

## **EPPING FOREST DISTRICT COUNCIL COMMITTEE MINUTES**

**Committee:** Area Planning Sub-Committee **Date:** 29 March 2017  
South

**Place:** Roding Valley High School, Brook **Time:** 7.30 - 10.45 pm  
Road, Loughton, Essex. IG10 3JA.

**Members Present:** A Patel (Vice-Chairman, in the Chair), R Baldwin, A Beales, R Brookes, K Chana, S Heap, H Kauffman, J Knapman, G Mohindra, C P Pond, C C Pond, C Roberts, D Roberts, B Sandler and D Wixley

**Other Councillors:**

**Apologies:** G Chambers, L Girling, R Jennings, J Jennings, A Lion, L Mead, S Murray and S Watson

**Officers Present:** S Solon (Principal Planning Officer), J Leither (Democratic Services Officer), T Carne (Public Relations and Marketing Officer) and A Hendry (Senior Democratic Services Officer)

### **65. WEBCASTING INTRODUCTION**

The Chairman made a short address to remind all present that the meeting would be broadcast on the Internet, and that the Council had adopted a protocol for the webcasting of its meetings.

### **66. MINUTES**

#### **RESOLVED:**

That the minutes of the meeting held on 1 March 2017 be taken as read and signed by the Chairman as a correct record, subject to the webcast being checked to confirm that item EPF/2473/16, Woodview, Lambourne Road, Chigwell was recorded correctly. This has been verified following examination of the webcast.

### **67. DECLARATIONS OF INTEREST**

(a) Pursuant to the Council's Member Code of Conduct, Councillors C C Pond C P Pond and D Wixley declared a non-pecuniary interest in the following item of the agenda, by virtue of the Objector being known to them. The Councillors had determined that their interest was non-pecuniary but would leave the meeting for the consideration of the application and voting thereon under the public perception test:

- EPF/0053/17 – Tennis Courts, Roding Valley High School. Alderton Hill, Loughton.

(b) Pursuant to the Council's Member Code of Conduct, Councillor C P Pond declared a non-pecuniary interest in the following item of the agenda, by virtue of the Objector being known to her. The Councillor had determined that her interest was non-pecuniary and would remain in the meeting for the consideration of the application and voting thereon:

- EPF/0055/17 – Land to the rear of 268-278 High Road, Loughton.

(c) Pursuant to the Council's Member Code of Conduct, Councillor R Brookes declared a non-pecuniary interest in the following item of the agenda, by virtue of the Objector being well known to her. The Councillor had determined that her interest was non-pecuniary but would leave the meeting for the consideration of the application and voting thereon under the public perception test:

- EPF/0055/17 – Land to the rear of 268-278 High Road, Loughton.

(d) Pursuant to the Council's Member Code of Conduct, Councillor C P Pond declared a non-pecuniary interest in the following item of the agenda, by virtue of the Objector being known to her. The Councillor had determined that her interest was non-pecuniary but would leave the meeting for the consideration of the application and voting thereon under the public perception test:

- EPF/0055/17 – Land to the rear of 268-278 High Road, Loughton.

**68. ANY OTHER BUSINESS**

The Sub-Committee noted that there was no other urgent business for consideration.

**69. DEVELOPMENT CONTROL**

The Sub-Committee considered a schedule of applications for planning permission.

**RESOLVED:**

That the planning applications numbered 1 – 11 be determined as set out in the attached schedule to these minutes.

**70. EXCLUSION OF PUBLIC AND PRESS**

The Sub-Committee noted that there was no business which necessitated the exclusion of the public and press.

**CHAIRMAN**

**Report Item No: 1**

|                                 |  |
|---------------------------------|--|
| <b>APPLICATION No:</b>          | EPF/1830/16  |
| <b>SITE ADDRESS:</b>            | Rear of Alandale Scaffolding<br>Langston Road<br>Loughton<br>Essex<br>IG10 3TQ |
| <b>PARISH:</b>                  | Loughton   |
| <b>WARD:</b>                    | Loughton Broadway  |
| <b>DESCRIPTION OF PROPOSAL:</b> | Construction of vehicular parking area and access road.                        |
| <b>DECISION:</b>                | Grant Permission (With Conditions)   |

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

[http://planpub.eppingforestdc.gov.uk/NIM\\_websearch/ExternalEntryPoint.aspx?SEARCH\\_TYPE=1&DOC\\_CLASS\\_CODE=PL&FOLDER1\\_REF=585754](http://planpub.eppingforestdc.gov.uk/NIM_websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=585754)

**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: 6986-PL-100 Rev P5, 6986-PL-101 Rev P4 and 6986-PL-102 Rev P2.
- 3 Works to construct the car park hereby approved shall not be commenced until the approved access road to it from Langston Road is completed to road base with sufficient strength to support a vehicle weight of 32 tonnes, together with measures to control vehicle speed along the access road in the course of construction of the development.
- 4 Prior to the commencement of the development, details of the proposed access road in section, demonstrating its level in relation to adjacent land along its length, together with details of any retaining walls and grading of land between the access road and neighbouring land, shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details, unless otherwise agreed in writing by the Local Planning Authority.
- 5 Prior to the commencement of the development, details of the means to limit the speed of vehicles using the car park and access road, including details of the layout of the car park and alignment of the access road, shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the details approved and the approved measures to

limit vehicle speed shall be retained permanently unless otherwise agreed in writing by the Local Planning Authority.

- 6 No materials, including construction and waste materials, shall be deposited on land beyond the extent of the car park and access road shown on the approved plans.
- 7 Prior to the commencement of the development hereby approved, details of the layout of the car park, indicating a minimum parking bay size of 5.5m by 2.9m, together with details of pedestrian access between the car park and Langston Road, shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the details approved, with all parking spaces clearly marked out. Thereafter all parking spaces in the car park shall comply with the minimum parking bay size specified in this condition and the approved pedestrian access shall be retained permanently, unless otherwise agreed in writing by the Local Planning Authority.
- 8 Prior to the commencement of the development hereby approved, details of measures to ensure its security, including details of its lighting and means of enclosure shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details and thereafter the approved security measures shall be retained permanently unless otherwise agreed in writing by the Local Planning Authority.
- 9 The development hereby approved shall be carried out and operated in accordance with the details of Flood Risk Assessment produced by EAS, dated January 2017 [JOB NUMBER: 866, DOCUMENT REF: Loughton M11 Land January 2017, REVISIONS: Final 2] unless otherwise agreed in writing by the Local Planning Authority.
- 10 Notwithstanding the details indicated in the Flood Risk Assessment produced by EAS, dated January 2017, no development shall take place until details of foul and surface water disposal have been submitted to and approved in writing by the Local Planning Authority. The development shall be implemented in accordance with such agreed details.
- 11 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.
- 12 No development shall take place, including site clearance or other preparatory work, until full details of both hard and soft landscape works (including tree planting) and implementation programme (linked to the development schedule) have been submitted to and approved in writing by the Local Planning Authority. These works shall be carried out as approved. The hard landscaping details shall include, as

appropriate, and in addition to details of existing features to be retained: proposed finished levels or contours; 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.

- 13 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.
  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.
- 14 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]
- 15 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.
- 16 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.

- 17 The car park hereby approved shall include a minimum of 6 electric vehicle charging points, unless otherwise agreed in writing by the Local Planning Authority.

**Report Item No: 2**

|                                 |   |
|---------------------------------|---|
| <b>APPLICATION No:</b>          | EPF/0053/17   |
| <b>SITE ADDRESS:</b>            | Tennis Courts<br>Roding Valley High School<br>Alderton Hill<br>Loughton<br>Essex<br>IG10 3JD  |
| <b>PARISH:</b>                  | Loughton  |
| <b>WARD:</b>                    | Loughton St Marys   |
| <b>DESCRIPTION OF PROPOSAL:</b> | Amendment to planning permission EPF/1103/15 (for the erection of 38 'Retirement Living' apartments for the elderly) comprising the provision of two additional apartments in the roof/loft area at second floor facing the internal courtyard. |
| <b>DECISION:</b>                | Refuse Permission   |

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

[http://planpub.eppingforestdc.gov.uk/NIM.websearch/ExternalEntryPoint.aspx?SEARCH\\_TYPE=1&DOC\\_CLASS\\_CODE=PL&FOLDER1\\_REF=590754](http://planpub.eppingforestdc.gov.uk/NIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=590754)

**REASONS FOR REFUSAL**

- 1 By reason of the introduction of dormer windows and roof lights in the east facing roof slope the proposal would result in a building that appears entirely three-storey when seen from the rear gardens of neighbouring houses to the east of the application site, including 13, 15 and 15A Alderton Hill. That appearance would not respect the character and appearance of the locality, to the detriment of the visual amenities of the occupants of neighbouring dwellings, contrary to Local Plan and Alterations policies DBE1(i) and DBE2, which are consistent with the National Planning Policy Framework.
- 2 By reason of the introduction of dormer windows and roof lights in the east facing roof slope the proposal would give rise to an excessive degree of actual and perceived overlooking of the rear garden of 13 Alderton Hill, to the detriment of the living conditions of that dwellinghouse. Accordingly, the proposal is contrary to Local Plan and Alterations policy DBE9, which is consistent with the National Planning Policy Framework.

Way forward:

Members concluded their objections were fundamental and could not offer any way forward for the proposal.

**Report Item No: 3**

|                                 |  |
|---------------------------------|--|
| <b>APPLICATION No:</b>          | EPF/0055/17  |
| <b>SITE ADDRESS:</b>            | Land to the rear of 268-278 High Road<br>Loughton<br>Essex<br>IG10 4BG           |
| <b>PARISH:</b>                  | Loughton   |
| <b>WARD:</b>                    | Loughton St Marys  |
| <b>DESCRIPTION OF PROPOSAL:</b> | New 3 storey development of 12 flats with associated parking and amenity spaces. |
| <b>DECISION:</b>                | Grant Permission (With Conditions)   |

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

[http://planpub.eppingforestdc.gov.uk/NIM\\_websearch/ExternalEntryPoint.aspx?SEARCH\\_TYPE=1&DOC\\_CLASS\\_CODE=PL&FOLDER1\\_REF=590756](http://planpub.eppingforestdc.gov.uk/NIM_websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=590756)

**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:  
1810/25  
1810/01C  
1810/02D  
1810/03D  
1810/04B  
1810/20A  
1810/21B  
1810/22B  
1810/23A  
1810/55  
Design & Access Statement
  
- 3 No construction works above ground level shall take place until documentary and photographic details of the types and colours of the external finishes have been submitted to and approved by the Local Planning Authority, in writing. The development shall be implemented in accordance with such approved details.



- 4 No 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:
  - infiltration tests in line with BRE365
  - calculation of the brownfield runoff rate and demonstration of 50% betterment
  - details of SuDS features to provide the required storage up to a 1 in 100 plus climate change in line with current best practice (new allowances 19th February 2016 unless demonstrated to be inappropriate)
  - demonstrate compliance with the treatment indices approach in The CIRIA SuDS Manual C753
  - Evidence of the right to connect into the sewer if necessary
- 5 No works shall take place until a scheme to minimise flood risk of offsite flooding caused by surface water runoff 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.
- 6 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.
- 7 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.
- 8 A flood risk assessment and management and maintenance plan shall be submitted to and approved by the Local Planning Authority prior to commencement of development. The assessment shall include calculations of increased run-off and associated volume of storm detention using WinDes or other similar best practice tools. The approved measures shall be carried out prior to the substantial completion of the development and shall be adequately maintained in accordance with the management and maintenance plan.
- 9 No development shall take place until details of foul water disposal have been submitted to and approved in writing by the Local Planning Authority. The development shall be implemented in accordance with such agreed details.
- 10 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]

- 11 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]
  
- 12 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]
  
- 13 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.

- 14 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.
- 15 No piling shall take place until a piling method statement (detailing the depth and type of piling to be undertaken and the methodology by which such piling will be carried out, including measures to prevent and minimise the potential for damage to subsurface sewerage infrastructure, and the programme for the works) has been submitted to and approved in writing by the local planning authority in consultation with Thames Water. Any piling must be undertaken in accordance with the terms of the approved piling method statement.
- 16 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.
- 17 No development shall take place until wheel washing or other cleaning facilities for vehicles leaving the site during construction works have been installed in accordance with details which shall be submitted to and agreed in writing by the Local Planning Authority. The approved installed cleaning facilities shall be used to clean vehicles immediately before leaving the site.
- 18 The parking area shown on the approved plan shall be provided prior to the first occupation of the development and shall be retained free of obstruction for the parking of residents (staff) and visitors vehicles.

- 19 The refuse storage facility shown on the approved plans shall be completed prior to the first occupation of the development and shall thereafter be retained free of obstruction and used for the storage of refuse and recycling only and for no other purpose, unless otherwise agreed in writing by the Local Planning Authority.
- 20 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.
- 21 The headroom in the internal parking area of the development hereby permitted shall not be less than 2.5 metres, which dimensions shall be clear of any encroachments such as pipes, trunking and vents.
- 22 There shall be no obstruction to vehicular traffic crossing the site between the High Road and Wesley Hall, Loughton Methodist Church and Vanryne House at any time during the construction of the development hereby approved and thereafter.
- 23 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.

**Report Item No: 4**

|                                 |   |
|---------------------------------|---|
| <b>APPLICATION No:</b>          | EPF/3398/16   |
| <b>SITE ADDRESS:</b>            | Woodlands<br>152 High Road<br>CHIGWELL<br>IG7 5BQ   |
| <b>PARISH:</b>                  | Chigwell  |
| <b>WARD:</b>                    | Chigwell Village  |
| <b>DESCRIPTION OF PROPOSAL:</b> | Revised Application to Application Numbers EPF/0410/16 and EPF/2446/15 for Amended Vehicle Access and Erection of 9 Apartments. Five apartments in building to replace existing house, four apartments in building at position of former tennis courts. |
| <b>DECISION:</b>                | Refuse Permission   |

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

[http://planpub.eppingforestdc.gov.uk/NIM\\_websearch/ExternalEntryPoint.aspx?SEARCH\\_TYPE=1&DOC\\_CLASS\\_CODE=PL&FOLDER1\\_REF=590503](http://planpub.eppingforestdc.gov.uk/NIM_websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=590503)

**REASON FOR REFUSAL**

- 1 By reason of the cumulative impact of the intensity of residential use proposed on the application site together with the more intense residential use at Greenview, 154 High Road, a recent development of three flats, the proposal would reinforce and exacerbate a harmful and unsustainable change in the character of the locality from predominantly large detached houses in single family occupation to a mix of flats and houses. Furthermore, the proposal would also serve as an undesirable precedent for similarly harmful development in the locality, further eroding its distinctive character. Accordingly, the proposal is contrary to Local Plan and Alterations policies CP2(iv), CP3(v), CP7 and DBE11 which are consistent with the National Planning Policy Framework.

Way forward:

Members concluded their objections were fundamental and could not offer any way forward for the proposal. They suggested the developer may decide to implement planning permission EPF/0410/16 as an alternative to the refused proposal.

**Report Item No: 5**

|                                 |  |
|---------------------------------|--|
| <b>APPLICATION No:</b>          | EPF/3407/16  |
| <b>SITE ADDRESS:</b>            | Woodberrie<br>Woodbury Hill<br>Loughton<br>Essex<br>IG10 1JB   |
| <b>PARISH:</b>                  | Loughton   |
| <b>WARD:</b>                    | Loughton St Johns  |
| <b>DESCRIPTION OF PROPOSAL:</b> | Demolition of existing garage and erection of two storey extension with two storey link, single storey rear conservatory extension and linked garage together with minor external changes. |
| <b>DECISION:</b>                | Grant Permission (With Conditions)   |

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

[http://planpub.eppingforestdc.gov.uk/NIM.websearch/ExternalEntryPoint.aspx?SEARCH\\_TYPE=1&DOC\\_CLASS\\_CODE=PL&FOLDER1\\_REF=590538](http://planpub.eppingforestdc.gov.uk/NIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=590538)

**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 have taken place until samples of the types and colours of the external finishes have been submitted to and approved by the Local Planning Authority in writing prior to the commencement of the development. The development shall be implemented in accordance with such approved details. For the purposes of this condition, the samples shall only be made available for inspection by the Local Planning Authority at the planning application site itself.
- 3 No development shall take place until details of surface water disposal have been submitted to and approved in writing by the Local Planning Authority. The development shall be implemented in accordance with such agreed details.
- 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 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.

- 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 If any tree, shrub or hedge shown to be retained within Hallwood Associates Ltd Arboricultural Impact Assessment dated 5th December 2016 (Ref 1660-01-AP111) is removed, uprooted or destroyed, or dies, or becomes severely damaged or diseased during development activities 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 Additional drawings that show details of proposed new windows, doors, eaves, verges and junctions with the existing building, by section and elevation at scales between 1:20 and 1:1 as appropriate, shall be submitted to and approved by the LPA in writing prior to the commencement of any works.
- 8 A sample panel of brickwork minimum size 600 x 600mm shall be built on site and approved by the Local Planning Authority in writing prior to the commencement of the development. The development shall be implemented in accordance with such approved details.
- 9 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. Measures to control the emission of dust and dirt during construction, including wheel washing.
  5. A scheme for recycling/disposing of waste resulting from demolition and construction works.
  6. Details of delivery schedules or restrictions in place to ensure no construction

deliveries take place during school term time between the hours of 8.30-9.30 and 14.45-15.45 on Mondays to Fridays..

- 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.



**Report Item No: 6**

|                                 |  |
|---------------------------------|--|
| <b>APPLICATION No:</b>          | EPF/3363/16  |
| <b>SITE ADDRESS:</b>            | Greengates<br>24 Albion Hill<br>Loughton<br>Essex<br>IG10 4RD  |
| <b>PARISH:</b>                  | Loughton   |
| <b>WARD:</b>                    | Loughton Forest  |
| <b>DESCRIPTION OF PROPOSAL:</b> | Variation of condition 3 'Plan nos' of planning permission EPF/1084/13 (Demolition of existing dwelling and erection of new two storey (three to the rear) single family dwelling) to retain as built alterations including alterations to windows, alterations to rear roof design, replacement of glass to metal railings on terrace, awning above garage and shed within rear garden. |
| <b>DECISION:</b>                | Grant Permission (With Conditions)   |

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

[http://planpub.eppingforestdc.gov.uk/NIM.websearch/ExternalEntryPoint.aspx?SEARCH\\_TYPE=1&DOC\\_CLASS\\_CODE=PL&FOLDER1\\_REF=590417](http://planpub.eppingforestdc.gov.uk/NIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=590417)

**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 shall be implemented in accordance with the approved materials details submitted under reference EPF/0279/15.
- 3 The development hereby permitted will be completed strictly in accordance with the approved drawings nos: 208-DWG-300-PL, 208-DWG-301-PL, 208-DWG-302-PL, 208-DWG-320, 208-DWG-320-PL, 208-DWG-321-PL, 208-DWG-251-BB, 208-DWG-000-PL, 208-DWG-001-PL, 208-DWG-002-PL, 208-DWG-003-PL, 208-DWG-004-PL, 208-DWG-010-PL, 208-DWG-011-PL, 208-DWG-110-PL, 208-DWG-111-PL, 208-DWG-100 -xx Rev C, 208-DWG-100-01 Rev F, 208-DWG-100-01C Rev F, 208-DWG-102-00 Rev F, 208-DWG-104-Rf Rev F, 208-DWG-105-At Rev F, 208-DWG-120 Rev F, 208-DWG-123 Rev F, 208-DWG-124 Rev F, 208-DWG-126 Rev F
- 4 Notwithstanding the provision of the Town and Country Planning General Permitted Development Order 1995 (or of any equivalent provisions of any Statutory Instrument revoking or re-enacting the Order) no windows other than any shown on the approved plan shall be formed at any time in the flank walls of the development hereby permitted without the prior written approval of the Local Planning Authority.

- 5 The development shall be implemented in accordance with the details submitted within the Construction Method Statement submitted and approved under reference EPF/0480/14. The approved Statement shall be adhered to throughout the construction period.
- 6 The development shall be carried out in accordance with the approved Tree Protection documents, approved under reference EPF/1674/13 unless the Local Planning Authority gives its written consent to any variation.
- 7 If any tree, shrub or hedge shown to be retained in accordance with the approved plans and particulars is removed, uprooted or destroyed, or dies, or becomes severely damaged or diseased 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.
- 8 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.
- 9 The development shall be implemented in accordance with the details submitted within the Flood Risk Assessment approved under reference EPF/1674/13. 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.
- 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 08.00 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 The development shall be implemented in accordance with the hard and soft landscaping proposals submitted and approved under reference EPF/1674/13. 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 The development shall be carried out in accordance with the submitted and approved site level details submitted under reference EPF/1674/13.

- 13 Notwithstanding the provisions of the Town and Country Planning General Permitted Development Order 1995 as amended (or any other order revoking, further amending or re-enacting that order) no development generally permitted by virtue of Part 1, Classes A, B, C, D, E and installation of microgeneration equipment generally permitted by Part 40 Classes A, B and H shall be undertaken without the prior written permission of the Local Planning Authority.
- 14 Bricks and windows salvaged from the existing basement floor side wall shall be reused in the new side wall unless otherwise agreed in writing with the Local Planning Authority.
- 15 The proposed brickwork at basement level shall be in Flemish bond with ruddled mortar joints to match the existing brickwork unless otherwise agreed in writing with the Local Planning Authority.
- 16 The development shall be implemented in accordance with the submitted and approved surface water drainage details approved under reference EPF/1674/13.
- 17 The proposal shall be carried out in accordance with the Mitigation Measures and Enhancement Measures as outlined within the Ecological Scoping Survey Report dated 15th January 2013 unless otherwise agreed in writing with the Local Planning Authority.
- 18 The bat mitigation strategy shall be carried out in accordance with the details approved under reference EPF/1674/13.
- 19 Within 3 months of the date of this permission, the rear facing door to the utility room/garage shall be entirely fitted with obscured glass/film and shall be permanently retained in that condition.
- 20 Notwithstanding the provisions of condition 11 of this permission, landscaping on the southern site boundary with Thurlestone shall be reinforced with non-deciduous trees and shrubs of a type, size and number previously agreed in writing by the Local Planning Authority. Such details shall be submitted to the Local Planning Authority for its approval within 2 months of the date of this decision and planted within the first planting season following their approval. If within a period of five years from the date of the planting or establishment of any tree, or shrub, that tree, shrub, or any replacement is removed, uprooted or destroyed or dies or becomes seriously damaged or defective another tree or shrub 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.

**Report Item No: 7**

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| <b>APPLICATION No:</b>          | EPF/1761/16  |
| <b>SITE ADDRESS:</b>            | 1 Cranleigh Gardens<br>Loughton<br>Essex<br>IG10 3DD   |
| <b>PARISH:</b>                  | Loughton   |
| <b>WARD:</b>                    | Loughton Roding  |
| <b>DESCRIPTION OF PROPOSAL:</b> | Two storey extension to side and rear of existing dwelling on ground and first floors, with associated amendments to existing roof and facades, resulting in a new ensuite bathroom, study and additional bedroom. |
| <b>DECISION:</b>                | Grant Permission (With Conditions)   |

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

[http://planpub.eppingforestdc.gov.uk/NIM\\_websearch/ExternalEntryPoint.aspx?SEARCH\\_TYPE=1&DOC\\_CLASS\\_CODE=PL&FOLDER1\\_REF=585577](http://planpub.eppingforestdc.gov.uk/NIM_websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=585577)

**CONDITIONS**

- 1 The development hereby permitted must be begun not later than the expiration of three years beginning with the date of this notice.
- 2 Prior to first occupation of the development hereby approved, the proposed window opening in the north-western flank elevation, to bedroom 3, 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.
- 3 Materials to be used for the external finishes of the proposed development shall match those of the existing house, unless otherwise agreed in writing by the Local Planning Authority.
- 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 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.

**Report Item No: 8**

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| <b>APPLICATION No:</b>          | EPF/3090/16   |
| <b>SITE ADDRESS:</b>            | 2 Alderton Hall Lane<br>Loughton<br>Essex<br>IG10 3HN   |
| <b>PARISH:</b>                  | Loughton  |
| <b>WARD:</b>                    | Loughton Alderton   |
| <b>DESCRIPTION OF PROPOSAL:</b> | Part single, part two storey rear extension. Two storey side extension with a truncated ridge. New front porch. Alterations to the pitched roof of the original house to create a crown roof. |
| <b>DECISION:</b>                | Refuse Permission   |

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

[http://planpub.eppingforestdc.gov.uk/NIM.websearch/ExternalEntryPoint.aspx?SEARCH\\_TYPE=1&DOC\\_CLASS\\_CODE=PL&FOLDER1\\_REF=589575](http://planpub.eppingforestdc.gov.uk/NIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=589575)

**REASONS FOR REFUSAL**

- 1 By reason of the cumulative rearward projection of the existing house and the proposed extension beyond the rear elevation of 71A Alderton Hill at first floor and roof level, the proposal would appear excessively overbearing when seen from the rear elevation and adjacent rear garden of 71A Alderton Hill, resulting in significant harm to outlook from that property. As a consequence, the proposal would cause excessive harm to the living conditions of 71A Alderton Hill, contrary to Local Plan and Alterations policy DBE9, which is consistent with the National Planning Policy Framework.
- 2 By reason of its bulk, siting and contrasting crown roof design, the proposal would appear in sharp contrast to the adjacent houses at 71A Alderton Hill and 4 Alderton Hall Lane. Due to the staggered relationship of those three houses the contrast would be highly visible when seen from the south along Alderton Hall Lane. The degree of contrast and its prominence would appear incongruous, disrupting the harmonious relationship of the three houses and the visual integrity of the group. As a consequence, the proposal would fail to complement the streetscene, causing significant harm to the character and appearance of the locality contrary to Local Plan and Alterations policy DBE10, which is consistent with the National Planning Policy Framework.

### Way forward:

Members considered a significant alteration to the size, siting and design of the first floor components of the proposal together with sensitive refinement of the ground floor would be likely to overcome the Council's objections. The Applicant is encouraged to seek detailed pre-application advice from Officers prior to making an application for any revised proposal.

### Members detailed assessment of application EPF/3090/16

Members were concerned about the consequence of the proposal for the living conditions of 71A Alderton Hill and for the character and appearance of the locality.

In relation to the living conditions of 71A Alderton Hill, Members were aware that the existing house projects approximately 3m beyond the rear elevation of 71A. The addition of a further 2m at upper level would result in a 5m deep expanse of high wall set approximately 1m from the site boundary. Notwithstanding the fact that 71A Alderton Hill is on somewhat higher ground, has a relatively wide rear garden and that a distance of approximately 5m separates the flank walls of 2 Alderton Hall Lane with 71A Alderton Hill, Members concluded the relationship of the proposed enlarged flank of 2 Alderton Hall Lane to the rear elevation and rear garden of 71A Alderton Hill would be excessively overbearing when seen from 71A. Its depth at upper level, together with its height above the garden level of 71A would be so great that the enlarged flank elevation would appear over-dominant and oppressive. That overbearing impact was found to be likely to significantly detract from outlook from the rear of 71A and the adjacent garden area such that the ability of the occupants to enjoy reasonable residential amenity would be severely restricted. Members concluded that impact would amount to excessive harm to the living conditions of 71A Alderton Hill.

In relation to the consequence for the character and appearance of the locality, Members were aware the group of three houses comprising of 71A Alderton Hill and 2 and 4 Alderton Hall Lane are of very similar scale and roof form, with uniform gaps between the flank walls at upper level. They were also aware the site and its relationship to the neighbouring two houses, particularly 4 Alderton Hall Lane, is highly visible from the south along Alderton Hall Lane. Members found the crown roof design together with the siting and design of the upper level of the proposed side extension would have a bulky and incongruous appearance in relation to the neighbouring two houses. They concluded the incongruity would disrupt the harmonious relationship of the three houses and the visual integrity of the group. They further concluded that, as a consequence, the proposal would fail to complement the streetscene, causing significant harm to the character and appearance of the locality.

Setting in the first floor part of the rear extension a minimum of 2m and redesigning its roof to better complement the design of the existing roof together with omitting the first floor side extension is likely to address Members concerns, but any amendment should ideally be discussed with Officers prior to submission as part of a planning application. While not a reason for refusal, Members also expected any revised proposal to ensure the roof of the single-storey part of the extension could be maintained from the application site and demonstrably would not result in eaves or gutters overhanging the site boundary.

**Report Item No: 9**

|                                 |   |
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| <b>APPLICATION No:</b>          | EPF/3173/16   |
| <b>SITE ADDRESS:</b>            | 1 Albion Park<br>Loughton<br>Essex<br>IG10 4RB  |
| <b>PARISH:</b>                  | Loughton  |
| <b>WARD:</b>                    | Loughton Forest   |
| <b>DESCRIPTION OF PROPOSAL:</b> | Erection of part one and part two storey side extension to form annexe to existing house. |
| <b>DECISION:</b>                | Grant Permission (With Conditions)  |

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

[http://planpub.eppingforestdc.gov.uk/NIM.websearch/ExternalEntryPoint.aspx?SEARCH\\_TYPE=1&DOC\\_CLASS\\_CODE=PL&FOLDER1\\_REF=589776](http://planpub.eppingforestdc.gov.uk/NIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=589776)

**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 The proposed part one and part two storey extension hereby approved shall only be used for domestic purposes in connection with the existing dwelling on the site. It shall not be used as a separate dwelling or dwellings.
- 4 The additional parking area, and second vehicular access into the front of the property, as shown on the 1/500 plan entitled 'Proposed Driveway Layout' shall be constructed and available for use before the extension hereby approved is occupied.
- 5 All construction/demolition works and ancillary operations, including vehicle movement on site which are audible at the boundary of noise sensitive premises, shall only take place between the hours of 07.30 to 18.30 Monday to Friday and 08.00 to 13.00 hours on Saturday, and at no time during Sundays and Public/Bank Holidays unless otherwise agreed in writing by the Local Planning Authority.

**Report Item No: 10**

|                                 |   |
|---------------------------------|---|
| <b>APPLICATION No:</b>          | EPF/3415/16   |
| <b>SITE ADDRESS:</b>            | 12 Waikato Lodge<br>Russell Road<br>Buckhurst Hill<br>Essex<br>IG9 5QH  |
| <b>PARISH:</b>                  | Buckhurst Hill  |
| <b>WARD:</b>                    | Buckhurst Hill West   |
| <b>DESCRIPTION OF PROPOSAL:</b> | Loft conversion with rear dormer window to provide additional accommodation for first floor flat. (Similar proposal to lapsed consent EPF/1182/05.) |
| <b>DECISION:</b>                | Grant Permission (With Conditions)  |

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

[http://planpub.eppingforestdc.gov.uk/NIM.websearch/ExternalEntryPoint.aspx?SEARCH\\_TYPE=1&DOC\\_CLASS\\_CODE=PL&FOLDER1\\_REF=590557](http://planpub.eppingforestdc.gov.uk/NIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=590557)

**CONDITIONS**

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



**Report Item No: 11**

|                                 |  |
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| <b>APPLICATION No:</b>          | EPF/0187/17  |
| <b>SITE ADDRESS:</b>            | 7 Colebrook Lane<br>Loughton<br>Essex<br>IG10 2HQ  |
| <b>PARISH:</b>                  | Loughton   |
| <b>WARD:</b>                    | Loughton Fairmead  |
| <b>DESCRIPTION OF PROPOSAL:</b> | Part retrospective application for two storey side extension, loft conversion, including rear dormer, porch and single storey rear extension (revised application to include alterations to dormer following refusal EPF/0181/16). |
| <b>DECISION:</b>                | Refuse Permission  |

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

[http://planpub.eppingforestdc.gov.uk/NIM\\_websearch/ExternalEntryPoint.aspx?SEARCH\\_TYPE=1&DOC\\_CLASS\\_CODE=PL&FOLDER1\\_REF=591136](http://planpub.eppingforestdc.gov.uk/NIM_websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=591136)

**REASONS FOR REFUSAL**

- 1 By reason of its disproportionate width in relation to the overall width of the roof, the proposed rear dormer window would fail to complement the appearance of the house and consequently would cause significant harm to the character and appearance of the locality contrary to Local Plan and Alterations policy DBE10, which is consistent with the National Planning Policy Framework.

Way forward:

Members considered a substantially reduced width dormer window that better respected the proportions of the main roof of the house would overcome their objections.

Members detailed assessment of application EPF/0187/17

Having regard to the Planning Inspectors decision in appeal ref APP/J1535/D/16/3151920 Members considerations were focused on the design merits of the proposed dormer window. Members were aware of the need to ensure any amendments to the dormer are proportionate to the harm caused by it. They were clear that the harm to the appearance of the house and the character and appearance of the locality caused by the bulk, siting and design of the existing dormer is very significant, a position consistent with the Inspectors decision. However, they did not agree that setting in the dormer some 600mm from the side elevation and creating a traditional gable end was sufficient to remedy the harm caused. Members found the width of the dormer as proposed to be excessive and were aware that it would result in the flanks of the dormer being set unequal distances from each end of the roof. They concluded the relationship of the proposed

dormer to the roof, by reason of its disproportionate width, exacerbated by the unequal relationship to the ends of the roof, would fail to complement the appearance of the house. Since the flank elevation of the house and the dormer is visually prominent in views along Colebrook Lane and from the rear of neighbouring dwellings Members also concluded that the failure to complement the appearance of the house would cause significant harm to the character and appearance of the locality.

Setting in the dormer significantly further from the flank elevation of the house and setting it away from the boundary with the attached neighbour would be likely to achieve a better relationship to the roof and lower levels of the house. That would be likely to address Members concerns, however, any amendment should ideally be discussed with Officers prior to submission as part of a planning application.