originally a third block of 15 retirement living units was also proposed in the north east corner of the site close to the access to the site. However, this block has now been omitted from the proposal following concern from officers that too much additional volume and footprint of building was being proposed on a site located in the Green Belt, and that the this third block would have adversely affect tree cover in the site, and could have reduced the tree screen on the Lambourne Road frontage making the development more conspicuous.

Written submissions have accompanied this application and the following extract illustrates much of the concept of the proposed development:-

In addition to the care home, the proposals provide for retirement living apartments. There will be a functional link between the two elements. Most importantly, the two elements are integral to the concept of "comprehensive senior living". A key objective of the concept is to provide an opportunity for elderly local people to "step down" to living in smaller accommodation, but within a safe environment -a consequential benefit being the freeing up of larger properties in the local area and thereby assisting in meeting local housing requirements. Residents of the retirement living units will have the option to move into the care home, in accordance with their needs. The synergy between the two facilities and the availability of health care professionals is a clear advantage to prospective occupiers. Comprehensive senior living is a new concept in elderly care and represents a significant benefit to Chigwell.

It should be noted that Oakland have an existing care home at Woodland Grove, Loughton, also within Epping Forest district. Albeit the Loughton care home serves a different catchment to the proposal at Woodview, which is very much aimed at Chigwell and the immediate area. However, the facility at Loughton provides a benchmark and is indicative of the quality of facility developed and managed by Oakland.

Protection of trees

A particular characteristic of this site is the dense amount of mature trees that lie close to its boundaries such that only glimpses of the inside of the site are available. Bearing in mind the site's location in the Green Belt, and the emphasis in the emerging Draft Local Plan of maintaining and enhancing green infrastructure (policy DM5), it is important to ensure that any new development on this site does not materially reduce this attractive screening of the site. To this end negotiations have resulted in a revised tree plan being submitted, and removal of one block of retirement living units that could have resulted in an unacceptable thinning of the boundary tree screen. From the perspective of protection of trees, the proposal is now satisfactory.

Green Belt and sustainability issues

Although located in the Green Belt this site, containing a large mansion, outbuildings and hard surfaced area, constitutes previously developed land (or brownfield land). Therefore

redevelopment is acceptable in principle. However, the NPPF also states that new development is inappropriate if (its volume) would have a greater impact on the openness of the Green Belt compared to the existing buildings to be removed. It is estimated that the volume of the two proposed blocks is 80% larger than the existing buildings on the site and consequently it does represent inappropriate development that by definition is harmful to the Green Belt. This harm can only be set aside if a proposed development gives rise to very special circumstances that support the grant of planning permission. Officers feel that in this case there are special circumstances. Firstly, the site lies adjoining a sizeable settlement of Chigwell on the opposite side of Lambourne Road, it lies adjoining another care home Alder House which has a large footprint, and in its appearance, context, and location the site has more of a feel of an urban location as opposed to open countryside. Secondly, the site lies in a fairly sustainable location next to the large settlement of Chigwell, its services, and the tube station at Grange Hill lies a half a mile away. Lastly, the new development will provide care accommodation and retirement living units for more elderly people and households in an area and district where there is a proven need for this form of accommodation.

Whilst not a reason for very special circumstances to outweigh Green Belt harm in principle, the site is heavily screened from view by trees and hence the new development would be largely hidden from view. The visual impact of the proposed development on the surrounding area is therefore considered acceptable.

Car parking, layout and design issues

A detailed transport assessment was submitted with the application and Essex CC, as Highways Authority, have no objections to the proposal. Although some concerns have been raised by local residents about the width and nature of the existing vehicular access to the site the Highways Authority confirm that it has an acceptable geometry and has appropriate visibility sight lines on a straight stretch of road. The provision of 55 off street car spaces for a care home and 25 retirement living units is an adequate provision. The two proposed blocks on the site will be 3 stories in height with pitched roofs, elevations will be 'broken up' by projecting bays with gable roofs over. Their design and appearance will be acceptable. The additional areas of driveways and car parking areas will be softened by new tree and shrub planting and areas to be laid to grass, and an acceptable landscaping scheme is to be provided for this form of development.

Other matters

Lastly, one objection received argues that the proposal involves the loss of a non designated heritage asset. It is the case that the existing dwelling is not listed or locally listed, and it does not lie in a conservation area. Some of its interior décor has been removed or damaged, possibly during its time as an old person's home. In addition its recessed hidden position means that it is not a recognisable building that would be lost to the local townscape. Consequently the removal of the existing dwelling – to make way for a modern development meeting the current housing needs of the elderly – is acceptable in this case.

S106 issues regarding affordable housing and childcare provision.

As mentioned in the Summary of Representations section above the proposed development needs to make provision for a commuted sum to assist in affordable housing on other sites in the locality. The applicants have made an offer in this instance and have recently submitted an appraisal to back up this offer. The Councils housing directorate and their consultant's, Kift, are currently considering this submission and the outcome of this and any final negotiations will be reported verbally at Committee.

In a similar vein the Essex CC 's request for 4 local childcare places was based upon the originally submitted 40 retirement living units and not the 25 now proposed in the amended scheme –

consequently the original quoted figure of 100 employees needs to be reduced. More pertinently, this 100 figure included a large number of part time jobs and hence the final FTE figure will be reduced more significantly. It is intended to report verbally at Committee on the results of current discussions on this issue.

Conclusion:

The proposal seeks to provide much need accommodation for the elderly on a site that does lie in the Green Belt but which in other respects has an urban feel to it and, in any event, is effectively screened by mature trees, so that its visual impact on the street scene and the open character to the rear, is minimal. For these reasons, and those set out above, it is recommended that conditional planning permission be granted subject to a S106 agreement being signed.

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***

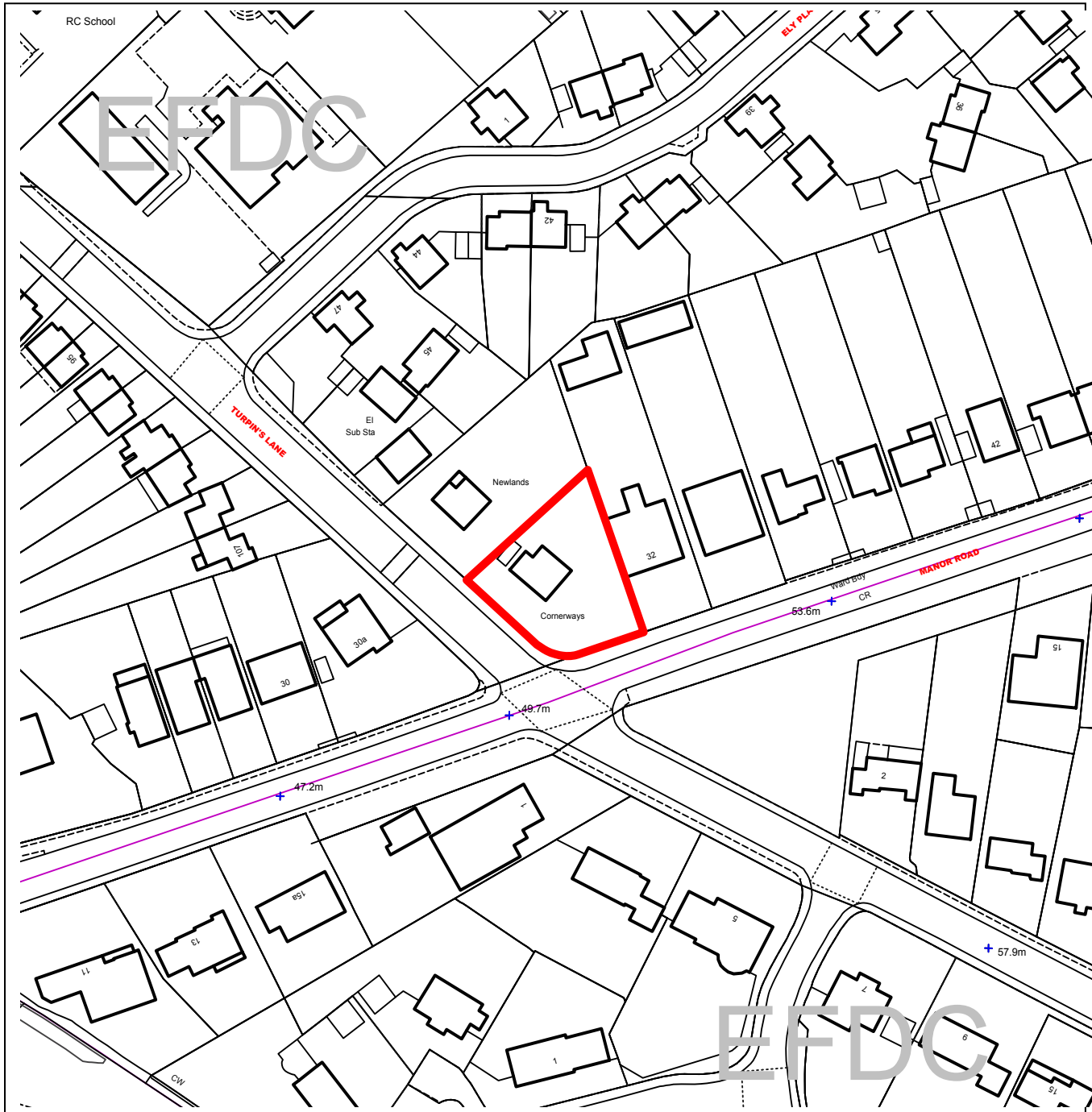
or if no direct contact can be made please email: contactplanning@eppingforestdc.gov.uk

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Epping Forest District Council

Agenda Item Number 2



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Application Number:	EPF/2390/16
Site Name:	Cornerways, Turpins Lane, Chigwell, IG8 8BA
Scale of Plot:	1/1250

Report Item No: 2

APPLICATION No:	EPF/2390/16
SITE ADDRESS:	Cornerways Turpins Lane Chigwell Essex IG8 8BA
PARISH:	Chigwell
WARD:	Chigwell Village
APPLICANT:	Mr S Khan
DESCRIPTION OF PROPOSAL:	Demolition of existing dwelling and garage and construction of eight residential units, with associated parking and landscaping
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=587536

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: S1 - S6 inclusive (dated 01/02/2017 and 0119-GA-300)
- 3 No construction works above ground level shall take place until documentary and photographic details of the types and colours of the external finishes have been submitted to and approved by the Local Planning Authority, in writing. The development shall be implemented in accordance with such approved details.
- 4 A flood risk assessment and management and maintenance plan shall be submitted to and approved by the Local Planning Authority prior to commencement of development. The assessment shall include calculations of increased run-off and associated volume of storm detention using WinDes or other similar best practice tools. The approved measures shall be carried out prior to the substantial completion of the development and shall be adequately maintained in accordance with the management and maintenance plan.
- 5 No development shall take place 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 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; means of enclosure; car parking layouts; other minor artefacts and structures, including signs and lighting and functional services above and below ground. The details of soft landscape works shall include plans for planting or establishment by any means and full written specifications and schedules of plants, including species, plant sizes and proposed numbers /densities where appropriate. If within a period of five years from the date of the planting or establishment of any tree, or shrub or plant, that tree, shrub, or plant or any replacement is removed, uprooted or destroyed or dies or becomes seriously damaged or defective another tree or shrub, or plant of the same species and size as that originally planted shall be planted at the same place, unless the Local Planning Authority gives its written consent to any variation.
- 7 Prior to the commencement of the development, full details of the refuse store shown on the plan hereby approved shall be submitted to and approved by the Local Planning Authority. Such details shall include provision of refuse and recycling capacity to meet the requirements of the waste collection service and screening of the enclosure from the frontage. The works as agreed shall be fully implemented prior to first occupation of the development and thereafter permanently retained.
- 8 Prior to the commencement of the development, full details of the cycles stores indicated on the approved plan to include external materials and secure cycle lockers for each dwelling 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 permanently retained.
- 9 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.

- 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 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.
- 12 Prior to the first occupation of the development existing dropped kerb crossing shall be widened to a minimum width of 4.1m for the first 6 metres from the back edge of the carriageway and provided with an appropriate dropped kerb crossing of the footway.
- 13 Prior to first occupation of the development the developer shall implement Keep Clear markings across the site access, from the stop line across the site access.
- 14 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.
- 15 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.
- 16 Any gates provided at the vehicular access shall be inward opening only and shall be set back a minimum of 6 metres from the back edge of the carriageway.
- 17 There shall be no discharge of surface water onto the Highway.
- 18 No additional windows other than those shown on the approved plans shall be installed in the side elevation the building hereby permitted without prior consent from 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. In addition, 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, and 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 corner plot of around 0.09ha net area at the junction of Turpins Lane and Manor Road which is signal controlled. The site currently comprises a two storey detached house with a detached garage on the north-western site boundary, accessed from Turpins Lane.

The surrounding area is predominantly residential in character and use consisting of a wide mix of properties including some bungalows particularly to the west on Manor Road, but more typically substantial two storey detached properties in Manor Road to the east and smaller detached and semi-detached properties in Turpins Lane. The site lies around 100 metres from St Johns Primary School on Turpins Lane.

Description of Proposal:

The application proposes demolition of the existing buildings on the site and replacement with a three storey block of 8 flats, comprising 6 x 2 bed units and 2 x 1 bed, with frontage parking for 8 cars and a cycle store, with bin stores at the side.

The scheme takes a contemporary design approach focussed on a circular corner feature that includes the entrance and stairs to all floors, with accommodation extending from both sides. The first floor is set in on the northern boundary increasing separation with the neighbouring house in Manor Road while the second floor is timber clad and set in on all sides behind a parapet wall. A mix of private terraces for ground floor units and a communal garden area are located at the rear.

Vehicle and pedestrian access to the site uses the existing vehicle crossover on Turpins Lane.

Relevant History:

The existing house dates from the mid 1950's and has not been subject to further applications since.

Policies Applied:

Adopted Local Plan:

CP1	Achieving sustainable development objectives
CP2	Protecting the quality of the rural and built environment
CP7	Urban form and quality
RP5a	Adverse environmental impacts
H2a	Previously developed land
H3a	Housing Density
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

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.

Draft Local Plan:

At the current time, only limited 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
SP4	Place shaping
SP6	Natural Environment, Landscape Character and Green Infrastructure
H1	Housing Mix and accommodation types
T1	Sustainable Transport choices
T2	Safeguarding routes and facilities
DM5	Green Infrastructure – design of development
DM9	High Quality Design
DM10	Housing Design and Quality
DM21	Local environmental impacts, pollution and land contamination

Consultation Carried Out and Summary of Representations Received

Number of neighbours consulted: 18

Site notice posted: 06 October 2016

Responses received: Objections have been received from 22 properties including 37, 77, 91, 99, 101, 103, 105, 107 and Newlands, Turpins Lane; 18, 30, 30A, 32 and 34 Manor Road; 5, 12, 13, 26 and 46 Ely Place, 7 and 38 Tomswood Road and 7 Tomswood Hill. Objectors cover a range of matters, as under:

- The development is out of character with the surrounding area, both in terms of its design which is seen as introducing an incongruous built form to the location and of a scale that does not respect surrounding buildings and through the introduction of a higher density flatted development into an area of predominantly family houses.
- Traffic issues arising from the proximity of the site access to the signal controlled junction and potential conflict through vehicle movements, particularly with school traffic
- The proposal represents over-development of the site
- Insufficient off-street parking is provided
- Impact on neighbouring occupiers from overlooking and loss of privacy and overshadowing.
- General amenity impacts arising from noise, general disturbance and general activity associated with the use.
- Local housing need is not for flats
- Impact on local services (GP services, schools etc)
- The proposal constitutes 'garden grabbing'
- The development would set a precedent for future similar redevelopment schemes
- Level of external garden space is considered inadequate

- Refuse storage is considered inadequate
- The immediate neighbour at 32 Manor Road raises specific issues relating to applications for extensions to the house that were resisted due to the proximity to the boundary and roof extensions where the roof pitch was limited to 40 degrees.

CHIGWELL PARISH COUNCIL: - Objection

Chigwell Parish Council strongly objects to this application because it considers this proposal an affront to the visual amenity of the area, it is an overdevelopment of the site and thoroughly out of keeping with the existing street scene. In addition such a development would further exasperate the already limited parking provisions in the area.

Main Issues and Considerations:

The application raises issues around the form and quantum of development in this location, as opposed to any substantive matters of principle.

In assessing the site location, there is general evidence of a far greater urban character than exists even a short distance to the east. It cannot be ignored that the site lies within 250 metres of the boundary with London Borough of Redbridge and patterns of development do point to a more intensive built form; properties in Turpins Lane and roads to the north east demonstrate more intensive development characteristics of narrower plot widths comprising semi-detached and terraced properties. Other more recent developments, including Ely Place and surrounding roads, demonstrate more intensive built forms that follow more modern design principles aimed at maximising the use of available land in areas that are better served by local facilities and accessible to a range of public transport. In such locations, a broader mix of built forms can reasonably be expected to be found, including flatted developments.

A number of comments have been received arguing that a three storey building on the site is out of character. This should however be considered in the context of recent developments to larger properties to the east on Manor Road, which it is noted sit on rising ground. In 2007, planning permission was granted for a roof extension including a crown roof and front dormer windows at 34 Manor Road increasing the building height to around 8.8m. In 2010, works approved to 32 Manor Road included a crown roof, two front dormers and a building height of around 8.2m. In 2015, extensions to 36 Manor Road again featured crown roof, front dormers and a height of around 8.5m. In this context the height of the building at around 8.7m is entirely consistent with the scale and mass of built form in the vicinity.

The proposal does however take a more contemporary design approach than the more traditional form of the extensions to the existing dwellings. This includes a distinctive glazed corner feature that binds together the two frontages, giving the building a local landmark character appropriate to a prominent corner location such as this. The proposal does however give due consideration to the siting of buildings, respecting the existing building line on both the Turpins Lane and Manor Road frontages. The building uses a mix of masonry and render in the main elevations and the first floor is set in from the northern site boundary to maintain separation. Timber cladding to the recessed upper floor is designed to lessen the impact of that level in the overall built context. Officers conclude that the proposals follow established urban design principles in national and local policy. Having regard to the pattern of built form in the locality and changing ground levels, the siting, scale and form of the proposal is considered appropriate to the mixed character of the area.

The application proposes 8 residential units comprising three on each of the ground and first floor and two on the upper floor. The units are configured such that above ground level, only bedrooms and bathrooms have rear facing windows in order to lessen potential for overlooking of adjoining properties, and to increase natural surveillance of the frontage from living areas (which have Juliet

balconies). In addition, first floor bedroom windows have been set at a 20 degree angle to relieve the perception of overlooking to the adjoining property to the north-west. Due to the layout of the site and surroundings, it would in any event be difficult to argue that habitable rooms would be directly overlooked. Accordingly, issues of residential amenity impacts would appear to be primarily around general impact from noise and activity which in the urban context the site is located would be difficult to justify.

Consultations raised a number of issues on respect of the level of parking and vehicular access, where it is proposed to continue to use the existing access point on Turpins Lane. The comments of the Highway Authority are most relevant to the consideration of these issues and are produced in full:

The Highway Authority (HA) has assessed the submitted information and visited the site and is satisfied that the proposal is not contrary to National/Local policies or current safety criteria.

The proximity of the access to the signalised junction has been carefully considered and it is concluded that, with the provision of Keep Clear markings, it will not be detrimental to highway safety. The flatted development will not generate a significant amount of movements in the peak hours and will not cause any capacity or efficiency issues.

A reduction to the Parking Standards is allowed where there are good links to public transport etc. and this location is well located in those terms. Therefore the parking provision is felt to be acceptable for the development.

Consequently the HA is satisfied that the impact on the highway at this location will not be detrimental to highway safety, capacity or efficiency.

These comments are fully supported by Officers.

In more general terms, the application indicates provision for refuse and cycle storage both of which can be subject to conditions. Ground floor units are provided with private terraces at the rear and a shared communal garden area lies beyond providing adequate external amenity space, particularly when considered in conjunction with the amenity value to upper floor residents of the proposed balconies. An opportunity for screening the forecourt is identified with a hedge but the appearance of the frontage is better managed by the use of high quality surface materials in the particular circumstance. It is not uncommon in the urban context of the site to find frontages fully paved over. Concerns with this arise more from poor choice of surfacing and lack of provision to prevent surface water run-off, both of which can be adequately dealt with by condition.

Conclusion:

Officers recognise that the issues in this application are finely balanced. The proposals represent a relatively high intensity of development on a constrained site that maximises the use of the site while respecting the established pattern of development by following the building line on both frontages and relating well to the height of neighbouring buildings.

The site lies within an area with an evident urban grain where a wider mix of built form, finish and use may be expected to be found. Thus the architectural style, external materials and the construction of flats is consistent with the mixed character. The building at three storeys is entirely consistent with a built form that has seen large roof extensions to the three properties to the east provided with crown roofs, extensive dormer additions and as a result buildings of around the same height as the development proposed (and which has a lighter recessed upper floor in contrasting materials).

The Highway Authority is satisfied with the level of parking proposed and the siting of the vehicular access, views supported by officers in a location where with good access to services and public transport, and with cycle storage provision being provided. Moreover, national planning policy is also supportive of appropriate reduction car parking in order to encourage alternative modes.

In this context, Officers conclude that the impact on the amenities of surrounding residents is not sufficient to oppose a development that is otherwise considered acceptable in design, form and function.

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***

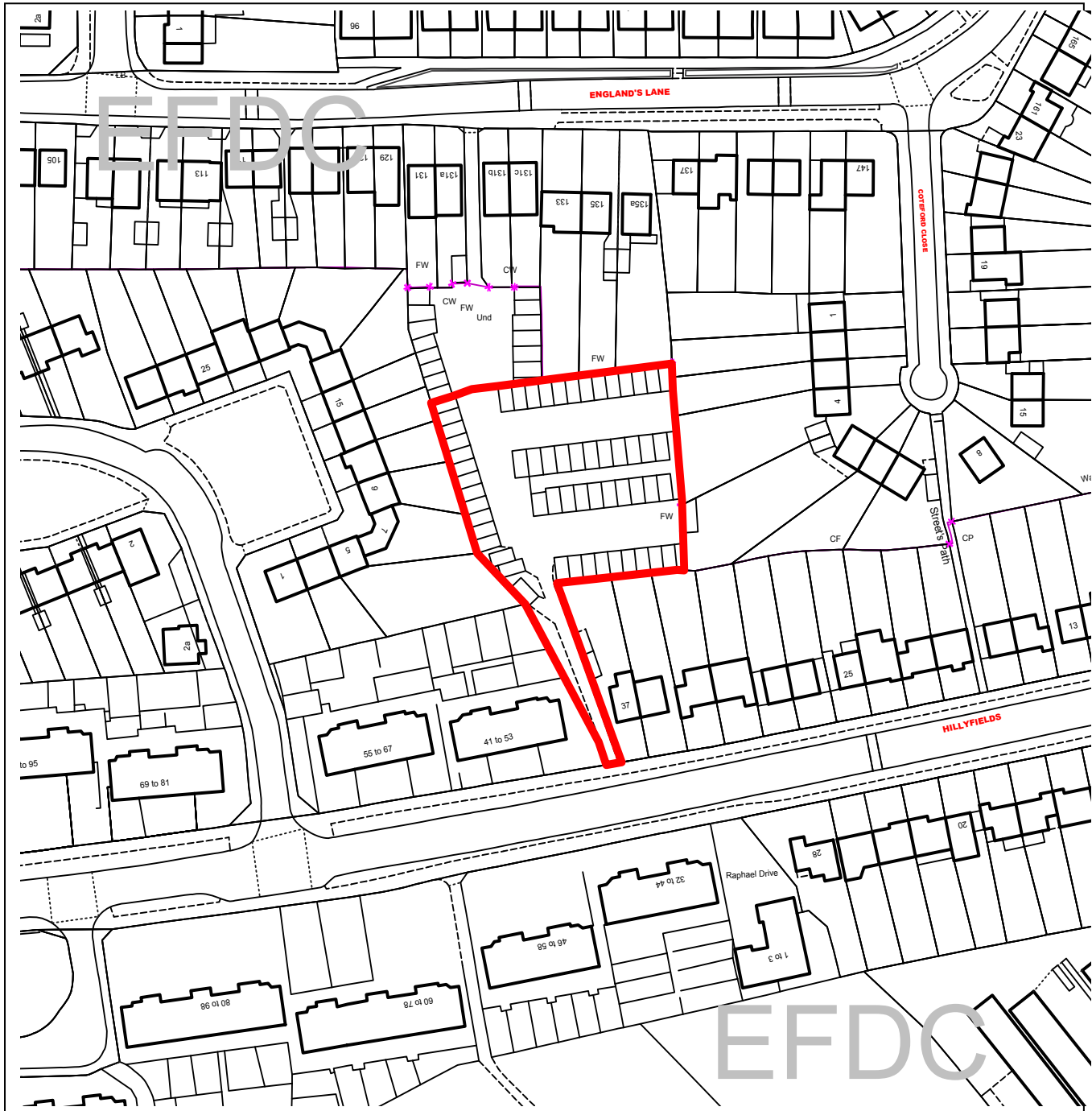
or if no direct contact can be made please email: contactplanning@eppingforestdc.gov.uk

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Epping Forest District Council

Agenda Item Number 3



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Application Number:	EPF/2913/16
Site Name:	Garages rear of, Land r/o 33-37 Hillyfields, Loughton, IG10 2PT
Scale of Plot:	1/1250

Report Item No: 3

APPLICATION No:	EPF/2913/16
SITE ADDRESS:	Land r/o 33-37 Hillyfields Loughton Essex IG10 2PT
PARISH:	Loughton
WARD:	Loughton Fairmead Loughton St Johns
APPLICANT:	Mr Dudding - Verisma Management Ltd
DESCRIPTION OF PROPOSAL:	Proposed demolition of existing garages and erection of 7 no. dwellings (5 x three beds and 2 x two beds), with associated access and parking (Revised application to EPF/0513/16)
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=589084

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: 12105- P001-F, P002-D, P003-D and P004-D
- 3 No development shall take place until a Phase 1 Land Contamination investigation has been carried out. A protocol for the investigation shall be submitted to and approved in writing by the Local Planning Authority before commencement of the Phase 1 investigation. The completed Phase 1 report shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of any necessary Phase 2 investigation. The report shall assess potential risks to present and proposed humans, property including buildings, crops, livestock, pets, woodland and service lines and pipes, adjoining land, groundwaters and surface waters, ecological systems, archaeological sites and ancient monuments and the investigation must be conducted in accordance with DEFRA and the Environment Agency's "Model Procedures for the Management of Land Contamination, CLR 11", or any subsequent version or additional regulatory guidance.
[Note: This condition must be formally discharged by the Local Planning Authority before the submission of details pursuant to the Phase 2 site investigation condition that follows]

- 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 tool. 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 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.
- 11 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; 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.
- 12 Prior to the commencement of the development, details of external lighting to the access road and car parking areas 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 buildings.

- 13 All construction/demolition works and ancillary operations, including vehicle movement on site which are audible at the boundary of noise sensitive premises, shall only take place between the hours of 07.30 to 18.30 Monday to Friday and 08.00 to 13.00 hours on Saturday, and at no time during Sundays and Public/Bank Holidays unless otherwise agreed in writing by the Local Planning Authority.
- 14 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.
- 15 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
- 16 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.
- 17 Notwithstanding any details approved under condition 8 above, there shall be no discharge of surface water onto the Highway.
- 18 No unbound material shall be used in the surface treatment of the vehicular access within 6 metres of the highway boundary.
- 19 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 and C of Part 1 of Schedule 2 to the Order shall be undertaken without the prior written permission of the Local Planning Authority.
- 20 No additional windows other than those shown on the approved plans shall be installed in the side elevation of Unit1 a (as so identified on drawing number 12105-P002-D) without prior consent from the Local Planning Authority.
- 21 The development hereby approved shall not be commenced until details of boundary treatment, including details of retaining walls, 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.

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. In addition, 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 relates to a site of around 0.21 hectares accessed by a single vehicle entrance from the north side of Hillyfields. The site comprises 56 lock-up garages and some storage containers which are used for a mix of vehicle parking and storage. The access road is narrowest at the site entrance, this and access roads within the site are a mix of hard surfaces. The buildings and site are poorly maintained with a number of garages clearly beyond use and extensive rubbish left or dumped in the open areas.

The site is primarily surrounded by residential properties and there is a separate block of garages immediately to the north accessed from England's Lane and constructed with a significantly higher finished ground level; there is no link between the two areas. Otherwise surrounding properties are predominantly two storey houses with three storey flats to the east of the entrance and opposite on Hillyfields. The land rises from south to north such that a change of existing built levels is clearly visible.

Description of Proposal:

The application proposes residential redevelopment of the site to create a single terrace of seven houses and is a revised version of the previously refused scheme for 8 dwellings on the site.

The terrace comprises 5 x 3 bedroom mid-terrace houses with dormer windows alternating from and rear, and 2 x 2 bedroom end of terrace dwellings with hipped roofs. All houses are provided with rear gardens.

The frontage area includes parking for 15 vehicles designed to Highway Authority standards set within a landscaped courtyard.

Changes from the previous scheme comprise:

- Reduction of one dwelling – the unit on the eastern side of the site has been omitted.
- Reduction of one parking space and increase in landscaping on eastern site boundary.
- Removal of communal refuse store and provision of individual bin stores – this follows changed requirements of the current refuse contractor.
- Widening off hammerhead at end of access – this again is to serve changed refuse contractor requirements.

Relevant History:

EPF/0513/16 Proposed demolition of existing garages and erection of 8 no. dwellings (6 x three beds and 2 x two beds), with associated access and parking – refused for the following reason:

By reason of the scale and siting of the proposed detached house adjacent to the rear garden boundaries of numbers 3 and 4 Cotford Close, the development would appear excessively overbearing when seen from those gardens, causing an unacceptable degree of harm to the living conditions of 3 and 4 Cotford Close. Accordingly, the proposal is contrary to Local Plan and Alterations policy DBE9, which is consistent with the National Planning Policy Framework.

Policies Applied:

Adopted Local Plan:

CP1	Achieving sustainable development objectives
CP2	Quality of rural and built environment
CP7	Urban form and quality
RP4	Contaminated land
RP5A	Adverse environmental impacts
H2A	Previously developed land
H3A	Housing density
DBE1	Design of new buildings
DBE2	Effect on neighbouring properties
DBE3	Design in urban areas
DBE5	Design and layout of new development
DBE8	Private amenity space
DBE9	Loss of amenity
LL11	Landscaping schemes
ST4	Road safety
ST5	Travel plans
ST6	Vehicle parking

NPPF:

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

Draft Local Plan:

At the current time, only limited 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
SP4	Place shaping
SP6	Natural Environment, Landscape Character and Green Infrastructure
H1	Housing Mix and accommodation types
T1	Sustainable Transport choices
T2	Safeguarding routes and facilities
DM5	Green Infrastructure – design of development
DM9	High Quality Design
DM10	Housing Design and Quality
DM21	Local environmental impacts, pollution and land contamination

Consultation Carried Out and Summary of Representations Received

Number of neighbours consulted: 75
Site notice posted: No, not required

Responses received: Objections have been received from occupiers of 33, 37 and 41 Hillyfields and from the Loughton Residents Association Plans Group (LRA)

Objections from neighbours cover the following issues:

- Access to the site is unsuitable for development proposed – would not permit access for fire and other service vehicles or large delivery vehicles
- Overall level of vehicle activity and access to the site affecting parking on Hillyfields – as Hillyfields is heavily parked, any spaces lost to safeguard access into the site has a wider parking impact.
- Loss of security from removal of garages abutting boundaries.
- Appearance of 'three storeys' is out of character
- Amenity impacts – overlooking, loss of light etc
- Non – compliance with Building Regulations
- Disturbance during construction

LOUGHTON RESIDENTS ASSOCIATION (PLANS GROUP):

The Plans Group consider the scheme to be an overdevelopment of the site, parking is below standard (16 spaces would be required), access to the site is considered inadequate and no cycle stores are provided. In the event permission is granted, conditions are recommended dealing with landscaping, working hours, wheel washing, removal of permitted development rights and provision of cycle stores.

LOUGHTON TOWN COUNCIL: Objection

The Committee OBJECTED to this application on the grounds of insufficient parking. Members were concerned that although the detached property in the original application EPF/0513/16, had been removed to address the District Council's reasons for refusal, six parking spaces had also been lost in this revised scheme.

The access road was considered unsuitable owing to its narrowness and unsustainable for the volume of traffic to the new houses and for pedestrians. Members expressed concern that the gas meter positioned on the front access route jutted out adding a further width restriction, and that this preferably needed to be removed or relocated.

Members were extremely concerned by the existing congestion in Hillyfields where on-street parking effectively reduced much of the road to a single lane. This would increase the difficulty of access to the site for future residents, and could prevent emergency vehicles and refuse trucks manoeuvring in/out of the site, thus impacting on highway safety.

Moreover, the Committee would like to remind the District Council that the crossover adjacent to the new parking bay at no 41 Hillyfields, was still waiting to be constructed

Main Issues and Considerations:

Members are reminded that the previous application was refused on one ground only, the impact of the detached dwelling on the east side of the site on neighbouring properties. When deciding to refuse planning permission Members agreed that an amended proposal which deleted the detached house from the development and proposed appropriate screening on the eastern site boundary could address the objections raised. The current proposal seeks to overcome the reason for refusal in accordance with the agreed way forward by removing the dwelling that triggered the reason for refusal. Provision for additional landscaping adjacent to the eastern site boundary is made.

Objectors raise issues that were considered in the previous application and evidently were not considered sufficiently harmful to justify refusal. Officers do not propose to repeat the arguments again but will comment on a number of matters raised.

Both the Parish Council and LRA Plans Group make reference to a loss of six parking spaces from the scheme. However, while 20 spaces were shown on the original submission, this was later amended and the scheme considered by Members in November 2016 showed 16 spaces. The current scheme proposes 15 parking spaces and it is considered the loss of one space in the context of one less dwelling cannot be considered as excessive. Indeed, the level of off-street parking provision is in accordance with standards for the housing, there being a 3 space shortfall for visitors. That shortfall in a main urban area is in accordance with policy therefore it would be very difficult to make a sound case for resisting the proposal on the basis of a shortfall in visitor parking provision.

The Highway Authority view of the current proposals is set out below:

The Highway Authority is satisfied that any displaced parking will not be detrimental to highway safety or efficiency as a result of the development. Previously the applicant has demonstrated that the actual use of the garages confirms that only one garage has the potential of being displaced within the vicinity of the site.

Furthermore the proposal will not increase vehicle movements above the level of the previous use, operating at full capacity, and is being improved as much as possible within the land constraints. There is also sufficient turning provided within the site.

Consequently the proposal will not be detrimental to highway safety or efficiency.

Reference is also made to the width of the access, which again has not changed. For clarification, the proposals meet refuse access requirements and have been designed in consultation with the contractors to allow a vehicle to enter the site and turn within it. While access for fire appliances is primarily a matter for consideration at Building Regulations stage, Members should be aware that a fire appliance requires an opening of 3.1m to enter a site and the site access is 3.6m wide at the front, increasing in width to 4.1m.

The scale, siting and design of the dwellings is unchanged from the previous application and remains acceptable in the local context, including use of rooms in the roof space. No greater impact will result that was previously considered acceptable.

The minor changes to refuse storage and collection have been arrived at to reflect current best practice and have minimal impact on the site and wider area.

Comments in respect of cycle storage are noted, but it is considered unnecessary in a development of houses to require a communal cycle store when residents can make adequate provision within their individual curtilage.

Conclusion:

The reason for refusal on the previous application has been fully addressed by the omission of the building that Members considered was unacceptable.

In all other regards, the proposal is substantially unchanged. The proposal involves the redevelopment of an underused brownfield site with a scale of development that is entirely appropriate in the local area and now has minimal impact on residential amenity.

Having regard therefore to the material planning considerations therefore, the proposal complies with relevant planning policy and it is recommended that planning permission be granted

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

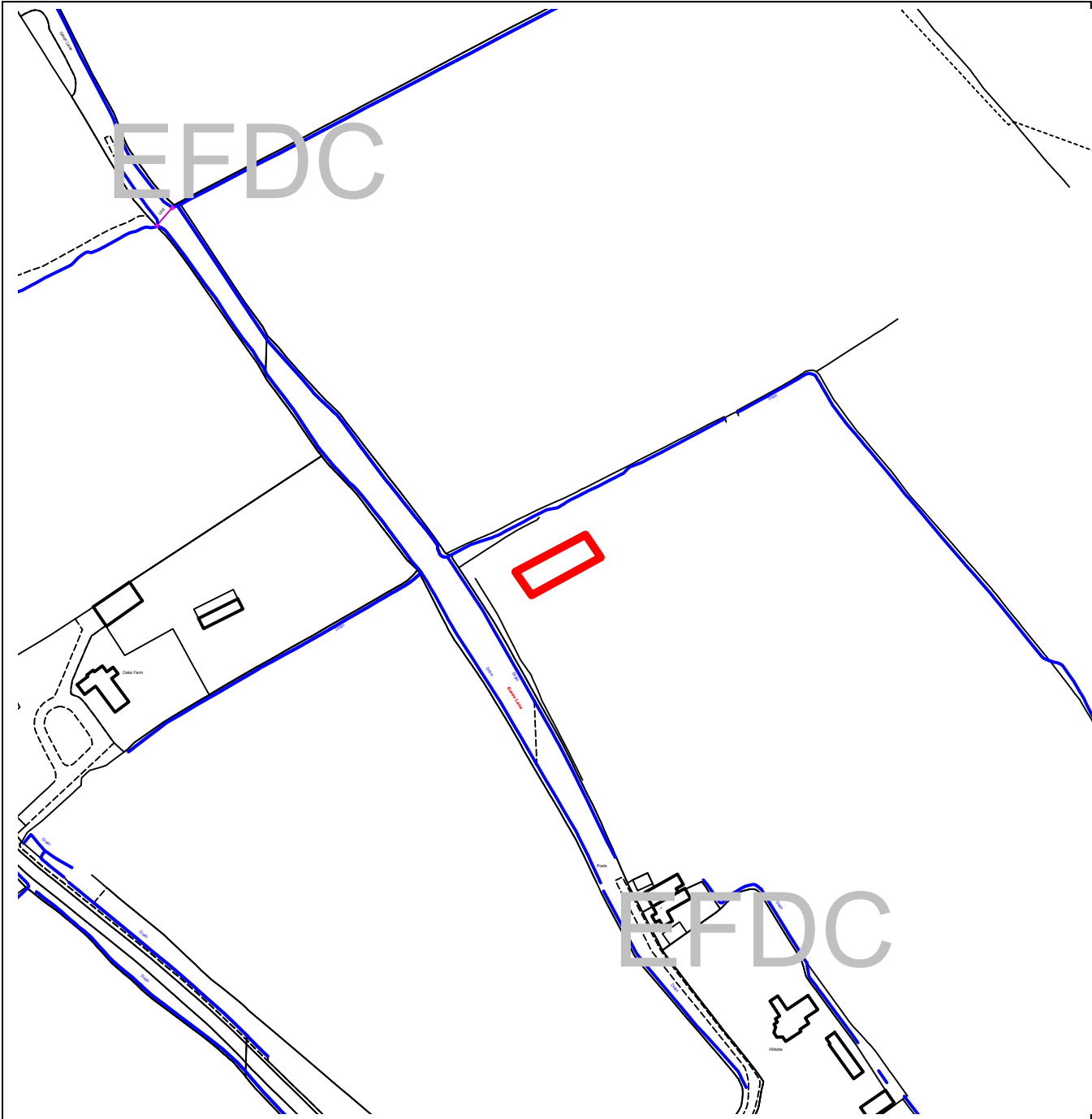
**Planning Application Case Officer: Ian Ansell
Direct Line Telephone Number: 01992 564481**

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



Epping Forest District Council

Agenda Item Number 4



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Application Number:	EPF/2778/16
Site Name:	Old Farm, Green Lane, Chigwell, IG7 6DN
Scale of Plot:	1/2500

Report Item No: 4

APPLICATION No:	EPF/2778/16
SITE ADDRESS:	Old Farm Green Lane Chigwell Essex IG7 6DN
PARISH:	Chigwell
WARD:	Chigwell Row
APPLICANT:	L R Gunnell & Sons
DESCRIPTION OF PROPOSAL:	Retrospective application for an agricultural building for storage of hay.
RECOMMENDED DECISION:	Grant Permission

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

http://planpub.eppingforestdc.gov.uk/NIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=588721

CONDITIONS

NONE

This application is before this Committee since the recommendation is for approval contrary to an objection from a local council which is material to the planning merits of the proposal (Pursuant to The Constitution, Part Three: Scheme of Delegation, Appendix 3) 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 site is an agricultural field within a rural pocket in Chigwell approximately 420m to the south east of Old Farm. The site is adjacent to a bridleway which connects the north and south parts of Green Lane. The site is located in a small valley where the land drops down from the north and south. The nearest residential neighbour is approximately 200m to the south west. The site is located within the Metropolitan Green Belt.

Description of Proposal:

The application seeks retrospective planning permission for an agricultural building for the storage of hay. The building measures 30m wide, 15m deep with a height of 8m to the ridge and 6m to the eaves. The building will have 5 bays, but currently only 4 have been erected. The building has a metal roof and is open sided to the north with a solid green profiled metal wall to the south elevation.

Relevant History:

EPF/0444/15 - Agricultural determination for agricultural hay barn - Prior Approval Required and Granted

Policies Applied:

Adopted Local Plan and Alterations

CP2 – Protecting the Quality of the Rural and Built Environment
GB2A – Development in the Green Belt
GB11 – Agricultural Buildings
DBE1 – Design of New Buildings
DBE2 – Effect on Neighbouring Properties
DBE4 – Design in the Green Belt

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.

Draft Local Plan:

At the current time, only limited 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:

SP5	Green Belt and District open Land
SP6	The Natural Environment, Landscape Character and Green Infrastructure
DM9	High Quality Design

Summary of Representations:

Notification of this application was sent to Chigwell Parish Council and to 5 neighbouring properties, a site notice was also erected.

Objection letters were received from the following 17 addresses, the objections are summarised below:

THE CHESTNUTS (2 LETTERS), OAKS FARM, BURCROFT, WINDERMERE, DALE SIDE, 2 PUCKERIDGE COTTAGES (2 LETTERS), 3 PUCKERIDGE COTTAGES, GREENACRES, OAK LEA HOUSE (2 LETTERS), DERWEN AND DUNTON (2 LETTERS) ALL VICARAGE LANE; HUNTERS, GREEN LANE; 1 AND NORTHBROOK, 15 DALESIDE GARDENS (2 LETTERS); 54 HIGH ROAD (2 LETTERS); 2 LINGMERE CLOSE (2 LETTERS) AND 12 LEE GROVE

Not built in correct location, incongruous, negative visual impact on the Green Belt, visually prominent and intrusive, can be seen from surrounding footpaths and roads, noise and disturbance, loss of privacy, threat of vandalism and fire risk, hazard to bridle and footpath users, built in a floodzone – unsuitable for hay, will set a precedent, spoils rural character of Chigwell Vale, size and bulk is inappropriate.

CHIGWELL PARISH COUNCIL: The Council **OBJECTS** to this application because of concerns that this agricultural building has been erroneously positioned on the site. Such inaccuracies would set an undesirable precedent for development.

Issues and Considerations:

The main issues with this proposal relate to appropriateness of the proposal in the Green Belt, design and impact on amenity.

Green Belt and Design

Buildings for the purposes of agriculture are considered an appropriate form of development within the Metropolitan Green Belt and this building is for an existing, established farming enterprise.

The building is a common modern, farm type structure and is finished in a grey and green colour and is generally considered an acceptable design. Barns such as these are typical of, and expected within rural, Green Belt locations and are commonplace in countryside locations. Although it results in an isolated building this is not an unusual phenomenon within agriculture. The building is located within a natural dip in the land and therefore is not considered prominent when viewed from the wider area. Agricultural land, and by association agricultural use, preserves the open character of the Green Belt.

The applicant has chosen this location as it is on land that is owned by the applicant rather than on land that is tenanted. The applicant has recently lost storage at a tenanted farm due to a prior approval application (agricultural to residential). There is an existing barn at Old Farm which was previously used for storage but this requires major refurbishment and is not a financially viable. Critically, for the applicant, the barn at Old Farm is on tenanted land therefore any investment for the longer term is more risky. The financial risk is not a material planning consideration, but it does reflect a planning risk relating to the possible loss of agricultural buildings erected before 2013 on land not in the applicant's full control to non-agricultural use through the prior approval process. Their loss can give rise to a need for further agricultural buildings elsewhere where the agricultural need for them remains, as in this case. The planning risk is real since the Council cannot apply local plan policy to change of use proposals that are the subject of the prior approval process.

A prior approval for an agricultural barn has been granted for a same size building in the field to the south east in line with this building. The prior approval barn has not yet been built but still could be. It appears that the applicant's intention is to build that barn at some point. Therefore there would be two similarly sized barns in close proximity to each other. Although this would result in two new buildings within the Green Belt, since the buildings are necessary for the purposes of agriculture and not excessive in size then they are not inappropriate development in the Green Belt. Accordingly, there is no policy difficulty with either the principle of the current proposal of itself or in the context of the prior approval barn. The applicant farms, 450 acres which is a mix of tenanted land and land within the applicant's ownership. As the applicant owns the land on which both the application barn and the prior approval barn will be located this would avoid any uncertainty about a future need for a barn arising from the possible loss of tenanted land.

Amenity

The barn is some 200m from the nearest residential neighbour and therefore it is not considered any significant amenity issues are raised. The barn may be visible to surrounding neighbours/footpath users however, as stated above such buildings are typical of, and expected in rural location and therefore this is not considered a significant amenity issue. The barn is located close to a bridle path but does not obstruct the path. With regards to comments raised regarding safety, the path passes through agricultural land and machinery movements would not be

uncommon even without the barn. Such a path through agricultural land is not an uncommon situation and potential conflict between recreational use and agricultural use of the path is normally resolved by the common sense of the individuals, general guidance being given in The Countryside Code. With regards to concerns regarding vandalism and fire risk, these matters would be for the applicant to address, but again isolated agricultural barns are not uncommon.

Conclusion:

In light of the above appraisal, it is considered that retrospective planning permission is granted for this barn as it is not inappropriate development within the Green Belt, causing only limited harm to its openness. This is with the knowledge that a second barn may be built, but on the basis that Officer's are satisfied that the barns are necessary for the purposes of agriculture, approval is therefore 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***

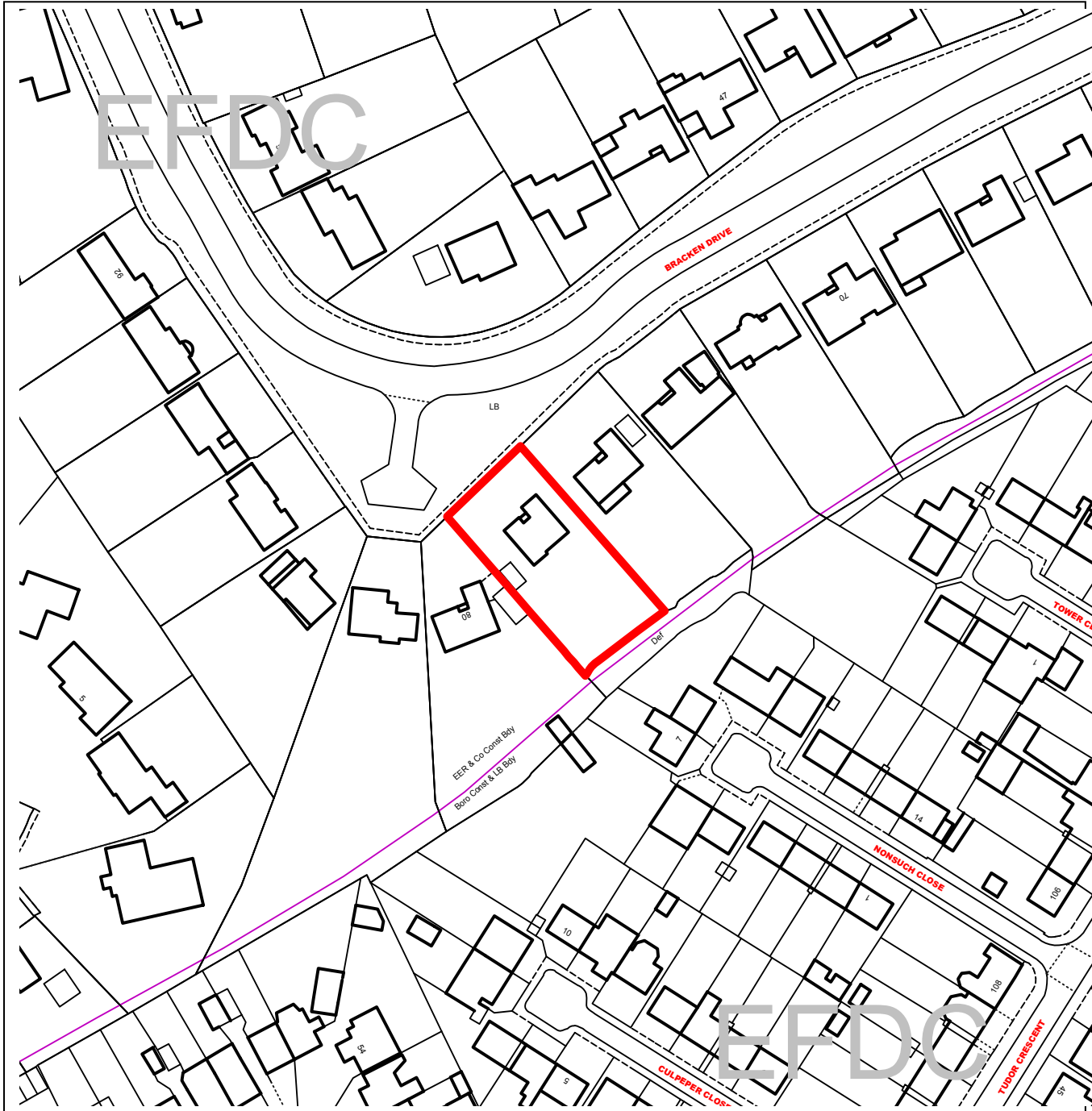
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Epping Forest District Council

Agenda Item Number 5



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Application Number:	EPF/1233/16
Site Name:	78 Bracken Drive, Chigwell, IG7 5RD
Scale of Plot:	1/1250

Report Item No: 5

APPLICATION No:	EPF/1233/16
SITE ADDRESS:	78 Bracken Drive Chigwell Essex IG7 5RD
PARISH:	Chigwell
WARD:	Grange Hill
APPLICANT:	Mr Jazz Walia
DESCRIPTION OF PROPOSAL:	Ground floor extensions and conversion/extension of roof space to form new accommodation to the property.
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=584477

CONDITIONS

- 1 The development hereby permitted must be begun not later than the expiration of three years beginning with the date of this notice.
- 2 No 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.
- 3 No development, including works of demolition or site clearance, shall take place until a Tree Protection Plan Arboricultural Method Statement and site monitoring schedule in accordance with BS:5837:2012 (Trees in relation to design, demolition and construction - recommendations) has been submitted to the Local Planning Authority and approved in writing. The development shall be carried out only in accordance with the approved documents unless the Local Planning Authority gives

its written consent to any variation.

- 4 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 application property comprises of a hip roofed detached bungalow, with two hip roofed front bays and an eyebrow dormer, located on the southern side of Bracken Drive. The bungalow faces onto an outside curve of the road where Bracken Drive changes direction. At this part of Bracken Drive the carriageway curves around though the properties are arranged in a pattern forming a right angled corner. The space between the curve of the carriageway and the internal corner formed by two rows of properties is occupied by a landscaped area of trees with a driveway/vehicular turning area.

The application property faces onto part of this landscaped area and there is a distance of some 17m between the frontage of the site and the main carriageway of Bracken Drive.

Ground levels fall to the rear of the site, to the south. There is also a slope to the surrounding land in that the ground rises to the right hand side of the site frontage, to the west, and falls to the left hand side, to the east.

There are trees the subject of Tree Preservation Orders on and adjacent to the site.

The application property is not Listed nor in a Conservation Area.

Description of Proposal:

Ground floor extensions and conversion/extension of roof space to form new accommodation to the property.

The bungalow as existing has a maximum height to the ridge of the roof of 5.8m. As proposed the enlarged house would have a maximum height of 8.8m. However, the majority of the front elevation would appear as being occupied by a front roof slope; only the two front bays would be of a full two storeys. The house would retain an attached garage to the left hand side of the front elevation.

Behind the attached garage a single storey rear extension of 4m in depth would be added next to the boundary with no. 76. Next to the boundary with no. 80 a rear extension of two storeys would be added. This would predominately be in the form of a half hipped side elevation replacing the

single storey and side hip of the existing bungalow; to this side of the application property the rear extension would be 3m in depth in relation to the footprint of the dwelling as proposed.

Relevant History:

EPF/0072/86 - Single storey side extension and garage. – Granted 14/03/1986

EPF/2028/06 - Rear extension and conversion of roof space into new first floor accommodation. – Granted 08/12/2006

Policies Applied:

Adopted Local Plan:

CP2	Quality of Rural and Built Environment
DBE9	Loss of Amenity
DBE10	Residential Extensions
LL10	Adequacy of Provision of Landscape Retention

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.

Draft Local Plan:

At the current time, only limited 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:

DM2	Landscape Character and Ancient Landscapes
DM9	High Quality Design

Consultation Carried Out and Summary of Representations Received

Number of neighbours consulted: 5
Site notice posted: No, not required

Responses received:

76 BRACKEN DRIVE – objection – it would become a house between two bungalows and is not in keeping with the rest of the turning.

7 & 8 NONSUCH CLOSE (a single objector who gave two addresses) – objection – loss of light.

CHIGWELL PARISH COUNCIL: The Council OBJECTS to this application because it considers these extensions to be thoroughly out of character to the existing street scene, and an over-development of the structure as it now stands.

Main Issues and Considerations:

The two main issues with this proposal are the appearance in the streetscene that would result and impact to neighbours. Specialist advice regarding landscaping finds the proposal acceptable subject to conditions.

With regard to streetscene, the application property is obscured in its setting by a combination of being set within an internal corner of the pattern of built form and being set on lower ground than the carriageway of the road with mature trees between the carriageway and the property and other vegetation along the side boundaries of neighbouring properties. To the right hand side, viewing the front of the property is another bungalow and then a house. The street then continues as a series of detached houses. To the left hand side is another bungalow and the street continues as a series of bungalows.

With regard to the bungalow to the right hand side, this is set at a level some 1.5m higher than the level of the application property and it is considered that the increase in height of the dwelling as proposed would not look out of keeping with the bungalow to the right hand side. With regard to the bungalow to the left hand side, the width of the attached garage is judged to offer sufficient separating distancing such that the proposal would not look out of keeping in its setting.

The application property is within the vicinity of where the detailed character of the streetscene changes between a character formed by detached bungalows and that formed by detached houses. The proposed design responds to this transition by being of two storeys and presenting two two-storey front bays. However, the combined width of the bays has been calculated to occupy only 52% of the width of the front elevation of the built form of the proposed dwelling itself, 40% of the width of front elevation as a whole, if the attached garage is taken into account.

The comment of the Parish Council is noted, indeed this initiated negotiation on the design. However, on balance and taking all aspects of the setting of the site into account, it is considered that the dwelling as proposed in the current plans would maintain the character of the streetscene.

With regard to impact on neighbours, only two neighbours could be affected, those to each side, since a rear garden of more than 25m would be retained. 76 Bracken Drive is on lower ground and orientated to the northeast. Adjacent to this neighbour the proposal would involve a rear extension behind the attached garage to some 4m in depth and the same height as the attached garage. It is considered that no material adverse impact would result to the occupiers of no. 76. To the other side, no. 80 is on significantly higher ground and orientated such that no material impact would result.

Following provision of a tree report and arboricultural statement, the Trees and Landscaping team has no objection, subject to the imposition of conditions regarding tree protection and appropriate landscaping following development.

Conclusion:

With regard to the streetscene a combination of prominence of front roof slope to the proposed design; screening and position in relation to ground levels; and broader setting of neighbouring built forms indicate that the proposal would maintain the appearance and character. The proposal is considered acceptable in terms of impact to neighbours and trees.

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:

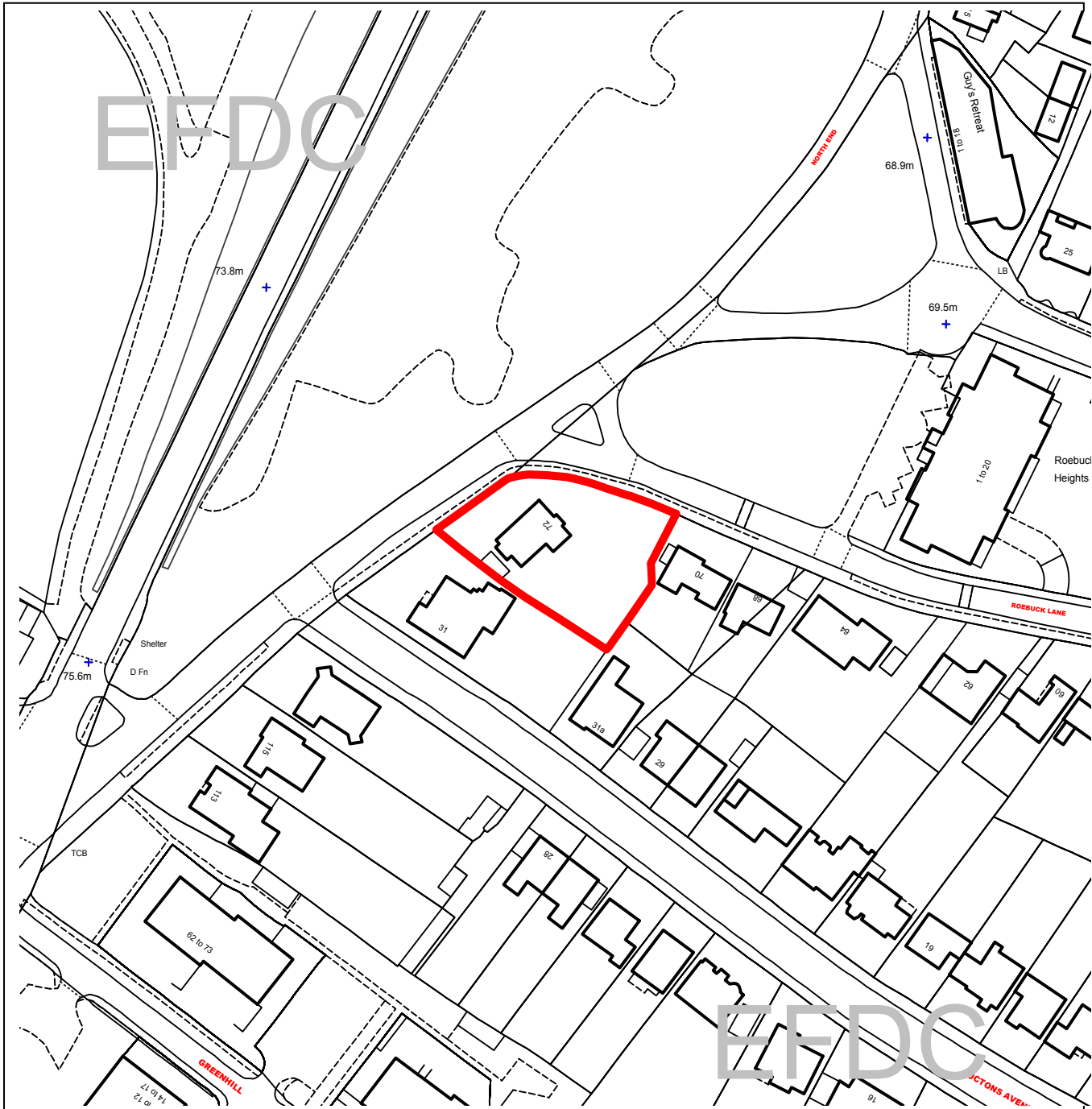
**Planning Application Case Officer: Jonathan Doe
Direct Line Telephone Number: 01992 564103**

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



Epping Forest District Council

Agenda Item Number 6



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Application Number:	EPF/2126/16
Site Name:	72 Roebuck Lane, Buckhurst Hill, IG9 5QX
Scale of Plot:	1/1250

Report Item No: 6

APPLICATION No:	EPF/2126/16
SITE ADDRESS:	72 Roebuck Lane Buckhurst Hill Essex IG9 5QX
PARISH:	Buckhurst Hill
WARD:	Buckhurst Hill West
APPLICANT:	Mr Ahsan
DESCRIPTION OF PROPOSAL:	Two storey rear and side extension, single storey rear extension and rooms within the roof (revised application to previously refused EPF/3233/15)
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=586476

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 Replacement trees, as shown on 'Skerratt Arboricultural Advice' drawing number 431.03.01 dated 14/07/2016 shall be planted as shown on the drawing within one month of the implementation of the felling of the horse chestnut and Norway maple, unless varied with the written agreement of the Local Planning Authority. The replacement trees shall be a minimum of 12-14cm girth (measured at 1m from ground level) at time of planting. If within a period of five years from the date of planting any replacement tree is removed, uprooted or destroyed, dies or becomes seriously damaged or defective another tree of the same species and size as that originally planted shall be planted at the same place, unless the Local Planning Authority gives its written consent to any variation.
- 4 No development shall take place, including site clearance or other preparatory work, until full details of both hard and soft landscape works (including tree planting) and implementation programme (linked to the development schedule) have been submitted to an approved in writing by the Local Planning Authority. These works shall be carried out as approved. The hard landscaping details shall include, as appropriate, and in addition to details of existing features to be retained: proposed

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

- 5 No development, including works of demolition or site clearance, shall take place until a Tree Protection Plan Arboricultural Method Statement and site monitoring schedule in accordance with BS:5837:2012 (Trees in relation to design, demolition and construction - recommendations) has been submitted to the Local Planning Authority and approved in writing. The development shall be carried out only in accordance with the approved documents unless the Local Planning Authority gives its written consent to any variation.

- 6 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 application site is a large corner site at the junction of Roebuck Lane with North End. The property is currently an extended two storey property with pitched roof dormer windows to the front elevation, with existing extensions to the side and rear. The property is located at the top of Roebuck Lane, in quite a prominent position with the site sloping down to the rear (east). The rear garden is at a much lower level than the house approx. >1m. There are four protected trees on site along the northern boundary. The site is to the side of and opposite to a green which is in the Green Belt and Corporation of London forest land, this green provides a rural, open character to the immediately adjoining area.

Description of Proposal:

The application seeks consent for a two storey side and rear extension, single storey rear extension, single storey side extension and raising of the roof to accommodate a larger loft area with pitched roof dormers to the rear. The proposal includes a two storey flat roof glazed bay. The proposal effectively remodels the existing house. The proposal will extend to the rear by a

maximum of 3m, to the side by a maximum of 6m and the roof will be raised by a maximum of 1.6m (the existing side element only).

This is a revised scheme reducing the size and extent of the proposals and providing corrected information with regards to the trees on site. In addition the plans have been revised since resubmission (re-consultation took place) with the rear dormers reduced in size, the depth of the extension re-addressed and the roof configuration altered.

Relevant History:

EPF/3233/15 - Two storey side & rear extensions and alterations & raising of roof to accommodate loft conversion – Refused

The reasons for refusal were:

- 1 The two storey side/rear extensions, by reason of their width, depth and proximity to the side boundary, results in an extension which is unacceptably dominant and harmful to the character of the existing building, the streetscene and harmful to the openness, rural character and visual amenities of the adjacent Green Belt land. Therefore the proposal is contrary to policies DBE10 and GB7A of the Adopted Local Plan and Alterations, which is consistent with the policies contained within the National Planning Policy Framework.
- 2 The proposed rear dormer, due to the height, bulk, width and overall prominence and the poor fenestration detail, results in an extension which is unacceptably dominant and top heavy in appearance, thereby detracting from the character of the existing building and the streetscene. Therefore the proposal is contrary to policy DBE10 of the Adopted Local Plan and Alterations, which is consistent with the policies contained within the National Planning Policy Framework.
- 3 Notwithstanding the inaccurate information provided, the works required to be undertaken to the preserved beech trees (T3 and T4) to both facilitate the proposed development and on an ongoing basis thereafter, will unjustifiably inhibit and/or prevent the full and natural development of the trees. Accordingly, the proposal is contrary to policies LL10 and LL8 of the Adopted Local Plan and Alterations, which are consistent with the policies contained within the National Planning Policy Framework.
- 4 The proposed rear dormer, by reason of its overall height, width, bulk and addition of rear facing windows, coupled with the elevated position of the dwelling, results in an unacceptable overbearing addition, creating a perception of overlooking and loss of privacy to the rear garden area of No.70 Roebuck Lane to the detriment of the amenity currently enjoyed by this property, contrary to policy DBE9 of the Adopted Local Plan and Alterations and the aims and objectives of the National Planning Policy Framework.

Policies Applied:

Epping Forest District Local Plan and Alterations:

CP2 – Protecting the Quality of the Rural and Built Environment
DBE9 – Loss of Amenity
DBE10 – Residential Extensions
GB7A – Conspicuous development within or adjacent to Green Belt
LL8 – Works to Preserved Trees
LL10 – Adequacy of provision for landscape retention

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.

Draft Local Plan Document (2016):

DM5 Green Infrastructure: Design of Development

DM9 High quality design

SP6 The Natural Environment, Landscape Character and Green Infrastructure

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.

Summary of Representations:

5 Neighbours consulted the following responses received:

64 ROEBUCK LANE – Objection Out of scale with other properties, disrupt streetscene, too close to road, dead preserved trees should be removed and replacements planted

70 ROEBUCK LANE – Objection – overdevelopment, appears commercial rather than residential

BUCKHURST HILL PARISH COUNCIL – Objection

Overdevelopment of site.

Out of keeping with street scene.

Concerns about building being too close to boundary.

Issues and Considerations:

The main issues with this proposal are considered to be design, impact on neighbours and landscaping.

Design:

This revised scheme still proposes large extensions to the property however, this is a large property in a large plot and it is considered that the property is capable of extensions. The proposals have been scaled down since the previous refusal and since this resubmission. The side extension has been reduced in width by 1.6m and is set back from the front elevation by 3.5m with a ridge height 2m below the main ridge height. Although a wide extension, it is not disproportionate to the existing property and the much lower ridge height, complementing roof design and set back from the front elevation results in this element appearing subservient to the main house and is considered acceptable.

This side element is very prominent to the rear and side, however it has been stepped in from the side boundary by a minimum of 3.5m and this provides a greater separation to both this roadside boundary and the boundary to the Green Belt. This level of separation coupled with the lower ridge height is considered to overcome the previous concerns relating to the impact on the Green Belt. To the rear this element again appears subservient to the main house and although visible from Public areas on Roebuck Lane, due to the elevated position of the property, is considered an acceptable addition to the property and this rear streetscene.

In addition the depth of the extensions has been reduced from 4.5m beyond the rear of the existing property to 3m and this has reduced the overall bulk of the extensions, particularly when viewed from the side.

The raising of the existing side element roof by 0.5m is considered acceptable and does not disrupt the appearance of the streetscene as it is still subservient to the main ridge height. Additionally it is not considered that this increase in height will have a detrimental impact on the streetscene as there is good level of separation between this property and the adjacent property (31 Luctons Avenue).

The rear roof slope has been completely redesigned since the previous submission, removing the very wide (14.2m), poorly designed box dormer and replacing it with two pitched roof dormers on the main roof slope. These dormers are considered an acceptable addition and are well positioned on the roofslope.

Neighbouring Amenity:

The proposal is not considered to result in any undue impact on the amenity of the occupiers of No. 31 Luctons Avenue as it will extend only marginally beyond the closest rear wall of this property. The roof is being raised adjacent to No. 31 however; there is a significant separation of some 5m to main side wall of 31 Luctons (over the garage). Therefore it is not considered to result in any significant loss of light to this property, particularly as No. 31 is located to the south west of this property. In any event, it appears that 31 has a side facing stair window which is not a habitable room and therefore limited weight is applied.

The property to the east is No. 70 Roebuck Lane which is separated from the proposal by the rear garden to No. 72 at a distance of some 16m, but is located at a much lower level. It is not considered that this proposal will result in any loss of light or outlook due to this separation. Previously, it was considered that the increase in height coupled with the overall height and dominance of the rear dormer resulted in a perception of loss of privacy to the rear garden of No. 70. With this current proposal, the side extension roof is far lower than previously refused, the 14.2m wide box dormer has been deleted and the depth of the overall proposal has been reduced by 1.5m. Although roof height windows are still proposed it is considered that this revised proposal will not result in such excessive harm to the amenity of the occupiers of No. 70 to justify a refusal.

Trees:

There are 4 trees on this site protected by Tree Preservation Orders, the horse chestnut (T1) and Norway maple (T2) are 'nearly dead' and 'dead'. The other two trees are beeches sited at the junction of Roebuck Lane and North End. All four trees are dominant features within their setting (albeit that T1 and T2 are dead), particularly given the large adjacent open space of Roebuck Green and the Forest, which allow for long views of them— and the side elevation of the property. They provide a valuable contribution to the street scene and enhance the character of the locality.

This revised application, and the accompanying tree reports, demonstrate that the proposal could be undertaken in such a manner so as to not impact on the health, condition, or visual impact of the two beeches. Therefore the Tree and Landscape Officer has no objection to the proposals subject to conditions.

Conclusion:

The proposal results in large extensions to an existing property but is of an acceptable design and scale with limited impact on neighbouring amenity, the adjacent Green Belt or the preserved trees within the site and it is considered has overcome the previous reasons for refusal. Given the above discussion the application is recommended for approval 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: Marie-Claire Tovey
Direct Line Telephone Number: 01992 564414**

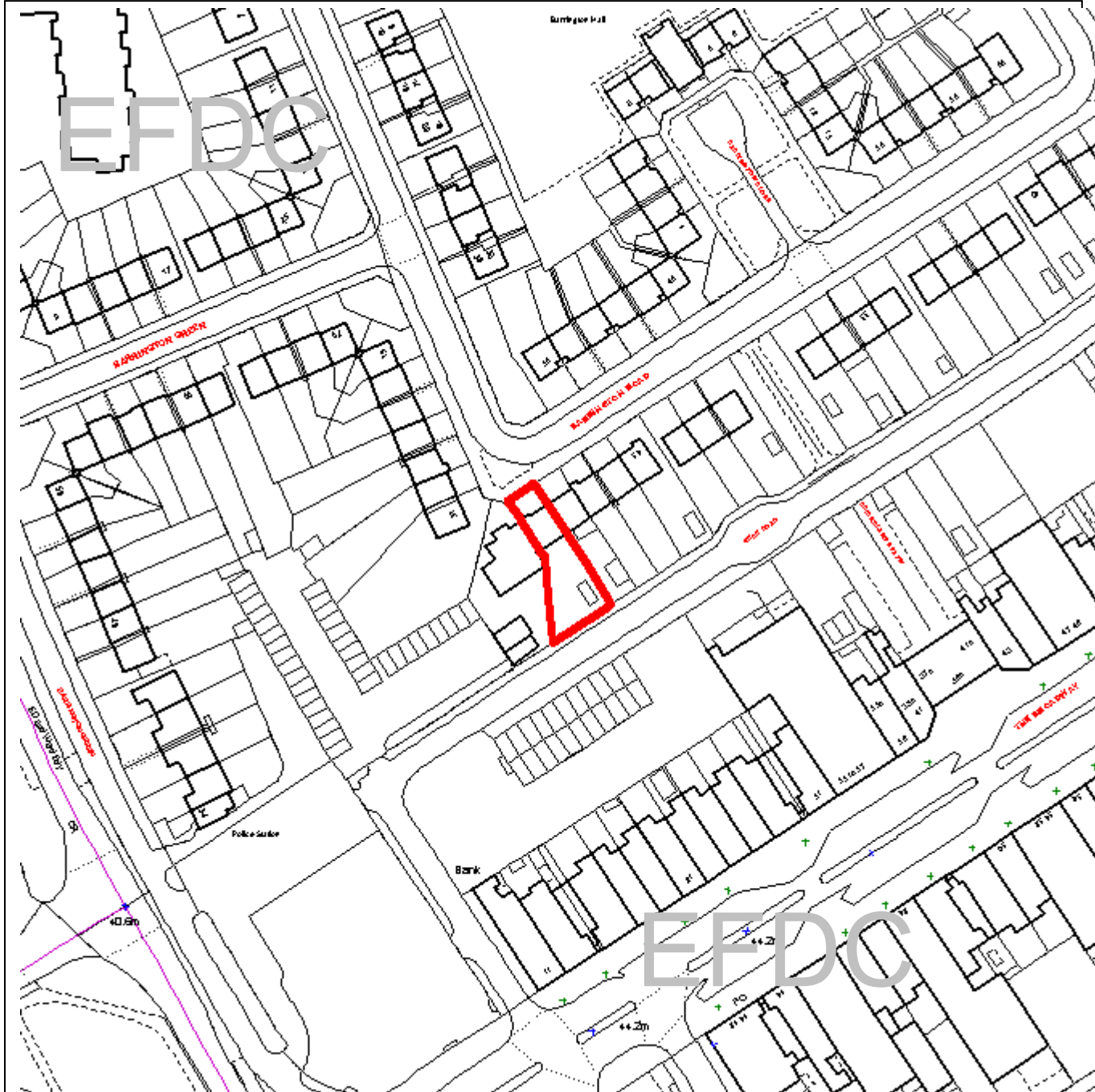
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Agenda Item Number 7



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Application Number:	EPF/3037/16
Site Name:	35 Barrington Road, Loughton, IG10 2AX
Scale of Plot:	1/1250

Report Item No: 7

APPLICATION No:	EPF/3037/16
SITE ADDRESS:	35 Barrington Road Loughton Essex IG10 2AX
PARISH:	Loughton
WARD:	Loughton Broadway
APPLICANT:	Mr EDGARS SIUKANS
DESCRIPTION OF PROPOSAL:	Rear detached garage and store
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=589436

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 proposed development shall only be used for purposes ancillary to the existing dwellinghouse and shall not be occupied as a unit separately from the dwelling known as 35 Barrington Road.
- 3 All construction/demolition works and ancillary operations, including vehicle movement on site which are audible at the boundary of noise sensitive premises, shall only take place between the hours of 07.30 to 18.30 Monday to Friday and 08.00 to 13.00 hours on Saturday, and at no time during Sundays and Public/Bank Holidays unless otherwise agreed in writing by the Local Planning Authority.

This application is before this Committee since the recommendation is for approval contrary to an objection from a local council which is material to the planning merits of the proposal (Pursuant to The Constitution, Part Three: Scheme of Delegation, Appendix 3)

Description of Site:

35 Barrington Road is a two storey mid-terrace single dwelling located on the outside of the western bend in the road. It is not a listed building, is not within a Conservation Area and it is not situated within the Green Belt. The application site backs on to Vere Road, the opposite side of

which bounds land with Council garages and parking area beyond the rear of shops and flats on the northern side of the Broadway Shopping Centre. The rear garden of the application site increases in width to the rear.

Description of Proposal:

Erection of a detached garage and store at the back of the rear garden of the application site with vehicular access to Vere Road.

The proposed garage and store room would be 3 metres in height and 9.4 metres in depth. The width of the building would be 12.4 metres, going across most of the width of the rear garden. No window openings would be contained in the flank and rear elevations. The proposal would involve partially removing the rear fence to allow vehicular access onto Vere Road. A short tree in the rear garden would be removed to allow for the development.

Relevant Site History:

No relevant site history.

Policies Applied:

Adopted Local Plan:

CP2	Protecting the quality of the Rural and Built Environment
DBE9	Loss of Amenity
DBE10	Design of Residential Extensions
LL10	Adequacy for the provision of landscape retention
ST4	Highway Safety

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.

Draft Local Plan:

At the current time, only limited 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

Summary of Representations:

Number of neighbours consulted: 2. No replies received.
Site notice – not applicable

LOUGHTON TOWN COUNCIL: – Objection:

1. *The plans were considered misleading as there were too many doors and windows in the design for a rear detached garage.*
2. *The plans also referred to a 'kitchen/diner' and showed a 'front garden'.*

3. *As the 'garage' fronted onto Vere Road, this led members to believe the intention of the application was not for a garage, which the applicant had applied for, but for residential purposes to build a second house.*

Main Issues and Considerations:

The main issues to consider for this application are design, impact on the living conditions of neighbouring properties and highway safety.

Design:

The proposed outbuilding would have a flat roof and a large garage door at the front of the outbuilding – with two windows inserted into the rear. An access door would be found at the rear of the outbuilding leading into the rear garden of 35 Barrington Road. There are similar developments found on Barrington Road, with several rear outbuildings facing out onto Vere Road. Having regard to its limited height and broad consistency with the pattern of development in the locality it is concluded the proposal would safeguard the character and appearance of the locality.

The proposal would include the removal of a tree adjacent to Vere Road. The tree is not preserved and, due to its low height and rear garden location its contribution to local amenity is very limited. As a consequence, its removal would not result in excessive harm to the visual amenities of the locality.

Impact on neighbouring properties:

The proposal would be sited at the end of a back garden and be low in height. A distance of 10.5m would separate the outbuilding from the rear elevation of the house and the building would be set 500mm from the site boundaries with immediate neighbours. The majority of the outbuilding would be screened by fences to the rear and side, reducing the visual impact of the proposal. Having regard to the degree of separation of the building from houses to the north west, its limited height (3m), separation from boundaries and visual context, it is clear that no harm to the living conditions of neighbours would be caused.

Highway Safety:

Vere Road is a service road that has low vehicle speeds. The garage would be set some 400mm from the rear of the footway and the garage doors would not open over the footway. Having regard to this arrangement it is concluded the ordinary use of the garage for garaging vehicles in connection

Comments on Representations:

When initially submitted, the proposal had a pitched roof over the garage component, raising its height significantly, and a small garden area enclosed by a timber fence indicated between the store and Vere Road with a window overlooking that area from the rear of the store. Officers were concerned the proposal would be harmful to the living conditions of the neighbour to the east and that it would not complement the character of the locality, giving the impression of a potential dwelling. Revisions sought have achieved a reduction in height and a more utilitarian appearance consistent with outbuildings typically erected in such locations, which does not easily lend itself to any use other than that proposed. The changes were secured late and while they appear to properly address the concerns of the Town Council, Officers decided there was insufficient time to re-consult the Town Council in advance of the deadline for reports to this meeting.

Conclusion:

The revised proposal appears to address the concerns of the Town Council. Its low, utilitarian design is appropriate to the locality and it would cause no harm to the living conditions of neighbours or the interests of highway safety. Accordingly, it is recommended that planning permission is 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: Alastair Prince
Direct Line Telephone Number: 01992 562262***

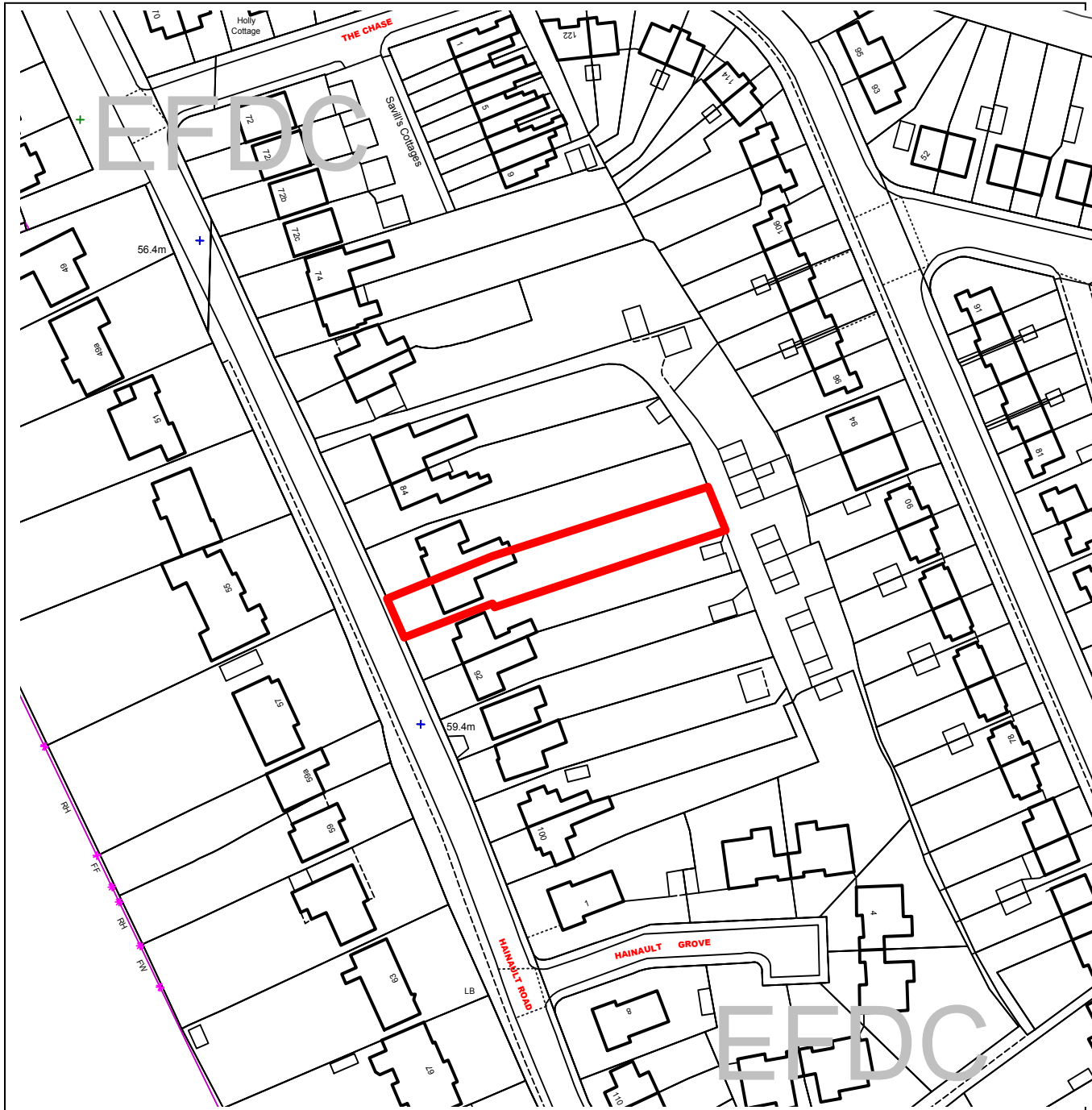
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Epping Forest District Council

Agenda Item Number 8



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Application Number:	EPF/3091/16
Site Name:	88 Hainault Road, Chigwell, IG7 5DH
Scale of Plot:	1/1250

Report Item No: 8

APPLICATION No:	EPF/3091/16
SITE ADDRESS:	88 Hainault Road Chigwell Essex IG7 5DH
PARISH:	Chigwell
WARD:	Grange Hill
APPLICANT:	Mr Julian Mansfield
DESCRIPTION OF PROPOSAL:	First floor side extension with side gable roof. Two-storey rear extension with accommodation within crown roof. Single storey rear extension.
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=589576

CONDITIONS

- 1 The development hereby permitted must be begun not later than the expiration of three years beginning with the date of this notice.
- 2 No construction works above ground level shall take place until documentary and photographic details of the types and colours of the external finishes have been submitted to and approved by the Local Planning Authority, in writing. The development shall be implemented in accordance with such approved details.
- 3 Prior to first occupation of the development hereby approved, the proposed window openings and roof lights in the southern side elevation above ground floor level shall be entirely fitted with obscured glass and have fixed frames to a height of 1.7 metres above the floor of the room in which the window is installed and shall be permanently retained in that condition.
- 4 Access to the flat roof over the extension hereby approved shall be for maintenance or emergency purposes only and the flat roof shall not be used as a seating area, roof garden, terrace, patio or similar amenity area.
- 5 No development shall take place, including site clearance or other preparatory work, until full details of both hard and soft landscape works (including tree planting) and implementation programme (linked to the development schedule) have been submitted to an approved in writing by the Local Planning Authority. These works shall be carried out as approved. The hard landscaping details shall include, as appropriate, and in addition to details of existing features to be retained: proposed

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

- 6 No development, including works of demolition or site clearance, shall take place until a Tree Protection Plan Arboricultural Method Statement and site monitoring schedule in accordance with BS:5837:2012 (Trees in relation to design, demolition and construction - recommendations) has been submitted to the Local Planning Authority and approved in writing. The development shall be carried out only in accordance with the approved documents unless the Local Planning Authority gives its written consent to any variation.

- 7 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 application property is a semi-detached house on the eastern side of Hainault Road between the junction with The Chase to the north and the junction with the Hainault Grove to the south. The house has a single storey flat roofed extension to the side and the original roof has a side hip. The property has a block paved parking area, of sufficient width to accommodate two cars side by side.

A horse chestnut tree nearby, on the front boundary of the plot to the adjoining house, is the subject of a Tree Preservation Order.

The application property is not listed or in a conservation area.

Description of Proposal:

First floor side extension with side gabled roof. Two-storey rear extension with accommodation within crown roof. Single storey rear extension.

The proposals involve replacing the flat roofed single storey side extension with a two storey side extension set 1m from the side boundary. The roof would be carried across with a side gable.

The proposals also include a rearward extension of the house in its proposed wider form. On the ground floor a rear extension would have a maximum depth of 10m. However, most of this depth, 6m, would infill an internal corner of the footprint of the existing house. The single storey rear extension would have a flat roof though with in the form of something like a dummy pitched roof since the rear edge would slope down.

At first floor the rearward extension would have a maximum depth of 6.5m though, due to the shape of the first floor in plan, this would result in the house being 2m deeper than the existing rearmost part of the existing house. The two storey rear extension would have a crown roof leading off the main side hipped roof. The crown roof would accommodate a fourth bedroom with a Juliette balcony, set on the truncated gable at the end of the crown roof.

The proposals would change a relatively small semi-detached house with three bedrooms and a downstairs bathroom into a four bedroom semi-detached house. Three bedrooms, one with an en-suite shower-room, would be set on the first floor and the fourth bedroom, with en-suite shower-room, would be set within the crown roof.

Relevant History:

None relevant.

Policies Applied:

Adopted Local Plan:

CP2	Protecting the quality of the rural and built environment
DBE9	Loss of Amenity
DBE10	Design of Residential Extensions
LL10	Adequacy of Provision for Landscape Retention

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.

Draft Local Plan:

At the current time, only limited 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
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Consultation Carried Out and Summary of Representations Received

Date of site visit: 17/02/2017

Number of neighbours consulted: 10

Site notice posted: No, not required

Responses received: No response received from neighbours.

CHIGWELL PARISH COUNCIL: The Council OBJECTS to this application because of the excessive bulk of the design. This proposal is clearly an over-development of the site that would result in overlooking onto the neighbouring property.

Main Issues and Considerations:

The main issues are the proposed appearance in the streetscene and general appearance of the design; and, impact to neighbours. The Trees and Landscaping team have no objection subject to standards conditions regarding tree protection and landscaping being imposed.

Appearance

In terms of the streetscene, the proposal would create a substantially larger property with a significantly larger silhouette when seen from the highway. However, given that neighbouring properties have been extended and enlarged, the house as existing appears somewhat out of scale amongst larger adjoining properties. The attached neighbour, no. 86, has had a two storey side extension of considerable size added (reference CHI/0414/71). To the other side, no. 90, has been significantly enlarged by a two storey side extension (reference EPF/2148/03) albeit with a side hip roof. More generally in the streetscene, properties fill plots to an extent comparable with that involved in the current proposal.

The comment of the Parish Council is noted and it is agreed that the proposal would involve the addition of considerable bulk. However, the proposal is considered acceptable in its townscape and may indeed enhance the setting and character as property as existing appears somewhat incongruous by being so much smaller than others along this part of the road.

In terms of the design to the extension shown in the application, there are elements of an unorthodox nature such as the crown roof to part of the rear elevation and the dummy pitch roof to the single storey element of the rear extension. These elements would relate to the rear elevation and would be seen in the context of the attached neighbour. The attached neighbour has a single storey side infill extension with a dual pitched roof and a two storey gable ended rear extension with extensive glazing to the gable and to the first floor. The design is considered acceptable.

Impact to neighbours

The attached neighbour, no. 86, is orientated to the north by northwest. No. 86 has been extended to the rear and consequently only one window, at first floor, is level with the existing rear elevation of the application property. However, the floor plan of the proposed first floor rear extension has been an indent at the corner nearest the attached neighbour such that a line drawn at 45 degrees from the face of the window in question does not cut across the floor plan of the proposed first floor rear extension. At ground floor the proposed rear extension would not be as deep as the attached neighbours' rear extension.

90 Hainault Road has a single storey side extension, probably a former attached garage, to the side adjacent the application site. This element of no. 90 has obscure glazed side windows but these are a metre off the boundary and face north. These windows are to a room which effectively acts as an entrance hall and to a lounge which also has a rear window. A first floor window also faces the application site but this is to a landing (EPF/2148/03 refers).

Ground levels fall to the rear but the property has a rear garden of some 40m in depth. The Juliette balcony to the roof accommodation would be a feature capable of giving a perception of overlooking though no more so than in the same way as the extensive rear glazing to the gable end of the rear extension of the attached neighbour. With regard to no. 90, the Juliette balcony

would be 3m deeper than the existing rear windows of the application property at first floor. The Juliette balcony could create the perception of a limited degree to overlooking to the rear garden of no. 90. However, it is considered that any such affect would not be so materially greater than any perception of overlooking form first floor windows. Therefore, whilst the comment of the Parish Council is noted, it is considered that a perception of overlooking could not reasonably form a reason for refusal.

The proposal is considered to have no material adverse impact to neighbours.

Conclusion:

The proposal would be in keeping with the streetscene. The detailed design is of an individual and generally acceptable nature in its context. It is considered that there would be no material adverse impact to any nature that could reasonable form a reason for refusal. Accordingly the application is 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:

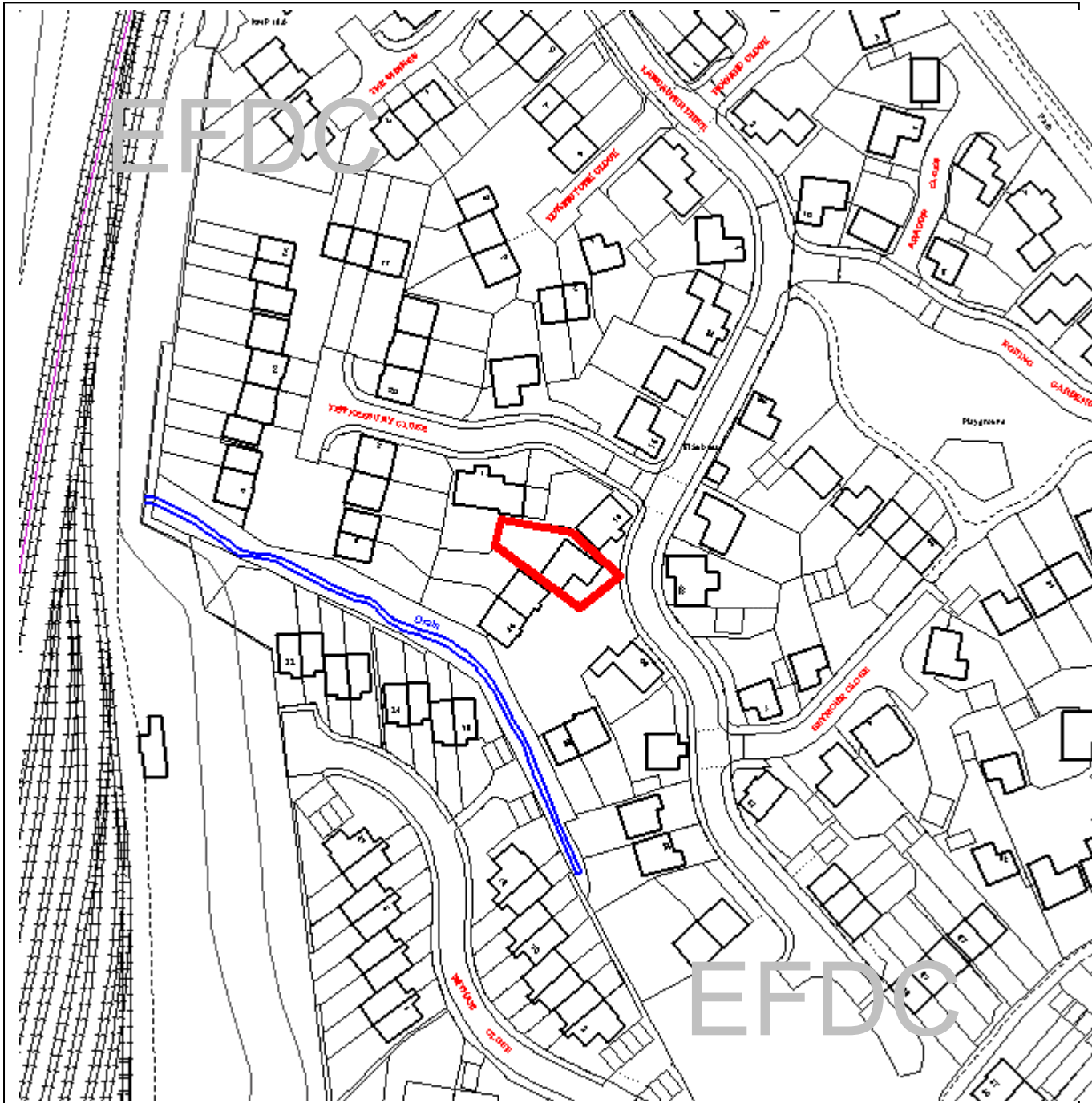
***Planning Application Case Officer: Jonathan Doe
Direct Line Telephone Number: 01992 564103***

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



Epping Forest District Council

Agenda Item Number 9



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Application Number:	EPF/3092/16
Site Name:	20 Roding Gardens, Loughton, IG10 3NH
Scale of Plot:	1/1250

Report Item No: 9

APPLICATION No:	EPF/3092/16
SITE ADDRESS:	20 Roding Gardens Loughton Essex IG10 3NH
PARISH:	Loughton
WARD:	Loughton Roding
APPLICANT:	Mr & Mrs Beard
DESCRIPTION OF PROPOSAL:	Erection of two storey rear extension, loft conversion, and a garage conversion incorporating replacing the existing garage doors with a proposed front bay 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=589577

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.

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

This application is before this Committee since the recommendation for approval is contrary to an objection from a local council which is material to the planning merits of the proposal, (pursuant to the 'constitution, part three: planning services – delegation of council function, schedule 1, appendix A(g)).

Description of Site:

A two storey detached house in a modern development of detached and semi detached dwellings. It is not listed nor does it lie in a conservation area.

Description of Proposal:

Erection of a two storey rear extension, loft conversion, and a garage conversion incorporating the provision of new bay window at ground floor front.

Relevant History:

EPF/643/91 gave planning approval for the erection of 180 houses on this residential development, and a condition was imposed removing permitted development for the conversion of garages.

Policies Applied:

Adopted Local Plan:

DBE9 – Loss of amenity.
DBE10 – Residential extensions.
ST6 – Vehicle parking.

NPPF:

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

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 Draft Policies DM9 and T1.

Summary of Representations:

LOUGHTON TOWN COUNCIL – the Committee objected to this application owing to the loft conversion, which was considered overbearing and would overshadow no.18 Roding Gardens. Moreover, members were concerned by the lack of private amenity space retained after the erection of the proposed two storey rear extension.

NEIGHBOURS - 9 consulted and one reply received:-

1, TEWKSBURY CLOSE (a property to the rear) – object - the proposal will cause overlooking of my garden, and the proposed extension is too large. The houses on this development are built the way they are as they all overlook each other. Having built houses on top of each other the gardens are small and so purposely built to the maximum size - having extensions will definitely overlook other properties.

Issues and Considerations:

The proposed two storey rear extension will have a staggered depth. One section of it close to the boundary with no.22 will extend 4m rearwards but to the same line as the existing two storey rear

wall to no.22, and it will therefore have a very limited impact on the amenity and outlook of this neighbouring house. On the other side the proposed two storey extension will project 3m in depth. This extension will cause some loss of outlook, and afternoon and evening sunlight, to the rear of no.18. However the rear of no.18 is angled away from no..20, and the proposed extension will be a minimum of 3.6m away from the nearest corner of no.18. Consequently the impact on no.18 will not be at a significant level to consider a refusal of permission.

The rear garden of 1 Tewkesbury Close adjoins the rear garden of the application property, and the proposed two storey extension will bring first floor windows out to a position 7.4m and 10m from this rear boundary. Consequently there will be some actual or perceived overlooking, and the occupants of 1, Tewkesbury Close have objected on these grounds. However, the rear first floor bedroom of the neighbouring no.22 is already just 8m away from this boundary, and it can be argued therefore that the degree of overlooking will not be unduly increased. Nevertheless, the applicants have indicated a willingness to install fixed obscured glazing in the bottom section of the proposed two rear facing bedroom windows.

With regard to the Town Councils concern over the size of the remaining rear garden - should this rear extension be built – it will be some 7.6m in depth by 9m in width – a total of 68.4 sq m. While this is relatively small for a family dwelling it still will provide a useable size and shape of private amenity area, and it would be unreasonable to withhold consent for this reason alone.

With respect to the conversion of the garage, many garages on this modern development have been similarly converted following the grant of planning permission. The application property has a front drive area that can accommodate at least 2 cars, and hence the loss of the garage will not result in an unacceptable level of on street car parking.

The proposed extension and alterations to this house incorporate sloping roofs and features sympathetic to the style of the existing dwelling, and in appearance the proposed changes are acceptable.

Conclusion:

For the reasons outlined above this householder proposal complies with relevant policies. It will have an acceptable appearance in the street scene, and whilst there will be a residential amenity impact, it is not significant to justify a refusal. 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:

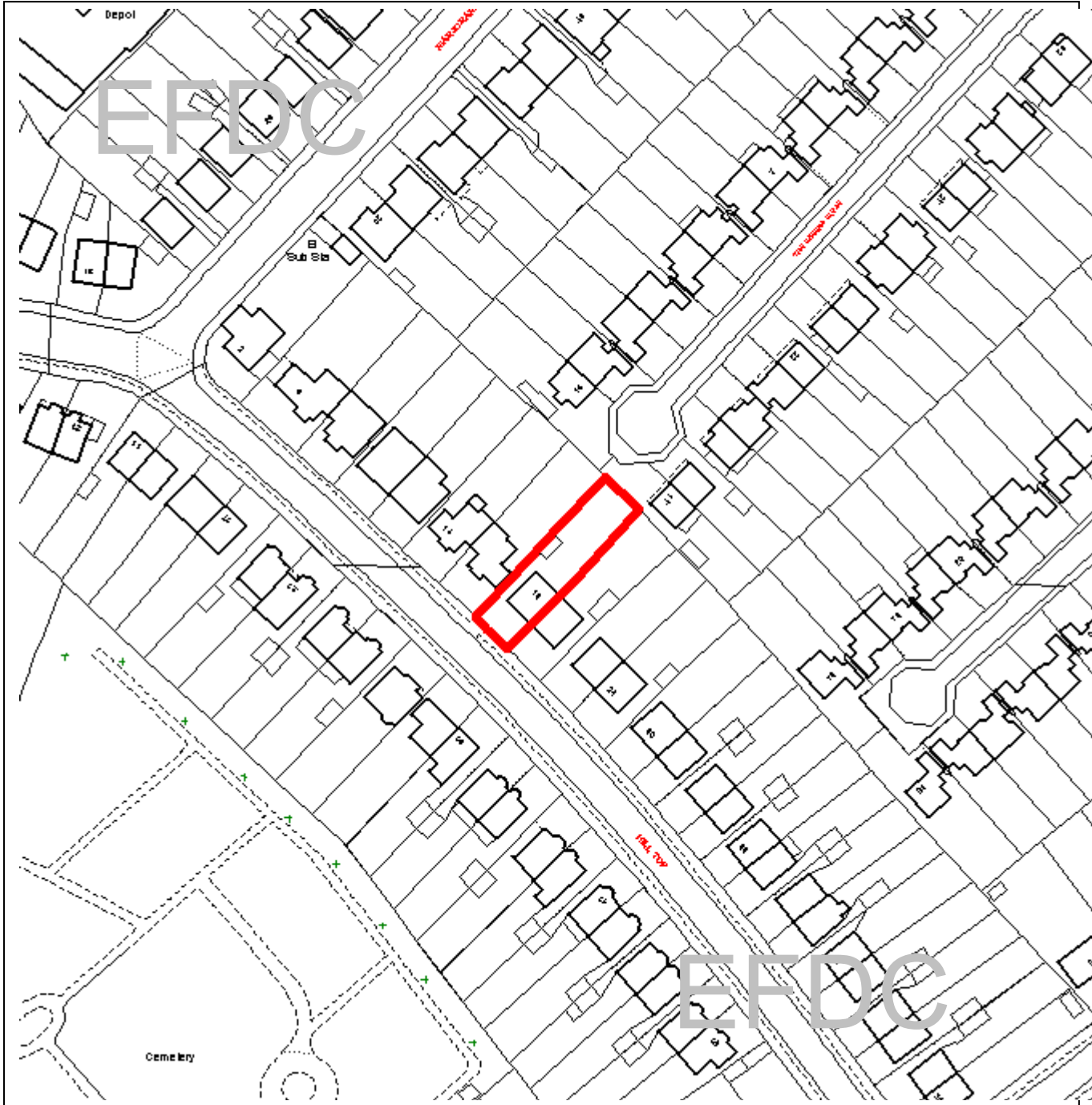
***Planning Application Case Officer: David Baker
Direct Line Telephone Number: 01992 564514***

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



Epping Forest District Council

Agenda Item Number 10



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Application Number:	EPF/3261/16
Site Name:	18 Hill Top, Loughton, IG10 1PX
Scale of Plot:	1/1250

Report Item No: 10

APPLICATION No:	EPF/3261/16
SITE ADDRESS:	18 Hill Top Loughton Essex IG10 1PX
PARISH:	Loughton
WARD:	Loughton St Johns
APPLICANT:	Mrs Claire Howling
DESCRIPTION OF PROPOSAL:	First floor rear extension with hip end roof. Single storey rear extension. Single storey side extension.
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=590081

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

This application is before this Committee since the recommendation for approval is contrary to an objection from a local council which is material to the planning merits of the proposal, (pursuant to the 'constitution, part three: planning services – delegation of council function, schedule 1, appendix A(g)).

Description of Site:

Semi-detached house, with first floor served by front and rear dormers in the roof slope, located on the north-east side of this residential road of predominantly full height two storey houses of similar appearance. The house is lower than the road and its neighbouring house, no.16, due to topography.

Description of Proposal:

Ground floor side extension up to the side boundary with no.20, with a set back of 2.4m from the main front wall of the house and extending rearwards to the level of an existing ground floor rear extension.

Ground floor rear extension, 3.1m deep, infilling a void area between the existing rear extension and the brick boundary wall marking the boundary between the applicants house and the adjoining no. 16.

First floor rear extension, 5m wide, 3.1m deep, above the existing rear extension.

Relevant History:

EPF/0937/07 - Two storey side extension - refused June 2007, close proximity to the site boundary resulting in a cramped appearance in the street scene.

EPF/1606/07 - Part two storey side extension for a new garage and utility room with first floor study over. (Revised application) - Refused 24-07-07, close proximity to the site boundary resulting in a cramped appearance in the street scene.

Policies Applied:

Adopted Local Plan:

CP2	Protecting the quality of the rural and built environment
DBE9	Loss of Amenity
DBE10	Design of Residential Extensions

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.

Draft Local Plan:

At the current time, only limited 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
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Consultation Carried Out and Summary of Representations Received

Number of neighbours consulted: 7

The following comments have been received:

20 HILL TOP: Object. Back extensions result in loss of natural light to back of our property and patio area, higher than the dividing garden wall, first floor extension will be intrusive and block light to dining room by french doors.

16 HILL TOP: Object. Similar to previous refused schemes, front pitch on the side storey extensions is set too high, so block light to side utility room window and view from our overhanging side first floor bedroom window, minimum space required between side flue serving out boiler and a solid wall for safety reasons.

TOWN COUNCIL: Object to close proximity to the boundary to no.16, causing loss of amenity and light, and detrimental impact on the street scene, support neighbours concern that closeness of the side extension to a side flue serving a gas boiler may breach safety guidelines.

Main Issues and Considerations:

It is considered that there are two main issues with this application; the impact of the proposals on the occupants of neighbouring residential properties and the design/visual impact on the streetscene.

Amenity Impact to Neighbours

The ground floor side extension has a flat roof finish which will be approx. the same height of the boundary wall and fence on the shared boundary shared . The proposed tiled dual roof feature with a central ridge will be opposite no.16's side door and window, which is semi-obscured glazed, but this element of the side extension is a max. 2m in length and narrows in height to its ridge. There will be some impact on the light to this window, but not an excessive loss of amenity to the residents of this property. The first floor side window will not be directly affected.

The proposed rear extension closest to no.20, is of modest scale and will only rise about 0.8m above the solid boundary brick wall, such that it will have a limited affect on this neighbours outlook and light.

The first floor rear extension would be set off the same boundary by 2.6m to the north-west, but at 3.1m depth and despite its full height, it is considered that there will not be a harmful impact on this neighbours amenity to justify a refusal. There is a separation distance of some 4m to the higher level rear extension at no.16, which projects deeper into their rear garden. There will be only a minimal affect on the light to their windows and garden and their outlook will not be undermined by its scale and appearance.

Streetscene

The side extension is well designed and will have only a limited visual impact because of the set back at the front. It is at a lower level than the previously proposed 2 storey and the later 1.5 storey extensions, which were both refused in 2007, and will not make this and the neighbouring house at no.16 looked cramped. Furthermore, there are examples in the road (including one opposite at no.27) where there are 2-storey extension up to the plot boundary.

The rear boundary is well screened and given the 20m separation distance from first floor rear extension to the flank of the nearest house at the rear in Greens Close, there will be no undue visual harm.

Other matters raised

The flue on the side of no.16 will not be blocked as it is set inside the boundary and about level with the top of the flat roof of the proposed side extension. Guidelines regarding flue emissions clearance is not a planning matter.

Conclusion:

Relevant Local Plan and the emerging Development Plan, currently in early draft form, requires development to be of a good quality design and not cause significant amenity harm to the street scene and to neighbours light and outlook. This proposal is well designed and will not cause undue loss of amenity to the neighbours. The side extension is lower in height and a more acceptable design than the 2007 refusals. The proposal is 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: Jonathan Doe
Direct Line Telephone Number: 01992 564103***

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