

AREA PLANS SUB-COMMITTEE SOUTH

23 August 2017

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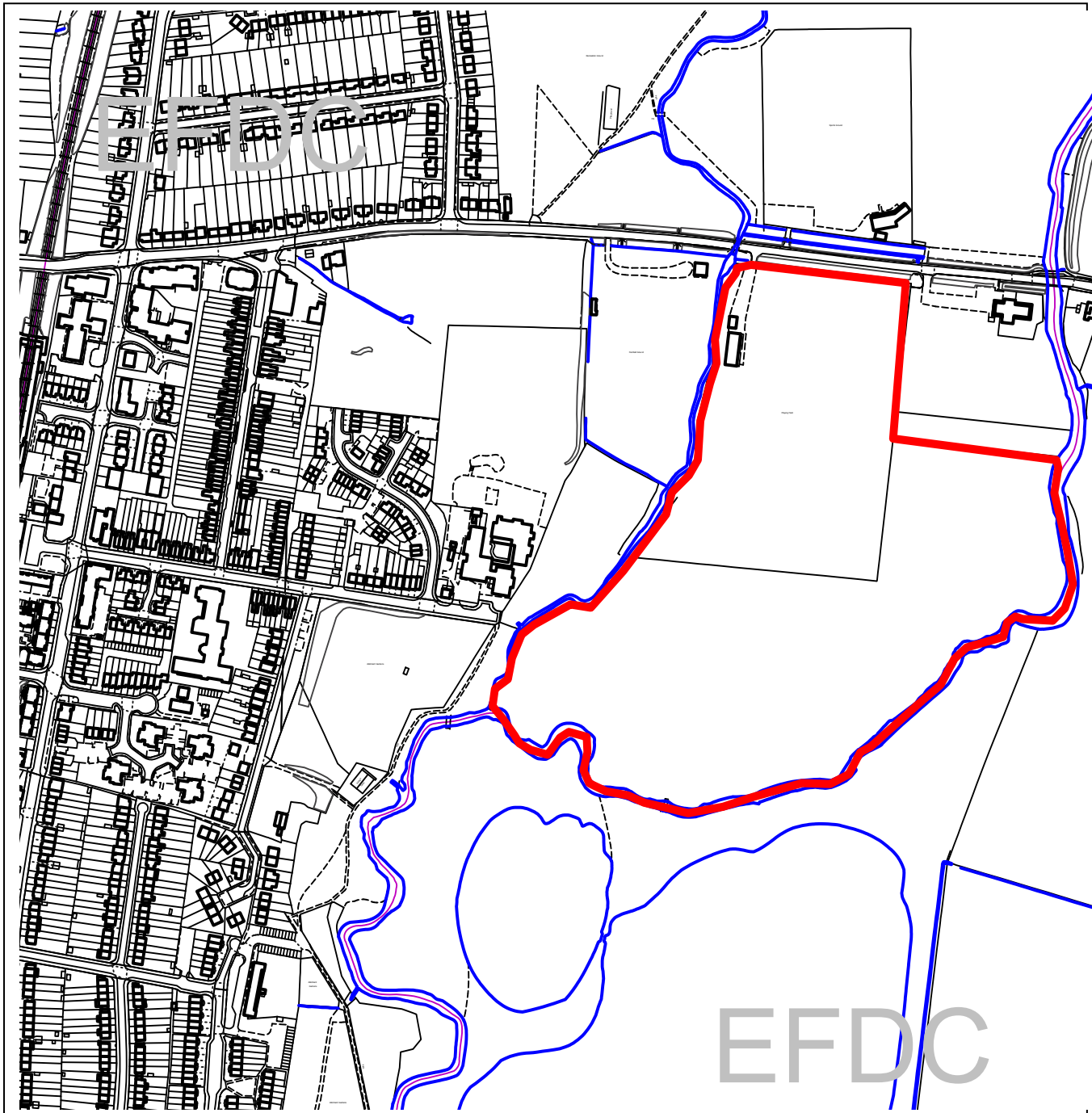
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Epping Forest District Council

Agenda Item Number 1



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Application Number:	EPF/2446/16
Site Name:	Buckhurst Hill Football Club, Roding Lane Buckhurst Hill IG9 6BJ
Scale of Plot:	1/4937

Report Item No: 1

APPLICATION No:	EPF/2446/16
SITE ADDRESS:	Buckhurst Hill FC Roding Lane Buckhurst Hill Essex IG9 6BJ
PARISH:	Buckhurst Hill Chigwell
WARD:	Buckhurst Hill East Chigwell Village
APPLICANT:	Mr Michael Johnson
DESCRIPTION OF PROPOSAL:	Change of use of open fields within the Green Belt to playing fields and formation of new car park with associated 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=587735

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: 101 and 201 rev. C
- 3 The football pitches hereby approved shall not be brought into use until the car park hereby approved has been constructed and is available for use.
- 4 The car park shall be constructed in full compliance with the Flood Risk Assessment submitted with the application and using a permeable cellular construction system that meets the requirements set out CIRIA 753, Section 20.1.3 , page 389. Details of construction) including site preparation, sub structure and upper surface finishes) shall be submitted to and approved by the Local Planning Authority prior to work commencing. The development shall thereafter be fully implemented in accordance with the agreed details.

- 5 No development, including site clearance, shall take place until details of the hedging to the car park hereby approved and a statement of the methods, including a timetable, for its Implementation (linked to the development schedule), have been submitted to the Local Planning Authority and approved in writing. The landscape scheme shall be carried out in accordance with the approved details and the agreed timetable. If any plant dies, becomes diseased or fails to thrive within a period of 5 years from the date of planting, or is removed, uprooted or destroyed, it must be replaced by another plant of the same kind and size and at the same place, unless the Local Planning Authority agrees to a variation beforehand in writing.
- 6 No development shall take place until details of a landscaping retention plan,, including retention of trees and other natural features have been submitted to and approved in writing by the Local Planning Authority. No areas identified as being retained shall subsequently be removed without prior consent of the Local planning Authority.
- 7 No development shall take place until details of surface water disposal to the car park have been submitted to and approved in writing by the Local Planning Authority. The development shall be implemented in accordance with such agreed details.
- 8 Prior to the commencement of the development, details of provision of a minimum of 10 parking spaces for disabled drivers, including details of location and transfer zones, and provision of a minimum of 25 cycle stands shall be submitted to and approved by the Local Planning Authority. The works as agreed shall be fully implemented prior to the pitches being first brought into use.
- 9 Notwithstanding any indications on the approved plan, no additional hard surface areas shall be laid on the site without prior consent from the Local Planning Authority.
- 10 The car park hereby approved shall be used only for the parking of vehicles directly in connection with the activities on the sports ground and within its pavilion and for no other purpose unless otherwise agreed by the Local Planning Authority.
- 11 Notwithstanding the above, all gates to the car parking areas within the site shall be kept locked between midnight and 9am on any day of the week.

Considerations

Members deferred determination of this application at the meeting in July pending further information on measures to safeguard against other uses, and for more information on the type of surface that would be used to form the car park. The previous report is attached as Appendix One

Following further discussions, Members attention is drawn to the fact that two conditions have been added to those contained in the previous recommendation. Condition 10 specifically

precludes any activity not directly associated with the sports ground use. Condition 11 provides a further safeguard by requiring the locking of the gates between midnight and 9am on any day of the week, officers have noted Members discussion on restricting hours more closely to sporting activity, but the hours proposed will allow club and community activities to be held in the pavilion, and will allow ground staff and maintenance access during the day, as happens at present. It should be noted that the applicants have indicated that these conditions are acceptable within their existing pattern of activity, and officers consider them to be valid and enforceable.

The applicants have provided details of the materials intended to be used in the formation of the car park surface. The 'TrueGrid' system provides interlocking 500mm squares that sit on the existing surface with a series of 35mm ground spikes to hold them in position. The cells can be backfilled with soil, sand, gravel, grass seed etc. the specification states the panels are available in grey and grey green. Technical specification is attached as Appendix Two.

Members should also note that the application drawing has been amended to correct minor errors.

Conclusion

Officers are satisfied that the additional conditions deal with Members concerns around the risk of the use of the site for other purposes not forming part of the application.

The proposed surface material is acceptable in this location. Conditions 4 and 5 are retained to deal with precise details of construction, infilling and landscaping for which final details have not been progressed at this time.

APPENDIX ONE

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. In addition, the application is for a type of development that cannot be determined by Officers if more than two objections material to the planning merits of the proposal to be approved are received (Pursuant to The Constitution, Part Three Planning Services: Scheme of Delegation, Appendix 3)

Description of Site:

The application relates to land to the south of Roding Lane and is submitted on behalf of Buckhurst Hill FC. The main part of the site lies to the south of road frontage land currently comprising the football club and Eton Manor Nursery and is bordered by the River Roding on the south and east sides and by a drainage channel of the west side. The land is currently an open field which officers are advised is cut twice a year for silage by a local farmer.

The football club's existing site comprises of the main area comprising of three pitches, a pavilion building comprising changing and ancillary facilities, a small (20 space) car park and open areas used for training areas or ad hoc parking. To the west across the drainage channel lies a separate single football pitch accessed both from a separate access on to Roding Lane and via a bridge

from the adjoining land. This part of the site includes two dilapidated pavilion buildings not currently in use, and at the northern end of the site an area of hardstanding for around 30 vehicles.

The immediate surrounding area is predominantly open in character, all within the Green Belt.

Description of Proposal:

From the applicant's perspective, the principle element of the application is the change of use of the field to the south to a sports field. As a result of a review of existing trees and landscape features on the site, the application proposes four additional football pitches, one to the east at the rear of the nursery and three adjacent to each other on the southern part of the land. The applicants advise that no material alterations to the land are proposed and no additional buildings are to be provided on this land, the ground works will simply involve cutting the grass to a shorter length and any rolling / levelling / infilling etc required for the new pitches to be made playable.

The application also includes the provision of a car park intended to serve the whole of the football club's activities. This is located on a grassed area at the northern end of the site (currently used primarily as a training area) adjacent to the main entrance. The car park indicates 155 spaces to be laid in a 'permeable material, with hedge screens to the east, south and part of the northern edge. Vehicle access will continue to be from the existing entrance.

Relevant History:

None relevant – an earlier application for the additional pitches (EPF/0550/16) was withdrawn to enable a fuller review of the site to be undertaken.

Policies Applied:

Adopted Local Plan:

GB2A	Development in the Green Belt
GB7A	Conspicuous development
NC4	Protection of established habitat
RP3	Water quality
RST1	Recreational, sporting and tourist facilities
RST22	Potentially intrusive activities
U2A	Development in flood risk areas
U3B	Sustainable drainage systems
DBE4	Design in the Green Belt
DBE9	Loss of Amenity
LL10	Adequacy of provision for landscape retention
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:

SP5	Green Belt and District Open Land
T1	Sustainable Transport Choices
T2	Safeguarding of routes and facilities
DM5	Green infrastructure: Design of development
DM9	High Quality Design
DM15	Managing and reducing flood risk
DM16	Sustainable drainage systems
D4	Community, leisure and cultural facilities

Consultation Carried Out and Summary of Representations Received

Number of neighbours consulted: 78 and site notice posted.

Responses received:

OBJECTIONS have been received from residents of 11 properties – ten with Buckhurst Hill addresses (60 ALFRED ROAD, 1 AND 11 CASCADE CLOSE, 8 CASCADE ROAD, 5 POWELL ROAD, 64 ROEBUCK LANE, 3, 5 AND 20A ROUS ROAD AND 2 THE WINDSORS), and one from 41 CHESTER ROAD, CHIGWELL. Comments covered a wide range of issues, as under:

- Inappropriateness of the development in the Green Belt, particularly the car park.
- Impact on local wildlife and habitat, this includes a badger sett in the vicinity, and wildflowers on the land. Objectors also suggested the need for a habitat survey.
- Parking issues – these covered a number of areas; complaints about existing parking associated with the use particularly on the road, , the size and surfacing of the car park, the additional traffic that the new pitches will generate and the suitability of the site access to serve the car park.
- Flood risk issues – objectors raise concerns at any increase in flood risk from the car park and implications for users and local residents. A number of objectors referred to the absence of a Flood Risk Assessment at submission stage, although this has subsequently been provided and is addressed below.
- Concerns at the future plans of the football club and the likely need for additional facilities to serve the pitches and meet that long term ambition.
- Objectors question the need for the additional pitches given the number available in the area.
- Safety concerns as to the stability of the banks of the adjacent water courses and the risk to participants and spectators
- Impact on trees on the site
- Increased general activity at and in the vicinity of the site.
- Appearance of the site – pitch markings, adverts etc
- Pedestrian safety on Roding Lane currently and as a result of increased activity
- One resident raised wider issues of general public access to land in the area which does not appear to be directly related to the application proposal.

The site lies within two Parish Council areas.;

BUCKHURST HILL PARISH COUNCIL OBJECTED to the application on grounds of impact on the Green Belt of the car park design and surfacing and the lack of a Flood Risk Study. It was also suggested that an ecology study should be sought. Should permission be granted, a condition was requested that no further development be permitted in that part

of the Green Belt and requested that any proposals for advertising be referred to District and Parish Councils.

CHIGWELL PARISH COUNCIL had NO OBJECTION to this application, provided the necessary attention is given to the drainage issues that would arise as a consequence of this development.

Main Issues and Considerations:

Buckhurst Hill FC are an established local club mainly offering organised football for boys and girls (including mini-soccer on smaller pitches) and a limited number of adult teams, all of whom play at weekends, but with evening activity limited by the restricted nature of the facilities on offer, particularly the lack of permanent floodlighting. As such their role in the local community should be recognised in considering these proposals.

The operation of the existing site is further constrained by the location of the site within the flood plain, and this will not particularly change as a result of the application. The site will continue to flood and be unplayable in the worst of the winter conditions, and this will affect by existing and new pitches. The expansion will however give greater scope for pitches to be used more sparingly during wetter times, as well as increase use in good conditions.

In policy terms, the use of land for sport and recreation is evidently an appropriate use of the land in the Green Belt. There is also a strong emphasis on increasing opportunity for leisure activity. The works involved in providing the sports pitches are limited to the ground works and installing the goals, no other structures or fencing is indicated. This element is therefore considered appropriate to the Green Belt.

The car park is however somewhat different, and a car park as an engineering operation would be treated as inappropriate development in the Green Belt, unless very special circumstances are identified.

Issues around car parking linked to the site are well known locally, at any time the site is in use, vehicles park indiscriminately along Roding Lane, usually on the footway (which lies on the north side of the road only) and causing delays to traffic and hazards to pedestrians, issues raised by a number of residents. In the event a proposal provided a permanent and viable solution to this could be found, officers consider this would constitute very special circumstances in this case, particularly as it is related to an appropriate outdoor activity in Green Belt terms.

Concerns have been raised over the size of the car park and the access thereto. Adopted parking standards recommend 20 spaces for each football pitch plus one per 10 spectator seats. It is noted that these standards are based on standard size football pitches and do not recognise the growth in youth football of smaller sided games for younger children (up to 11 years) of shorter duration and quicker turnaround. However based on the number of pitches overall, the proposed car park is of an appropriate size.

In terms of access, ECC highway authority advises that the existing site access is sufficient for two cars to pass each other and does not require alteration. Thus in parking and traffic terms, the proposals provide a proportionate level of parking with safe access.

The issues around the location of the site within a flood zone have been the subject of extensive review, particularly in the context of the car park. The flood issues in relation to the pitches are relative straightforward in that the ground is either waterlogged or it is not, and conditions would not be expected to change so suddenly as to cause risk to users – the ground would be expected to be waterlogged and unusable long before there was a risk to users from the river or drainage

channel overflowing. As to the car park, a Flood Risk Assessment (FRA) has been provided and been scrutinised by the Environment Agency, the County Council SUDs team and the Council's EWD Team. Despite initial concerns, all now consider the attenuation measures contained in the FRA to be sufficient, subject to conditions. The car park is proposed to be surfaced in a permeable surface (unlike the existing hard surface areas on the site) and offers adequate safeguards against increased flood risk in the surrounding area, notwithstanding much of it being at a higher level.

A number of objectors raise various concerns at the impact of the development on local flora and fauna, and suggest the need for habitat surveys. In this regard, it is noted that the land for the sports pitches is not a wild meadow but an area of managed grassland. The proposed pitches are located a minimum of 10 metres from the edge of either of the watercourses which is recognised as the primary wildlife corridors around the site. The car park lies on a more regularly mown area and does not impinge on the highway border which is more likely to provide a migratory route to wildlife in this vicinity, and this will to some extent be supplemented by new hedge planting. A review of trees on the site has identified that these are principally located around the site boundaries and in a group on the eastern portion of the site, all of which are indicated as being retained.

A number of objectors raised concerns at the likely future need to expand the site facilities to cater for the additional facilities. Such works would have to be assessed on their individual merits at the appropriate time as part of future planning applications, if submitted and do not form part of the current application. The condition in that regard requested by Buckhurst Hill PC is therefore ultra vires. It is noted that there are two existing pavilion buildings on the western part of the site which could be refurbished if additional support facilities are required, that would have limited impact on the Green Belt and the locality.

Conclusion:

The primary land use element of the application, the provision of the sports pitches, is consistent with Green Belt policy and acceptable in general amenity terms and visually in its overall context. Officers would intend a condition to prevent the erection of pitch side barriers, advertisements etc. to ensure the land remains open and solely for the purpose intended.

Issues around the car park are more finely balanced but this proposal seeks to address existing concerns over the lawful operation of the site and to provide a solution to this and future potential demand on the site. This officers consider, represents very special circumstances to justify this aspect of the proposal. The provision does not at this time include either disabled parking or cycle parking but both aspects can be addressed by condition. The use of a permeable surface and measures to combat flood risk as set out in the FRA (and now accepted by the relevant authorities) can also be dealt with by condition.

Some minor discrepancies have been noted in the application drawings but these are not material to the primary elements which provide for a useful addition to local sporting provision.

Should you wish to discuss the contents of this report item please use the following contact details by 2pm on the Monday before 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

APPENDIX TWO

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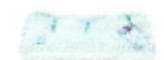
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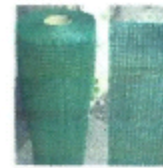
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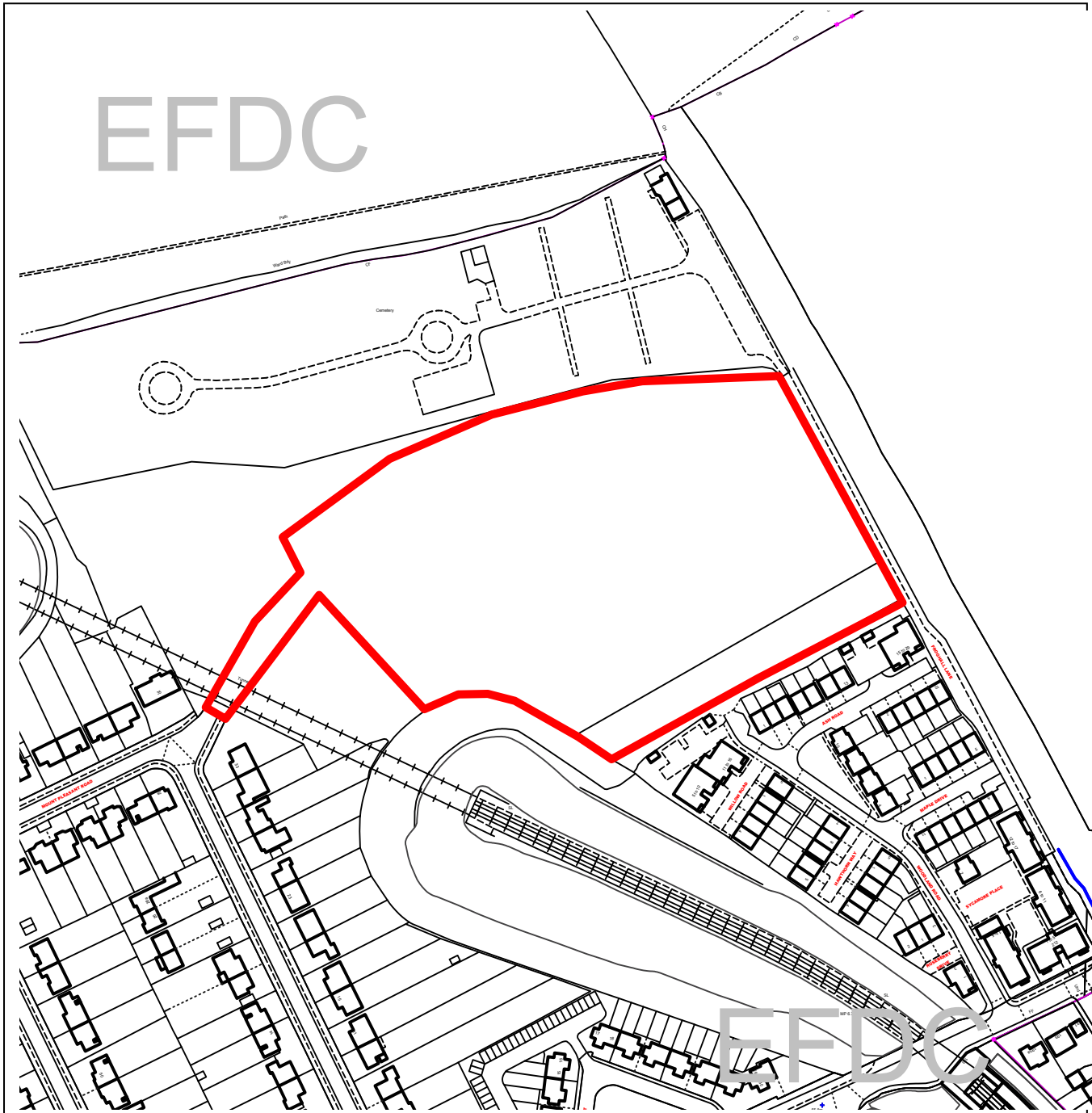


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Epping Forest District Council

Agenda Item Number 2



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Application Number:	EPF/3386/16
Site Name:	Land at Froghall Lane Chigwell Essex IG7
Scale of Plot:	1:2500

Report Item No: 2

APPLICATION No:	EPF/3386/16
SITE ADDRESS:	Land West of Froghall Lane South of Chigwell Cemetery Chigwell Essex IG7
PARISH:	Chigwell
WARD:	Grange Hill
APPLICANT:	MPM Limited
DESCRIPTION OF PROPOSAL:	Hybrid application requesting: 1. Full planning permission for an assisted living development comprising of apartments and integrated communal and support facilities; landscaped residents gardens; staff areas; refuse storage; construction of a new site access; a sustainable urban drainage system; a new sub-station and associated infrastructure and services, and; 2. Outline planning permission for a 0.45 hectare extension to Chigwell Cemetery.
RECOMMENDED DECISION:	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=590483

REASON FOR REFUSAL

- 1 The proposal as a whole is inappropriate development in the Green Belt, that is by definition harmful to it. Furthermore, by reason of the scale, bulk and height of the proposed buildings together with associated works, the proposal would cause considerable harm to the openness of the Green Belt. The proposed development amounts to a substantial intrusion of built form into the countryside and therefore conflicts with two of the purposes of including the land within the Green Belt: to check the unrestricted sprawl of large built up areas and to assist in safeguarding the countryside from encroachment. The benefits of the proposal are insufficient to overcome the harm it would cause to the Green Belt therefore the application does not demonstrate very special circumstances in favour of granting planning permission. Accordingly, the proposal is contrary to Local Plan and Alterations policies GB2A and GB7A, which are consistent with the policies of the National Planning Policy Framework.
- 2 By reason of making an insufficient contribution towards the provision of off-site affordable housing and by restricting that contribution towards provision for older

people only the proposal fails to make appropriate provision for affordable housing. It is therefore contrary to Local Plan and Alterations policies H5A, H6A, H7A and H8A of the Local Plan and Alterations, which are consistent with the the National Planning Policy Framework.

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). It is also before this Committee since it is an application that is considered by the Director of Governance as appropriate to be presented for a Committee decision (Pursuant to The Constitution, Part Three: Scheme of Delegation, Appendix 3)

This application was deferred from the last Committee to enable a Members site visit. The original report is reproduced below.

Description of Site:

The application site comprises approximately 2.8 hectares of land situated west of Froghall Lane, between Chigwell Cemetery to the north and recent residential development to the south. The northern part of the site extends up to land that is part of the Central Line railway and over approximately 30m of a public footpath that heads north beyond the cemetery from Mount Pleasant Road (PROW 302_125). The remainder of the site, other than a section for a proposed access road off Mount Pleasant Road, is set approximately 100m east of the existing turning head between 33 and 35 Mount Pleasant Road.

Land levels fall significantly from the main eastern site boundary to Froghall Lane. The change in levels is 9m across a distance of 175m. Levels in the north west corner of the site fall to the north, dropping approximately 1.5m over a distance of 30m.

The application site is entirely within the Green Belt. It is not in a conservation area and there are no preserved trees at or adjacent to the site. The entire site and adjacent land is in Flood Risk Zone 1.

Presently, the land is unused, appearing as scrubland.

Description of Proposal:

Hybrid application requesting:

1. Full planning permission for an assisted living development comprising of apartments and integrated communal and support facilities; landscaped residents gardens; staff areas; refuse storage; construction of a new site access; a sustainable urban drainage system; a new sub-station and associated infrastructure and services, and;
2. Outline planning permission for a 0.45 hectare extension to Chigwell Cemetery.

The land the Outline component of the proposal only relates to comprises of the northern part of the site, west of a point approximately 70m west of Froghall Lane. The applicant does not propose to develop that part of the proposal beyond this application. Rather, it is proposed to transfer

ownership of the land to Chigwell parish Council, who own and manage the existing cemetery. The Applicant offers to do this in a S106 agreement.

The remainder of the site, some 2.34 hectares, relates to the full planning application component.

The site would be laid out as 5 buildings, identified as blocks A, B, C, D and E. They would have 4 floors containing a mix of one and two bedroom apartments. The development would include a total of 105 apartments comprised of 94 two-bedroom and 11 one bedroom apartments. The buildings would be arranged around a central landscaped area and linked by footpaths which also connect to parking areas. Car parking would be provided towards the edges of the site within a landscaped setting. The submitted layout plan shows 113 parking spaces would be provided.

Access to the site would be via Woodland Road to the south. It is also proposed to access the site from Mount Pleasant Road. To facilitate this the application proposes the construction of a 100m long access road from the turning head at Mount Pleasant Road to the western part of the site. It would have a 5m wide carriageway with 1.8m wide footway on either side. Within the site all roadways would be shared surfaces.

Blocks B, D and E would stand alone in the central and eastern part of the full application site. In addition to the apartments, a disability buggy/cycle store, plant room and small communal lounge would be provided in the ground floor.

Blocks A and C would be sited on higher land at the western part of the site. They would also have 4 floors but are called lower ground floor, upper ground floor, first and second floors rather than ground, first, second and third as in the other three blocks. The lower ground floor would contain two apartments in addition to a disability buggy/cycle store, plant room and small communal lounge. More extensive communal facilities would also be provided at lower and upper ground floor in both buildings. They are indicated on the submitted plans as larders and Wellness rooms. The submitted planning statement states the community facilities provided would also comprise of a library, restaurant, gym and cinema.

The community facilities rooms would extend beyond each building on both ground floor levels such that they form a two-storey link between the blocks. The link building would also contain a reception/office area. The reception would face towards the central landscaped area, but also be accessed through the link building from a parking area west of it.

Each Block would be designed to have steeply pitched roofs with prominent gable features, the gables also forming parapets. Ridge heights would typically be between 16.5m and 17.5m above ground level. They would be finished in a mix of materials, indicated as follows: block masonry at ground/lower ground floor levels; brick and render at upper floors; zinc as a roof covering.

Planning Obligation Offered

In addition to the transfer of land to Chigwell Parish Council for an extension to Chigwell cemetery, the Applicant also offers the following financial contributions to be secured by way of a S106 agreement:

- £488,526 contribution towards the provision of affordable housing for older people only. *This is made on a without prejudice basis since the Applicant maintains an affordable housing contribution would not be justified or viable for this scheme.*
- £105,000 contribution towards the running costs of the Chigwell Hoppa Bus scheme over a 10 year period.
- £24,909 contribution towards the provision of primary health care services.

Relevant History:

None

Policies Applied:

Adopted Local Plan:

CP2	Protecting the quality of the rural and built environment
GB2A	Development in the Green Belt
GB7A	Conspicuous Development
H5A	Provision for Affordable Housing
H6A	Site thresholds for Affordable Housing
H7A	Levels of Affordable Housing
H8A	Availability of Affordable Housing in Perpetuity
U3B	Sustainable Drainage Systems
DBE1	Design of New Buildings
DBE4	Design in the Green Belt
DBE6	Car Parking in New Development
DBE9	Loss of Amenity
LL3	Edge of Settlement
LL11	Landscaping Schemes
ST1	Location of Development
ST2	Accessibility of Development
ST4	Road Safety
ST6	Vehicle Parking
I1A	Planning Obligations

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
SP5	Green Belt and District Open Land
SP6	The Natural Environment, Landscape Character and Green Infrastructure
H1	Housing Mix and Accommodation Types
H2	Affordable Housing
T1	Sustainable Transport Choices
DM2	Landscape Character and Ancient Landscapes
DM5	green Infrastructure: design of Development
DM9	High Quality Design
DM10	Housing Design and Quality
DM11	Waste Recycling Facilities on New Development
DM16	Sustainable Drainage Systems

Consultation Carried Out and Summary of Representations Received

Two consultation exercises were carried out on the application since it was significantly revised following the first consultation, primarily to include the Outline component of the proposal.

Number of neighbours consulted: 248 addresses consulted in each consultation.

Site notice posted: Yes. In addition the application was advertised in the local press.

Responses received:

In response to both consultation exercises a total of 266 responses from 127 addresses were received raising OBJECTION to the proposal.

The list of addresses is appended to this report. The responses were primarily to the initial consultation but since the Full Application component of the proposal did not change significantly when the proposal was revised the responses are treated as applying equally to the revised proposal. The responses are almost entirely in the form of an identical letter. The objections raised as a whole are summarised below.

1. The proposal is contrary to Green belt policy, eroding the purpose of the Green Belt.
2. New buildings are inappropriate development in the Green Belt.
3. The use of land as a cemetery is inappropriate development in the Green Belt.
4. The land is part of a strategic Green Belt gap that is essential to prevent the unrestricted sprawl of urban areas.
5. A review of the green Belt in connection with the preparation of the Draft Local Plan concluded the land should not be identified for development due to its importance as part of the Green Belt.
6. The Draft Local Plan demonstrates the Council's housing requirement can be met without releasing this site from the Green Belt.
7. There is no proposal to release the land for development. The Draft Local Plan proposes retaining the land in the Green Belt.
8. Very special circumstances for allowing a development that amounts to luxury flats within the Green Belt are not demonstrated.
9. There is no need to release Green Belt Land for housing. Government advice is unmet housing need is unlikely to outweigh the harm to the Green Belt and constitute very special circumstances justifying inappropriate development on a site within the Green Belt.
10. Assisted living accommodation is already in existence in numerous locations throughout Grange Hill, therefore it obviously not exceptional circumstances and should not be built on Green Belt.
11. The properties are supposed to be for elderly care but are too high as 3 floors is impractical for them to get out in an emergency without a lift.
12. If this application is truly to benefit the locality then its residents should be restricted to those who currently live in Chigwell. That will free up family homes for residents.
13. Since emergency access is not required, the proposed emergency access to Mount Pleasant Road is only required to make way for a further development of luxury houses. There are plans to develop 9 on the access road off Mount Pleasant Road.
14. At a public meeting with Pegasus, we were told that there was going to be another 9 houses or so built on this site by another developer. Why has this not been mentioned in any paperwork, or are they waiting for this to be approved and then they will submit there plan, yet more and more cars?
15. The intensity of development proposed is excessive. In the Parish Councils alternative local plan they say the maximum number of dwellings on this plot should not exceed 70, this development is for 105 + the 9 yet to be applied for making 114.
16. What is the point of the Parish Council putting forward an alternative local plan and then ignoring their own decision.
17. Screening proposed is inadequate to cover multiple 4 storey buildings. These are also

- likely to obscure the views we have across Chigwell towards the church and beyond.
18. There should be no access to the site from Mount Pleasant Road since that will result in an increase in traffic along it that is unsustainable and harmful to the amenities of residents.
 19. Access to the site is insufficient. Mount Pleasant Road is a heavily parked small crescent along which it is difficult for vehicles to pass.
 20. Both companies involved have declared to residents of Mount Pleasant Road that access to the proposed development will not be through Mount Pleasant Road. For this to be meaningful the land needs to be adjusted to contain a covenant in favour of Mount Pleasant residents to be provided for reasonable compensation should this covenant be breached. This should be a condition of planning.
 21. The proposal will generate significant traffic exacerbating congestion on Manor Road that has already been increased by the development at Grange Manor. The application misrepresents the position by stating Manor Road is a quiet road.
 22. Given the number of parking spaces proposed within the development it is clear the developer expects each flat to have at least 1 car. The number of vehicle movements that would be generated by the proposal would add to existing congestion and pollution.
 23. Woodland Road (and Mount Pleasant Road) is currently heavily parked by commuters. The application misrepresents the position at Woodland Road when it states Woodland Road is only 33.9% occupied at any time of the day.
 24. Due to parking along it, Woodland Road is not a suitable access for the development. Indeed, it is not fit to provide access to the existing development due to the amount of car parking along it.
 25. The access proposed via Woodland Road cannot be used until the road is adopted, therefore the application should be refused.
 26. The proposed access road crosses the Central Line Tunnel but the proposal does not demonstrate it is safe to build any form of road over the structure.
 27. The proposal would result in a loss of the countryside and its natural beauty adjacent to existing houses, removing the enjoyment of this from those residents.
 28. This development cannot be allowed to proceed and destroy areas of natural beauty and land that is home to so much wildlife.
 29. Light pollution created from a development of this size is significant at night especially as street lighting is turned off in Chigwell at night.
 30. The proposal would significantly increase the demand for local healthcare services, exacerbating the pressure they are already under.
 31. The proposal will be a massive drain on all utilities and services that are already at breaking point in the area.
 32. I object to the water main coming through a connection to Mount Pleasant Road when the connection could be made via Woodland Road.
 33. Construction activity, including accessing the site by large vehicles, would cause noise and inconvenience.
 34. The development would devalue neighbouring properties.
 35. Should planning permission be granted it would serve as a precedent for permitting similar development elsewhere, particularly in Chigwell.
 36. The applicant has declared they own the land. This does not appear to be true either in terms of the land to be built on or the access they now intend to use. On this basis the application should be rejected.
 37. The Parish Council's draft neighbourhood plan indicated Chigwell Cemetery would be enlarged by 1.5 hectares, however the developer is offering far less in this application.
 38. The contribution to the Chigwell Hoppa Bus has currently no benefit to either the proposed plan or local residents as no bus or route has been agreed. This should not be considered as part of the Planning Application but the company could still make a donation to the council.
 39. Figures for the number of dwellings built over the last ten years in the Grange Hill area compared to the number of dwellings built in the Chigwell Village area far exceeds the Chigwell Village number, WHY? It seems that the Council is allowing NIMBYISM to take

precedence in the Chigwell Area.

40. The developer has secured the support of Chigwell Parish Council by blatant inducement in the form of offering it the transfer of land for Chigwell Cemetery.

NHS ENGLAND: No objection subject to an appropriate contribution to offset the consequence for primary care services in the locality.

LONDON UNDERGROUND: No objection subject to conditions to safeguard the railway.

THAMES WATER: No objection subject to conditions in relation to drainage

CHIGWELL PARISH COUNCIL: While objection was raised to the proposal as submitted, support is expressed for the revised proposal -

“The Council **SUPPORTS** this application because there is a significant requirement for this type of residential accommodation and all the previous concerns have now been addressed by the implementation of appropriate solutions.”

Screening Opinion

The following is Officers screening opinion under Regulation 7(2) of the Town and country Planning (Environmental Impact etc.) Regulations 1999. Such opinions are given where an application that appears to be either a Schedule 1 or Schedule 2 application is submitted that has not been the subject of a prior screening opinion and is not accompanied by an environmental statement for the purposes of the Regulations.

This development is not of a type that falls within Schedule 1 of the Regulations. However, since it amounts to an urban development project on a site that exceeds 0.5 hectares in area it falls within Schedule 2 of the Regulations. Officers therefore have to decide whether an environmental statement is required. Schedule 3 of the Regulations sets out criteria for carrying out that assessment. Having applied the criteria Officers conclude an environmental statement for the purposes of the Regulations is not required for this application.

Notwithstanding that conclusion, Members are advised the Applicant included comprehensive information with the application that assesses the environmental impact of the proposed development. That has been scrutinised by specialist consultees and conclusions on those matters are set out as appropriate in the issues and considerations section of this report.

Main Issues and Considerations:

The main issues raised by the proposal are:

- Consequence for the Green Belt
- Design and visual impact
- Access, parking and highway safety
- Requirement for affordable housing
- Need for the development
- Whether very special circumstances exist in favour of the development

Other matters include drainage and consequence for habitat.

Consequence for the Green Belt

The application site, together with adjoining land between it and Mount Pleasant Road and land to the north, including Chigwell Cemetery, is entirely in the Green Belt. The recent development to the south is also within the Green Belt.

The application site was assessed as part of a larger site in the call for sites exercise in connection with the production of the Draft Local Plan. The outcome of that exercise was that the site scored highly as part of the Green Belt and that its release for development is not justifiable due to the harm that would be caused to it. Members are advised that the current application site, which is significantly smaller than the site considered in the call for sites exercise, will be assessed separately together with a number of other sites throughout the District. The results of that exercise will not be available until early 2018. In the circumstances the submission is premature since this application must be assessed before that work is completed. Informal discussion with the Applicant's agent about the option of withdrawing this application and resubmitting it later has taken place. The Applicant decided to press on with the application, in part because the outcome of that work is uncertain.

The NPPF does not specify appropriate uses of land within the Green Belt. Rather, it focuses on buildings, the preservation of openness of the Green Belt and ensuring development does not conflict with the purposes of including land within it. The construction of new buildings is inappropriate in the Green Belt. The NPPF sets out exceptions to that in paragraph 89. It also makes clear that inappropriate development is, by definition, harmful and should not be approved except in very special circumstances.

The provision of appropriate facilities for cemeteries is one of the exceptions listed in paragraph 89. That is not to say the cemeteries of themselves are not inappropriate development in the Green Belt. Due to the amount of small scale development, including headstones, other structures for marking graves and associated engineering operations including roadways, together with often formal landscaping, cemeteries are an urbanising use that fails to preserve the openness of the Green Belt. Consequently, the proposed extension to Chigwell Cemetery is inappropriate development.

In relation to the proposed assisted living development, it is clearly inappropriate development in the Green Belt that, by reason of the scale, bulk and height of the proposed buildings, together with associated works, would cause considerable harm to the openness of the Green Belt.

Members are reminded of a recent decision of the Council to grant planning permission for a development at Woodview, Lambourne Road, Chigwell, a short distance from the application site (application reference EPF/2473/16).. In that case the proposed development includes one three storey block containing 25 retirement living apartments. The application was reported to the District Development Management Committee on 5 April 2017 when it was resolved to grant planning permission subject to the completion of a S106 agreement securing contributions towards early years child care provision and the provision of affordable housing. A significant distinction between that proposal and this one is the fact that Woodview is previously developed land, whereas the current application site is undeveloped open land. That decision does not therefore weigh in favour of granting permission in this case.

Taken as a whole, therefore, it is concluded the proposal is for inappropriate development that would be highly damaging to the openness of the Green Belt. Moreover, it amounts to a substantial intrusion of built form into the countryside and therefore conflicts with two of the purposes of including the land within the Green Belt: to check the unrestricted sprawl of large built up areas and to assist in safeguarding the countryside from encroachment.

Such development may only be permitted in very special circumstances. Whether such circumstances have been demonstrated is discussed below.

Design and visual impact

Since the cemetery component of the proposal is in outline form only, the matter of its design and visual impact cannot be fully assessed at this stage of the planning process. Should consent be given for the proposal that would be considered as part of a submission for approval of reserved matters. In general terms, however, the cemetery would be a low lying development that would not clearly be seen from any built up area. It would, of course, appear highly visible from PROW 302_125 since the footpath passes through the western end of the proposed extension to Chigwell Cemetery. However, it is likely a detailed design and layout for the proposal would successfully integrate the footpath therefore its route does not impact on the feasibility of the proposal.

As a built form, the proposed assisted living development would be well designed and laid out. The proposal is a bold modern design that is focused on a central green space with landscaped parking areas towards the edges of the site. The design of the buildings breaks up what could otherwise appear excessively bulky by way of an irregular footprint and steeply pitched gabled roofs with eaves at varying heights. A good mix of indicative materials would also assist in breaking up the bulk of the buildings. The buildings would nonetheless have coherent and relatively simple forms. The result would be a bold design in a landscaped setting that would relate well in scale and form to the recent development to the south, the built form most closely associated with it in terms of distance and land level.

The development would appear prominent from the north elevations of buildings to the south, however, given a minimum 30m separation distance that would not cause excessive harm to the visual amenities of the occupants of those buildings. Furthermore, no excessive loss of privacy would arise.

The proposal would contrast with the older housing at Mount Pleasant Road. That contrast is appropriate given the distance separating the older housing from the nearest buildings, Blocks A and C, and the drop in levels from Mount Pleasant Road to the buildings, some 6m. The drop in levels is such that the lower third of the buildings would not be seen from ground level at Mount Pleasant Road. No excessive harm would be caused to the visual amenities of houses in Mount Pleasant Road and no loss of privacy would arise.

Visually, the proposed access road linking Mount Pleasant Road to the site would direct the eye to the western entrance to the main reception area and communal facilities of the development as one descends from Mount Pleasant Road to Blocks A and C. The access road would be the natural primary route into the site and in urban design terms is preferable to the proposed primary route off Woodland Road. However, the fact it is not does not make the proposal unacceptable in design terms.

The development would be apparent in long views from the east but the degree of impact is limited. Existing trees would substantially screen views of it from Froghall Lane and particularly from Chigwell Cemetery.

In conclusion, the proposal is acceptable in design terms and would appear as a high quality development. The main visual impact would be on outlook from buildings to the south and their associated gardens/parking areas on the north side of those buildings. The impact on outlook would be very significant, most severe to the east where Block E would be sited 30m from the rear elevations of the buildings. However, the degree of harm would not amount to excessive harm to amenity.

Clearly, the proposal would cause harm by way of seriously reducing the openness of the site, amounting to an encroachment of the urban area into the countryside. That matter has been considered above in terms of consequence for the Green Belt.

Access, parking and highway safety

The extension to Chigwell Cemetery would be accessed from within Chigwell Cemetery. The Cemetery is accessed off manor road by Froghall Lane, a private road that for most of its length is not wide enough for two cars to pass each other. The proposed cemetery extension would add approximately 80 years additional capacity to Chigwell Cemetery. In the meantime, the existing cemetery has capacity for approximately 25 years of burials before the extension is required. In the very long term that may well result in a need to resolve potential conflict in vehicle movements along Froghall Lane. In the short, medium and long term however, the proposal would not be likely to generate significant conflict. Since such conflict may arise in the very long term, and may not arise at all, it is unnecessary to deal with that matter now.

The access to the proposed assisted living development from Mount Pleasant Road would only be used for utilities and emergency services. A locked access gate at the Mount Pleasant Road junction is proposed to ensure that. That underscores the proposal to access the site from Woodland Road only.

Presently Woodland Road has no parking restrictions and is heavily parked to the extent that vehicle movements along it can often be restricted when two cars attempt to pass each other. That situation is unsatisfactory and to resolve it Essex County Council are in the process of introducing parking restrictions along the length of Woodland Road. That process is at an advanced stage and an update will be provided verbally to Members. In the circumstances it is highly likely parking restrictions will be introduced along Woodland Road some years advance of the proposed development being completed, should planning permission be granted. Consequently, the present restricted movement of vehicles along Woodland Road is very unlikely to impact on access to the proposed assisted living development.

Essex County Council, as Highway Authority, has given consideration to the consequences of the proposed access arrangements and likely traffic levels the development would generate. It advises that from a highway and transportation perspective the impact of the proposal is acceptable to the Highway Authority subject to the imposition of a number of conditions in the interests of highway safety and efficiency and to promote sustainable transport. The detailed advice of the Highway Authority is reproduced below:

The Highway Authority has considered the above planning application, visited the site and thoroughly assessed the submitted transport information and has concluded that the proposal is not contrary to current National/Local policy and safety criteria.

The applicant has submitted a robust Transport Assessment for the proposal and has demonstrated that the impact on the Woodland Rd/Manor Rd junction will be negligible. This is mainly because the future occupiers are highly unlikely to travel during the network peak hours. The parking is considered to be more than sufficient for the development given the location and the good access to other modes of sustainable travel available.

Consequently the Highway Authority is satisfied that the development will not be detrimental to highway safety, capacity or efficiency within Chigwell or on the wider highway network.

In relation to parking, the submitted site layout plan shows 113 parking spaces would be provided to serve the development, which would take the form of 105 serviced apartments, 94 of which would be two-bedroom dwellings. The submitted application forms state 132 parking spaces would be provided, but since only 113 are shown on the site layout plan it is concluded there is an error in the form. The proposal is therefore assessed on the basis of providing 113 parking spaces for residents, visitors and staff. The submitted forms state the number of staff who would be employed in the development is unknown.

The Applicant emphasises the proposal is aimed at elderly people and states a planning condition restricting occupation to people aged 60. However, the Applicant also says, no restriction is proposed on occupation by younger partners of residents. That could be refined in a S106 agreement should Members wish to grant planning permission. This is relevant since there is evidence to show car ownership reduces amongst elderly people. While that is recognised in the adopted parking standards, they do not specify a parking standard for uses such as that proposed. They are a form of interim residential development between a dwellinghouse and a care home which is not covered by the standards. However, the level of parking proposed is consistent if not higher than that provided at other similar developments approved elsewhere in the District.

Evidence submitted in support of the planning application demonstrates, on the basis of car ownership rates for over 65's, is the total expected number of cars owned by residents of the proposed development is 101. That theoretically allows for 12 spaces for staff and visitors. Similar developments by other providers have had a lower level of parking provision. In this case, the application site is very close to an Underground station and arguably more accessible therefore there is a reasonable prospect that the development would have a lower level of car ownership than anticipated. In any event, there is space within the proposed site layout to provide additional parking spaces without losing its landscaped appearance should they be required.

Requirement for affordable housing

Adopted planning policy seeks the provision of at least 40% of the total number of dwellings in new residential development to be affordable in order to meet a shortfall in the provision of affordable housing in the District. Where it is not appropriate to provide affordable housing on the development site a contribution towards off site provision is an acceptable alternative. The level of contribution would be determined by an assessment of the viability of the development and the amount of subsidy required for a social housing provider to provide 40% of the number of proposed units as affordable homes.

In this case, notwithstanding that the internal arrangement of the proposed buildings is for apartments, the development would be managed as a whole. That has two consequences. First, it would be impractical to provide 40% of the units as general affordable housing, and; second, the Applicant maintains the proposed development is a residential institution within Use Class C2 and consequently not a form of development from which planning policy seeks affordable housing. In support of the second point the Applicant has provided Counsel's opinion, dated 1 August 2014, on the nature of the type of development proposed. The advice is the use is not within Use Class C3, dwellinghouses. However, it is ambivalent on whether the use falls within Use Class C2 or is in a class of its own, a 'sui-generis' use.

While Officers agree on the first point, they are not convinced the use proposed falls within Use Class C2. To settle this, Counsel's opinion was sought in relation to this specific proposal. The advice given is that while the proposal does not fall within Use Class C3, it is neither a use within Use Class C2 nor a mixed use comprising of Use Classes C2 and C3 on the basis that none of the apartments would be a Class C3 dwellinghouse. Counsel's advice is the specific proposal before Members is a 'sui-generis' use.

Officers also sought advice from Counsel on whether planning policy allowed for securing a contribution towards affordable housing in connection with this specific proposal. The advice given is that under current policy the apartments could be treated as "housing" and "dwellings" and the application could be treated as one for "residential use" as referred to in the policies. Counsel pointed out the adopted policies do not refer to the C3 use class nor do they tie contributions to only C3 dwellinghouses. Furthermore, the adopted policies appear to generally conform to advice in NPPF. Accordingly, there is a reasonable basis for seeking a contribution towards affordable housing in connection with the development proposed.

The Applicant's firmly maintain their position that the proposed use falls within Use Class C2 and therefore no policy basis for securing any contribution for affordable housing exists. They have nonetheless submitted a viability study on a without prejudice basis to demonstrate what an appropriate contribution for affordable housing could be. That report, dated 13 February 2017 by GL Hearne, concluded:

Based upon the findings herein the proposed scheme contained within the application produces a Residual Land Value below what is considered an appropriate Benchmark Land Value for this type of development whilst adopting an appropriate developer's return in accordance with published guidance on the financial viability in planning process.

Any requirement for further planning benefits may make the scheme undeliverable at the current time.

That was based on an assumption of a Hopper bus contribution of £52,500 and the provision of approximately 0.34 hectares (0.84 acres) to the Parish Council for the extension of Chigwell Cemetery. Subsequently, as reported above, the developer has increased the level of contribution to £105,000 and the area of land transferred to 0.45 hectares as well as agreeing to make a £24,909 contribution towards the provision of primary health care services and offering a £488,526 contribution towards the provision of affordable housing for older people only.

In order to properly advise planning officers on the matter of an appropriate contribution for affordable housing the Director of Communities put the GL Hearne viability assessment to the Council's viability consultant, Kift Consulting Limited (KCL), for validation. Following their analysis KCL concluded the approach take by GL Hearne was deeply flawed and therefore KCL would not confirm the validity of the viability assessment.

A critical point in the GL Hearne viability assessment is an assumption of what amounts to a residential land value for the application site. KCL is aware the site is undeveloped land in the Green Belt. It is also aware the assessment of the land in connection with the preparation of the Draft Local Plan found the site was not suitable for release from the Green Belt, which is reflected in the Plan finally consulted on. Consequently, there is no evidence to support a residential existing use value for the land. A more realistic existing use value would be on the basis of use for grazing in connection with agriculture.

In addition to the disagreement on existing use value, KCL took issue with a number of other assumptions. KCL reported its findings to the Director of Communities, who advises planning officers as follows:

"KCL has concluded that, based on the submitted information, the national guidance that supports the approach to financial viability and assumptions KCL has made, KCL is of the opinion that the scheme, as submitted, would generate a sufficient surplus to enable the applicant to make a financial contribution of £8,755,981 in lieu of the provision of on-site affordable housing and the proposed development would still remain viable. KCL have assessed this level of the financial contribution on the basis that it should reflect the subsidy that the developer would have to provide, if the affordable housing were to be provided on-site. KCL have concluded that the scheme can provide 39% of the dwellings as affordable housing, which is slightly below the Council's requirement for the provision of 40% affordable housing.

Therefore, in view of the large surplus that has been identified by KCL and because the applicant is not proposing to make any provision for affordable housing either through a financial contribution or on site, it is my recommendation that planning permission for the submitted scheme be refused on the grounds of an insufficient affordable housing contribution, when it is considered by the Council that it would be viable to do so.

However, if the applicant were to amend the application to provide a financial contribution of £8,755,981, I would be able to recommend the application from an affordable housing point of view.”

That advice, together with KCL's report, was provided to the Applicant. Following further consideration of their position the without prejudice offer of a £488,526 contribution towards the provision of affordable housing was made. The Applicant has also stated they are only content to make that contribution if it were spent on affordable housing for older people rather than put towards meeting the general need for affordable housing. The latter point is also unacceptable to Officers. Given the degree of difference between Officers and the Applicant on the appropriate level of contribution for affordable housing, Officers did not approach the Applicant to discuss whether the contribution offered should be restricted to spending on older people.

The positions of Officers and the Applicant on the matters of the principle of making a contribution towards affordable housing, the appropriate level of contribution and whether that contribution should be restricted to meeting the need in respect of older people only are poles apart. Having regard to the professional advice provided to the Council by Counsel and KCL, and to the advice of the Director of Communities, it is concluded the proposal fails to comply with adopted planning policy in relation to the provision of affordable housing. Such policy is consistent with the NPPF, and Members are advised the relevant policy of the Draft Local Plan is consistent with adopted policy therefore it is unlikely policy will shift significantly on this matter through the continuing progress of the Local Plan.

The only possible change could be if, following a further assessment of the site as part of the extended call for sites exercise, the Draft Local Plan is revised to identify the site as one for residential development. The implications of that for existing use value of the site would have to be assessed at that time. Whether that situation arises or not will not be known until early 2018. Since this application is put forward for decision now, the decision must be made on the basis of what is presently known and the evidence for that.

The Council Council's recent decision to grant planning permission for a development at Woodview, Lambourne Road, Chigwell, (application reference EPF/2473/16) that includes 25 assisted living apartments is also relevant to the matter of affordable housing. In that case, following validation of a viability appraisal, the developer has offered to make a financial contribution of £443,855 towards off-site provision of affordable housing. The Council resolved to grant permission subject to a S106 agreement that secured that contribution in addition to a contribution for early years child care provision. The S106 agreement has not been concluded at the time of writing this report. Officers approach towards the matter of affordable housing provision in this case is consistent with the approach taken in relation to the proposed development at Woodview.

Need for the development

The application includes evidence of need for the expansion of Chigwell Cemetery. That evidence is for need in the long term and Officers agree with that. Officers consider it far preferable to expand the existing cemetery rather than create a new one to meet that need. Since that need could only be met on land adjacent to Chigwell Cemetery the long term need for the expansion of the cemetery as proposed is accepted and could be planned for. The Local Plan process offers a way of securing land for that need. While the current Draft Plan does not identify land for the expansion of cemeteries, since the long term need for expansion is accepted there is no obvious reason why, following the extended call for sites exercise, land could not be identified in the Draft Plan.

In relation to the need for a wide range of specialist housing for the elderly, this was accepted by Officers in the Woodview application and there is no evidence to support any change in that

position. The Applicant has submitted evidence of the need and Officers do not disagree there is a need and that the need within Epping Forest District is somewhat higher than elsewhere. Census data supports that view.

The applicant's go further, however, in stating that in order to meet that need it is necessary to release Green Belt land. That situation is no different to that for general housing need. Indeed, it is appropriate to understand the need for specialist housing for the elderly as a component of general housing need. That is the approach taken in preparation of the Draft Local Plan.

The Applicant maintains failure to meet this need will have very significant impacts on the residents of Chigwell in need of care, forcing them to remain in unsuitable accommodation. The Applicant further maintains this will have a range of negative social and economic impacts, including reducing the quality of life and health of those in need.

Perhaps the difference between the general need and the specialist need is the size of site required to provide a viable development that meets the specialist need, a point drawn out by the Applicant who has carried out a search for sites suitable for the proposed development. The Applicant's site search was carried out on the basis that a site should meet need within Chigwell, Buckhurst Hill and Loughton since the catchment area was confined to those parishes. The search concluded the application site was only viable site having regard to planning constraints and availability. Four potential sites of suitable size for providing specialist housing for the elderly, which are identified as potential housing sites in the Draft Local Plan, were dismissed on the basis that there is uncertainty the site would be carried forward into the final plan.

The Applicant's approach and conclusion appears to discount both the consequence and robustness of the Council's Local Plan process. The Council's approach to meeting the need is to aggregate it with all housing need and then identify sites of varying size, including large sites where it would be viable to meet the specialist need. The sites identified within the Draft Local Plan are demonstrably sufficient to meet the Council's full range of objectively assessed housing need within the strategic housing market. Moreover, the Council will consider the application site separate from the area of a larger originally assessed site as part of its extended call for sites exercise, due to report in early 2018. On that basis it is concluded:

- Evidence demonstrates the identified need could be met elsewhere within the local Plan period.
- The proposal is premature, in advance of the outcome of the extended call for sites exercise through which the case for releasing the site for residential development will be objectively assessed.

Whether very special circumstances exist in favour of the development

Inappropriate development in the Green Belt may only be approved where it is demonstrated material planning considerations outweigh the harm caused by the development and that those considerations are very special. The question of whether material considerations in favour of development are very special therefore only need be assessed following a conclusion that they outweigh the identified harm. Simply outweighing the identified harm is not equivalent to amounting to very special circumstances.

Do material planning considerations outweigh the harm caused by the development?

The harm the proposed development would cause is considerable. Harm would be caused to the Green Belt by way of the development as a whole being inappropriate, causing a severe reduction in openness and by conflicting with the purposes of including the land in the Green Belt. Moreover, the proposal fails to make adequate provision for affordable housing.

Weighed against the identified harm are the benefits of the proposal in meeting the long term need for expansion of Chigwell Cemetery and the need for specialist housing for the elderly.

In relation to the cemetery point the need for cemetery expansion in Chigwell is a long term need, beyond the life of the Local Plan currently being progressed. There is the possibility that the expansion could be secured through the Local Plan process and the extended call for sites exercise may deliver this. Even if it does not, the land adjacent to Chigwell Cemetery would be safeguarded from development by way of Green belt policy and therefore can reasonably be expected to be available. It is therefore concluded the provision for expansion of the cemetery in the application does not outweigh the harm that would be caused by the proposal as a whole.

In relation to the need for specialist housing for the elderly, there are demonstrably adequate sites to meet that need identified in the Draft Local plan. Moreover, it is not accepted that the need generated by Chigwell, Buckhurst Hill and Loughton need only be met in those parishes even if it may be preferable to do so. It is also not accepted that the development proposed should be restricted to occupation by people last resident within those parishes, since that would be unreasonable. Consequently, the degree to which the local need would be met by the development is unclear. Indeed, ability to afford the purchase price for residing in the proposed development is likely to be a very significant factor in determining occupation and that ability extends to people who live outside of the three parishes.

Furthermore, the suitability of the application site for residential development will be assessed as part of the extended call for sites exercise, due to report in early 2018. Giving a planning permission now would prejudge that assessment, undermining the Local Plan process.

It is therefore concluded the benefit of providing specialist housing for the elderly does not outweigh the harm that would be caused by the proposal as a whole.

The cumulative benefit of both providing land for Chigwell Cemetery expansion and specialist housing for the elderly is also insufficient to overcome the very considerable harm the proposed development would cause to the Green Belt. Given the additional harm of failing to make adequate provision for affordable housing, it is clear the harm caused considerably outweighs the benefits of the proposal.

The Applicant's have also offered to make a £105,000 contribution towards the running costs of the Chigwell Hoppa Bus scheme over a 10 year period and £24,909 contribution towards the provision of primary health care services. The former has no planning policy basis and, while it is a good thing, it does not address a need alone or cumulatively that outweighs the harm the development would cause. The latter is required to off-set a specific consequence of the proposal and no more.

Since the material considerations in favour of the development do not outweigh the harm it would cause there is no need to assess whether those considerations amount to very special circumstances. Given that conclusion they cannot possibly amount to very special circumstances.

Other matters

The proposal would offset the consequence for local healthcare provision by way of an appropriate contribution towards the provision of primary health care services.

The Council's Land Drainage Team consider the proposal acceptable, supported by a good FRA. Although the Lead Flood Authority has outstanding issues with the development, they are not insurmountable.

There would be adequate provision for the storage and collection of waste.

There is no known archaeology on the proposed development site, or in the immediate vicinity.

In relation to biodiversity, Countrycare advises the proposal is acceptable subject to an appropriate condition.

Matters raised by local residents are largely addressed above. The matter of consequence for property values is not a material planning consideration.

Conclusion:

The proposal would cause considerable harm to the Green Belt by way of the development as a whole being inappropriate, causing a severe reduction in openness and by conflicting with the purposes of including the land in the Green Belt. Moreover, the proposal fails to make adequate provision for affordable housing. The benefit of the proposal in providing land for Chigwell Cemetery expansion and specialist housing for the elderly are insufficient to overcome the harm the proposed development would cause to the Green Belt. Given the additional harm of failing to make adequate provision for affordable housing, the harm that would be caused by the proposal considerably outweighs its benefits. Accordingly, the application does not demonstrate very special circumstances in favour of granting planning permission. It is therefore recommended that planning permission be refused.

As stated in the body of this report, the application site will be considered in the extended call for sites exercise, reporting in early 2018. A decision to grant planning permission now would undermine that process, which is part of the further preparation of the Local Plan. To that extent the proposal is also premature.

Should Members disagree with Officers recommendation to refuse planning permission and decide to grant planning permission it will be necessary to refer the application to the Council's District Development Management Committee. That is due to the degree of conflict with adopted planning policy in relation to the Green Belt and the provision for affordable housing and the consequences for the Local Plan process.

Should the District Development Management Committee decide to grant planning permission the application will then have to be referred to the National Planning Casework Unit under the Town and Country Planning (Consultation) (England) (Direction) 2009 since the proposal is a departure from the Green Belt policies of the Local Plan.

Way Forward:

In the event of planning permission being refused, the Applicant is advised to engage further with the Local Plan process and take a view on how to proceed following the conclusion of the Councils extended call for sites exercise.

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: Stephan Solon
Direct Line Telephone Number: 01992 564018***

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

List of addresses of residents objecting:

1 Great Oaks, Chigwell
1 Hawthorn Way, Chigwell
1 Mount Pleasant Road, Chigwell
1 Oak Lodge Avenue
1 Willow Road
10 Grange Crescent
10 Maple Drive
10 Mount Pleasant Road
10 Woodland Road
11 Ash Road
11 Grange Crescent
11 Great Oaks
11 Maple Drive
11 Mount Pleasant Road
12 Great Oaks
12 Mount Pleasant Road
13 High Elms
14 High Elms
14 Mount Pleasant Road
15 High Elms
15 Mount Pleasant Road
15 Oak Lodge Avenue
16 Mount Pleasant Road
17 Ash Road
17 Daleside Gardens
17 Mount Pleasant Road
18 Oak Lodge Avenue
19 Ash Road
1a Mount Pleasant Road
2 Ash Road
2 Forest Housefields
2 Great Oaks
2 Hawthorn Way
2 High Elms
2 Mount Pleasant Road
2 Warren Court
20 Meadow Way
20 Mount Pleasant Road
205 Manor Road
21 Warren Court
22 Mount Pleasant Road
22 Warren Court
23 Mount Pleasant Road
23 Mount Pleasant Road
25 Mount Pleasant Road
26 Mount Pleasant Road
27 Ash Road
27 Mount Pleasant Road
28 Mount Pleasant Road
29 Mount Pleasant Road
3 Great Oaks
3 Hawthorn Way
3 Maple Drive

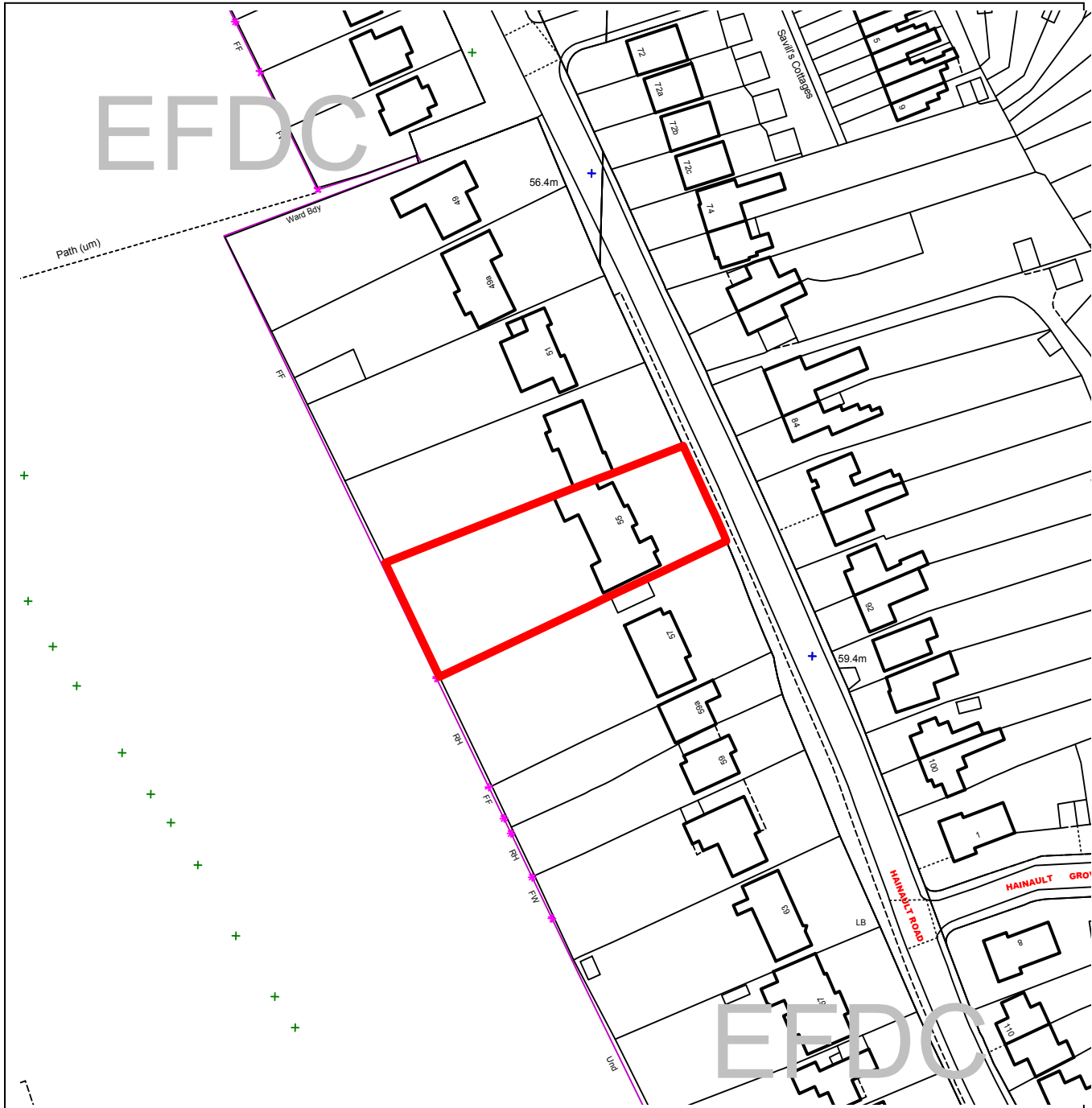
3 Mount Pleasant Road
3 Willow Road
31 Mount Pleasant Rd
32 Mount Pleasant Road
33 Mount Pleasant Road
34 Mount Pleasant Road
36 Grange Crescent
37 Mount Pleasant Road
38 Grange Crescent
4 Great Oaks
4 Hawthorn Way
4 High Elms
4 Mount Pleasant Road
40 Mount Pleasant Road
42 Mount Pleasant Road
43 Mount Pleasant Road
44 Mount Pleasant Road
45 Mount Pleasant Road
46 Mount Pleasant Road
47 Mount Pleasant Road
48 Hycliffe Gardens
49 Mount Pleasant Road
5 Ash Road
5 High Elms
5 Maple Drive
5 Mount Pleasant Road
50 Mount Pleasant Road
52 Mount Pleasant Road
53 Mount Pleasant Road
53 Oak Lodge Avenue
54 Grange Crescent
54 Mount Pleasant Road
55 Mount Pleasant Road
56 Mount Pleasant Road
56A Grange Crescent
57 Grange Crescent
57 Oak Lodge Avenue
58 Grange Crescent
59 Mount Pleasant Road
6 Hawthorn Way
6 High Elms
6 Mount Pleasant Road
60 Mount Pleasant Road
62 Mount Pleasant Road
63 Grange Crescent
64 Mount Pleasant Road
65 Mount Pleasant Road
66 Grange Crescent
67 Mount Pleasant Road
68 Grange Crescent
69 Grange Crescent
7 Great Oaks
7 Hawthorn Way
7 High Elms
7 Maple Drive

7 Mount Pleasant Road
7 Oak Lodge Avenue
71 Mount Pleasant Rd
73 Grange Crescent
75 Grange Crescent
77 Grange Crescent
79 Mount Pleasant Road
8 Ash Road
8 Great Oaks
8 Hawthorn Way
8 Mount Pleasant Road
8 Oak Lodge Avenue
81 Mount Pleasant Road
84 Grange Crescent
9 Grange Crescent
9 Great Oaks
9 Mount Pleasant Road
9 Warren Court
9 Woodland Road



Epping Forest District Council

Agenda Item Number 3



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Application Number:	EPF/0877/17
Site Name:	55 Hainault Road, Chigwell, IG7 5DH
Scale of Plot:	1/1250

Report Item No: 3

APPLICATION No:	EPF/0877/17
SITE ADDRESS:	55 Hainault Road Chigwell Essex IG7 5DH
PARISH:	Chigwell
WARD:	Chigwell Village Grange Hill
APPLICANT:	Mr A Taheam
DESCRIPTION OF PROPOSAL:	Front garden boundary walls and gates and new paving.
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=593136

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 The vehicular access shall be constructed with an appropriate dropped kerb vehicular crossing of a maximum width of 4.5 metres. The width of the access at its junction with the highway shall not be less than 3 metres and shall be provided of the footway.
- 4 Prior to first use of the new access any redundant dropped kerbs shall be fully reinstated including the footway as necessary.
- 5 All construction/demolition works and ancillary operations, including vehicle movement on site which are audible at the boundary of noise sensitive premises, shall only take place between the hours of 07.30 to 18.30 Monday to Friday and 08.00 to 13.00 hours on Saturday, and at no time during Sundays and Public/Bank Holidays unless otherwise agreed in writing by the Local Planning Authority.

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

Description of Site:

55 Hainault Road is a two storey detached dwelling located in Chigwell, the building is not listed, is not within a conservation area and is not situated within the Green Belt.

Description of Proposal:

Front garden boundary walls and gates and new paving. It is also proposed to adjust the position of one vehicular crossover.

Relevant Site History:

EPF/0394/14 – Front boundary wall, gates and railings (11/04/2014) – Grant Permission

EPF/1615/10 – Front boundary wall, gates and railings (01/10/2010) – Grant Permission (With Conditions)

Policies Applied:

Adopted Local Plan:

CP2 – Protecting the quality of the Rural and Built Environment

DBE9 – Loss of Amenity

DBE10 – Design of Residential Extensions

ST4 – Highway Safety

National Planning Policy Framework

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

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 Representation:

No. of neighbours consulted – 5

53 HAINAULT ROAD: Strong Objection – concern regarding incorrect information regarding an existing conifer hedge along the boundary at 53 Hainault Road and inadequate information regarding the proposed foundations for the proposed side wall along the boundary of 55 Hainault Road.

CHIGWELL PARISH COUNCIL – The council OBJECTS to this application because the overall height is deemed excessive and the absence of confirmation that the proposal would allow for adequate parking facilities is unacceptable.

Main Issues and Considerations:

There have been two previous applications of a similar nature on the site, which have been granted permission in 2010 and 2014 respectively.

The main issues to consider for this application are as follows:

Design
Impact on Living Conditions
Highway Safety and Parking

Design

The proposed walls would be constructed from brick with metal railings. The front boundary wall would be a maximum 2.0 metres high at the front with electronically operated sliding gates. The proposed side boundary walls would have a change in height from 1.5 metres to 1.8 metres. The maximum height of the brickwork to the side walls would be 1 metre, with 0.5 – 0.8 metres of metal railings fitted on top of the brick wall.

Chigwell Parish Council objected to the application, stating that the overall height is deemed excessive. However, it is worth mentioning that there are similar front boundary walls found along Hainault Road, with 51 Hainault Road and 61 Hainault Road notable examples. The proposed side walls have been redesigned so as to be more sympathetic to neighbouring properties, with revised plans submitted reducing the height of the side walls and lessening the visual impact to neighbouring properties.

Overall, the design of the proposal is considered to complement the setting of the house and respect the character and appearance of the locality.

Impact on Living Conditions

53 Hainault Road objected strongly to the application, with concern regarding the lack of information in relation to an existing conifer hedge situated along the boundary with 55 Hainault Road. While one of the side walls would be located close to the existing conifers, it is proposed that the side wall would be constructed with pad and beam foundations, with the foundation not exceeding more than 0.5 metres so as not to damage the existing trees. After consulting Council's Trees and Landscaping Team, it is considered these foundations are acceptable. Since the proposal can be carried out without causing significant harm to the neighbour's conifer hedge, the proposal would safeguard the living conditions of no. 53 Hainault Road.

In relation to no. 57 Hainault Road, that property is on slightly higher ground and in common with the application site, has a wide frontage. That relationship somewhat lessens the impact of any boundary treatment on the boundary with no. 55. More significantly, the redesign of the side boundary walls to achieve a more open appearance by reducing the height of the brick component ensures the wall will not appear excessively overbearing or create an inappropriate sense of enclosure when seen from no. 57 Hainault Road. Accordingly, the proposal would safeguard the living conditions of no. 57 Hainault Road.

Highway Safety and Parking

Chigwell Parish Council also objected to inadequate parking shown within the proposal. The revised plans show that 4 no. parking spaces will be provided, thus resolving this particular concern.

Since the gates would be set back from the carriageway an appropriate distance the proposal would allow for their operation without causing obstruction to vehicular traffic. That is in the interests of safety as well as the free flow of traffic. Due to the alterations to the existing vehicular access caused by this proposal, Essex Highways Department have requested that the conditions dealing with the dimensions of the altered vehicular crossovers and reinstatement of footway are included in any planning permission given.

As these conditions relate to highway safety, it is considered that these conditions are relevant and necessary to the proposal.

Conclusion

As the design of the proposal is favourable and living conditions of neighbours together with the interests of highway safety are secured 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 564462***

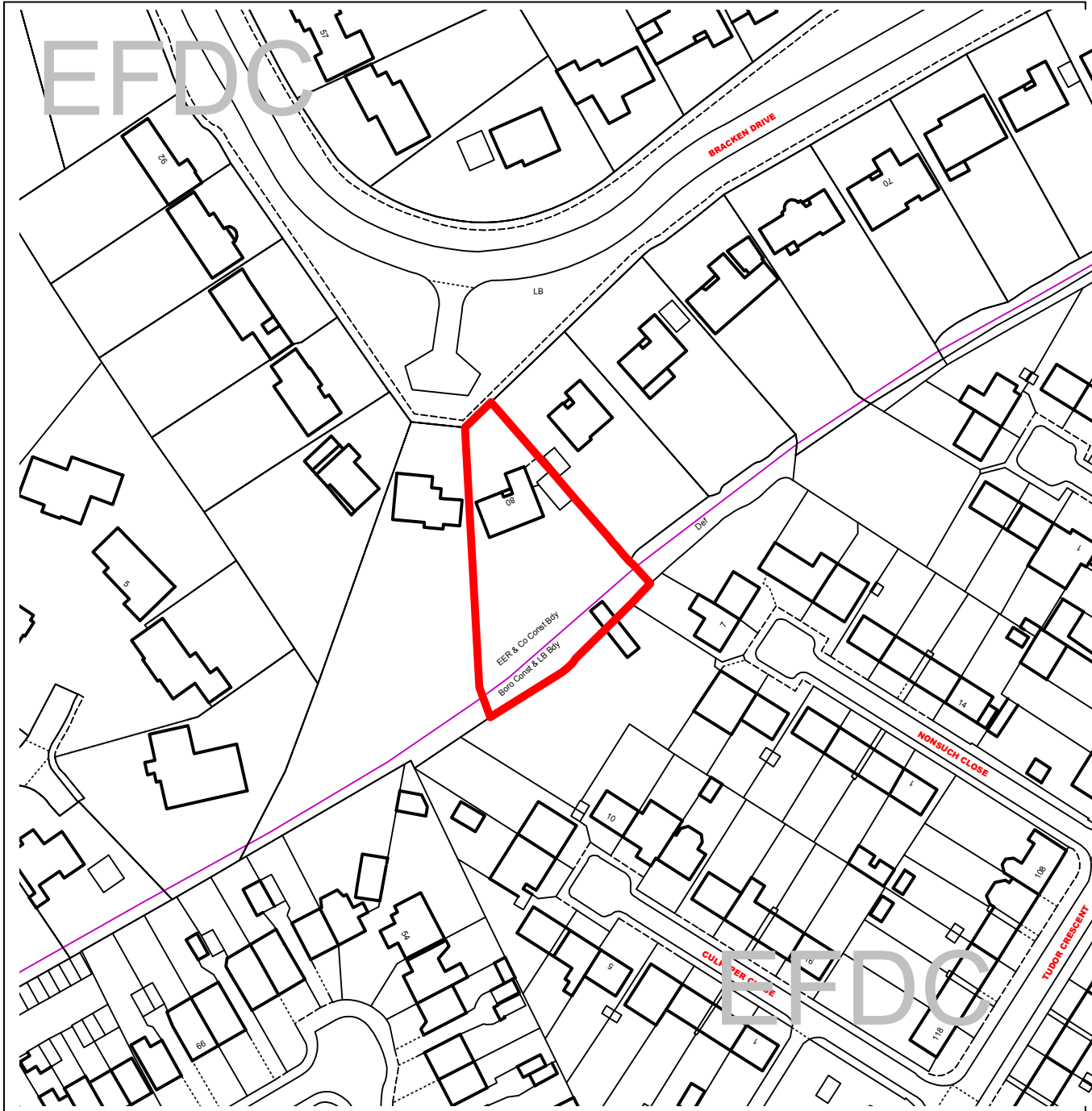
or if no direct contact can be made please email: contactplanning@eppingforestdc.gov.uk

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Epping Forest District Council

Agenda Item Number 4



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Application Number:	EPF/1011/17
Site Name:	80 Bracken Drive, Chigwell, IG7 5RD
Scale of Plot:	1/1250

Report Item No: 4

APPLICATION No:	EPF/1011/17
SITE ADDRESS:	80 Bracken Drive Chigwell Essex IG7 5RD
PARISH:	Chigwell
WARD:	Grange Hill
APPLICANT:	Mr SURINDER SOHANPAL
DESCRIPTION OF PROPOSAL:	Change bungalow to house; with extended built form to rear and first floor balcony.
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=593596

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 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.
- 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 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.

- 6 Prior to first occupation of the development hereby approved, the proposed window opening(s) in the flank elevation(s) 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.

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

Description of Site:

The application site is a single storey bungalow located on the eastern side of Bracken Drive within the built up enclave of Grange Hill in Chigwell. The site is not within a Conservation Area nor is it a Listed building. The site is not within the Metropolitan Green Belt.

Description of Proposal:

The application seeks consent to change the existing bungalow into a proposed three storey detached dwellinghouse with extended built form to rear and first floor rear balcony.

Note: Amended Plans have been received showing a reduction in the width of the proposed development at first floor level and above on to the part of the western flank of the application dwelling which is adjacent to number 78 Bracken Drive (single storey bungalow).

Relevant History:

None

Policies Applied:

Epping Forest District Local Plan and Alterations

CP2 – Quality of Rural and Built Environment

DBE9 – Impact on Amenity

DBE10 – Extensions to Dwellings

GB2A – Development in the Green Belt

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 Consultation document (2016):

DM9 High quality design

DM10 Housing design and quality

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

Summary of Representations:

CHIGWELL PARISH COUNCIL: The Committee OBJECTED to this application because of the excessive height in relation to the neighbouring properties. The proposed structure is disproportionately bulky and too high and being an overdevelopment of the site.

7 Neighbours consulted:

78 BRACKEN DRIVE: Objection – material impact in terms of being oversized, overshadowing from development and loss of light.

Issues and Considerations:

The main issues with this application relate to design and impact on amenity.

Design

The design of the application dwelling would be altered significantly under the proposal. Bracken Drive is a street which predominantly consists of detached dwellings which vary in size and scale. Most of the dwellings on this street are two to three storey detached dwellings which have been significantly altered and extended over the years. As such, there is no real uniformity in the character and appearance of properties on this street. The proposed development would be built from materials which would match the appearance of the application dwelling.

In terms of the context of neighbouring sites, Number 82 Bracken Drive which is to the east of the application site is a two storey detached dwelling. Number 78 Bracken Drive which is to the west of the application site, is a single storey bungalow which has been granted planning approval under LPA reference EPF/1233/16 for ground floor extensions and conversion/extension of roof space to form new accommodation to the property. This permission would result in this neighbouring dwelling becoming a two storey detached dwelling. This permission has yet to be implemented. Whilst this adjoining neighboring dwelling to the west, No.78 is single storey and is sited at a lower land level to the application dwelling, the proposed development would not appear disproportionately bulky, incongruous or particularly visually obtrusive when viewed from the general street scene. This is due to the similar building height and bulk of neighbouring 82 to the

east and due to the considerable distance and spacing from the shared boundary at first floor and second floor level with no.78 to the west.

It should be noted that whilst three floors of accommodation are proposed the upper floor is provided entirely within the roof and the building is conventional two storey height.

Amenity impact

Notwithstanding the proposed bulk and massing of the development, there would be no excessive impact on neighbouring amenity. This is for a variety of reasons. Firstly, there would be limited loss of light to number 82 due to the relatively little height difference of this neighbouring property and the proposal at number 80. Moreover, due to the limited projection in depth at the application dwelling compared with this neighbouring property, there would be limited to no loss of light at number 82 Bracken Drive. The similar land levels between the application site and number 82 ensure that the development does not appear overbearing when viewed from the habitable room windows of this neighbouring property. There would be limited loss of sunlight to neighbouring 78 due to the height and considerable spacing and distance of the development at all levels. There would be more spacing between the common boundary with this adjoining dwelling compared to the existing situation. Moreover, the positioning of these three adjoining dwellings (number 78, 80 and 82) and the orientation of the sun suggests that these dwellings receive more sunlight during the mornings and less during the evenings. As such, the proposed development would not significantly lead to a significant loss of light received by neighbouring dwellings compared to the existing situation.

The considerable distance at first and second floor as well as the spacing at ground floor would mitigate any overbearing impact of the proposal on the neighbouring amenity of number 78 Bracken Drive in terms of loss of light, outlook or appear overbearing when viewed from their habitable room windows (particularly their bedroom windows). Due to the lack of sunlight during the evenings, the difference in land levels and proposed height of the development in comparison to number 78, the development would result in some level of overshadowing but this would not be excessive due to scale of the proposal and due to the proposed spacing at all levels. In anycase, it would be difficult to assess the exact levels of overshadowing without a detailed assessment which would be considered onerous for this type of development. It is noted that planning inspectorate decisions are rarely dismissed on overshadowing reasons alone in order to justify refusal of planning permission.

Glazing to the flank walls of the application dwellinghouse would be obscure glazed to restrict any actual and perceived overlooking. To the rear, there would be no overall increase in overlooking compared with the existing situation. The rear balcony would not project forward of the rear elevation of the application dwelling which further mitigates any overlooking concerns. The application site dwelling has a splayed boundary and the application dwelling is positioned at angle which is considerably away from No.78 to the west, therefore appearing significantly less crude and overbearing when viewed from their habitable rooms and garden area. The application dwelling is set back from number 78 to the west but level with 82 to the east. As such, due to the siting of the application dwelling and the siting of neighbouring dwellings, there would be no overlooking into the rear garden area or habitable rooms of 78 Bracken Drive and 82 Bracken Drive.

Due to the considerable and significant distance between the application dwelling and dwellings to the rear at Nonsuch Close and Culpepper Close, there would be no amenity impact on these dwellings as a result of the proposal.

Parking

There is sufficient hardstanding to the frontage of the application site to accommodate more than 2 vehicles. It would comply with Council Parking standards.

Trees

No trees would be affected as part of the proposal; relevant conditions would be imposed as requested by the Council's Tree Officer

Conclusion:

The proposal is not considered to result in an excessive impact on amenity or to the visual character and appearance of the application dwelling and surrounding area. Given the above appraisal the proposal is therefore considered acceptable and approval is recommended.

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

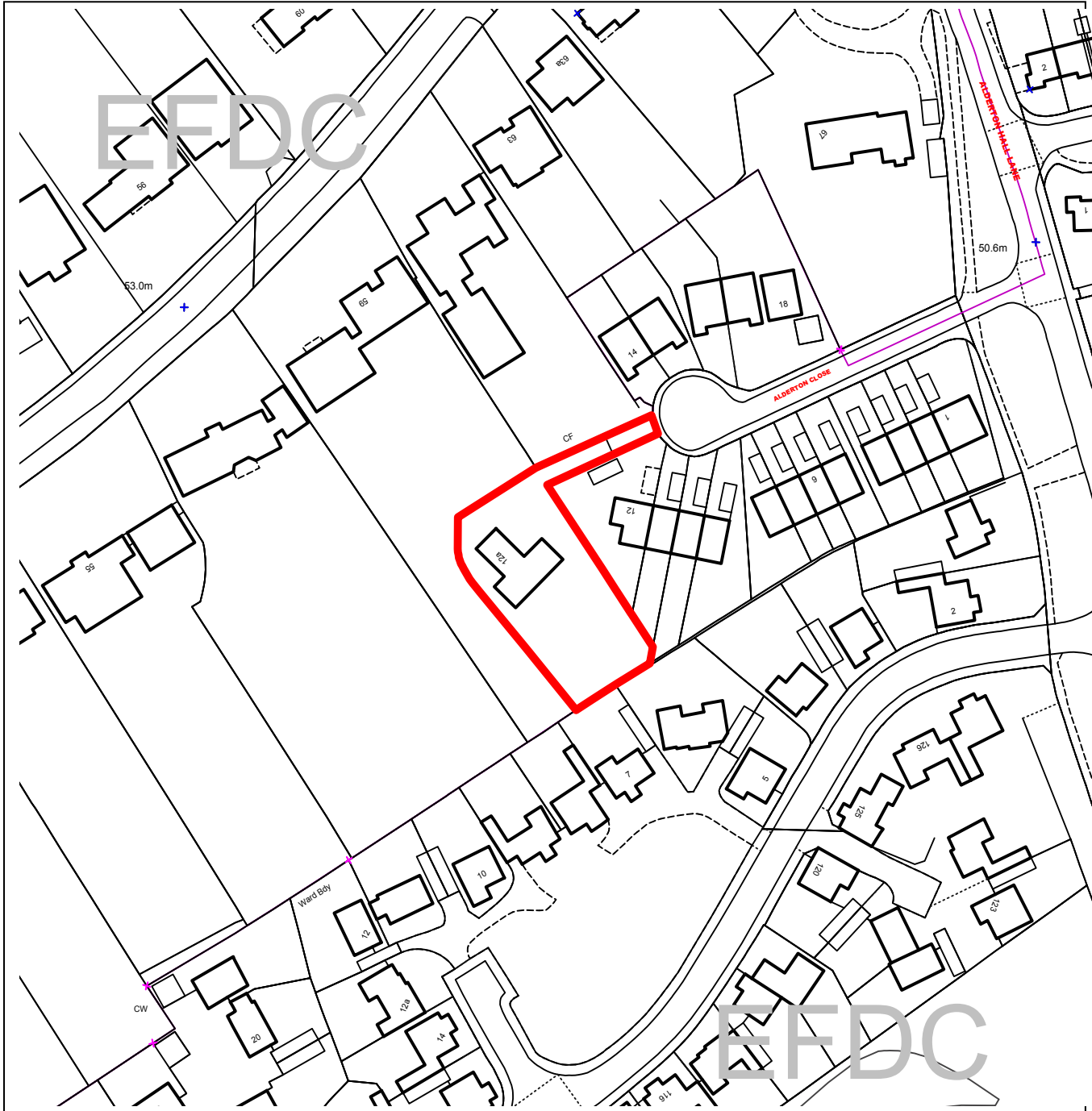
***Planning Application Case Officer: Sukhdeep Jhooti
Direct Line Telephone Number: 01992 564 298***

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



Epping Forest District Council

Agenda Item Number 5



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Application Number:	EPF/1012/17
Site Name:	12A Alderton Close, Loughton, Essex, IG10 3HQ
Scale of Plot:	1/1250

Report Item No: 5

APPLICATION No:	EPF/1012/17
SITE ADDRESS:	12A Alderton Close Loughton Essex IG10 3HQ
PARISH:	Loughton
WARD:	Loughton Alderton Loughton St Marys
APPLICANT:	Ms Ramanjit Hare
DESCRIPTION OF PROPOSAL:	Residential redevelopment to provide 4 x 3 bed houses.
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=593597

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: 2049 / 1B, 2B, 3B, 4B, 5B and 6D
- 3 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.
- 4 No development shall take place until details of levels have been submitted to and approved by the Local Planning Authority showing cross-sections and elevations of the levels of the site prior to development and the proposed levels of all ground floor slabs of buildings, roadways and accessways and landscaped areas. The development shall be carried out in accordance with those approved details.
- 5 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.

- 6 No development shall take place, including site clearance or other preparatory work, until full details of both hard and soft landscape works (including tree planting) and implementation programme (linked to the development schedule) have been submitted to an approved in writing by the Local Planning Authority. These works shall be carried out as approved. The hard landscaping details shall include, as appropriate, and in addition to details of existing features to be retained: proposed finished levels or contours; means of enclosure; car parking layouts; other minor artefacts and structures, including signs and lighting and functional services above and below ground. The details of soft landscape works shall include plans for planting or establishment by any means and full written specifications and schedules of plants, including species, plant sizes and proposed numbers /densities where appropriate. If within a period of five years from the date of the planting or establishment of any tree, or shrub or plant, that tree, shrub, or plant or any replacement is removed, uprooted or destroyed or dies or becomes seriously damaged or defective another tree or shrub, or plant of the same species and size as that originally planted shall be planted at the same place, unless the Local Planning Authority gives its written consent to any variation.
- 7 No development, including works of demolition or site clearance, shall take place until a Tree Protection Plan Arboricultural Method Statement and site monitoring schedule in accordance with BS:5837:2012 (Trees in relation to design, demolition and construction - recommendations) has been submitted to the Local Planning Authority and approved in writing. The development shall be carried out only in accordance with the approved documents unless the Local Planning Authority gives its written consent to any variation.
- 8 Prior to the commencement of development other than groundworks, details of external lighting to be installed within the development shall be submitted to and approved by the Local planning Authority. No other external lighting not included in the approved scheme shall be installed within the site without further consent from the Local planning Authority.
- 9 Prior to the commencement of development other than ground works, details of the bin area shown on the approved plan shall be submitted to and approved by the Local Planning Authority. The works as agreed shall be fully implemented and available for use prior to first occupation of the dwellings.
- 10 Prior to the commencement of development other than groundworks, details of traffic calming measures within the access road 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 dwellings.
- 11 Upon commencement of the development, the existing gates and piers in the access shall be removed. No replacement shall be constructed without details being submitted to and approved by the Local Planning Authority being installation is commenced.

- 12 All construction/demolition works and ancillary operations, including vehicle movement on site which are audible at the boundary of noise sensitive premises, shall only take place between the hours of 07.30 to 18.30 Monday to Friday and 08.00 to 13.00 hours on Saturday, and at no time during Sundays and Public/Bank Holidays unless otherwise agreed in writing by the Local Planning Authority.
- 13 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.
- 14 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.
- 15 The side door and window in Unit 1 as indicated on the approved plans shall be fixed shut and finished in obscure glazing and shall be thereafter permanently retained in that form.
- 16 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.
- 17 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 as amended (or any other Order revoking, further amending or re-enacting that Order) no development generally permitted by virtue of Class A, B., C and E (other than a single structure not exceeding 10 sq.m) of Part 1 of Schedule 2 to the Order shall be undertaken without the prior written permission of the Local Planning Authority.

This application is before this Committee since the recommendation is for approval contrary to an objection from a local council which is material to the planning merits of the proposal. In addition, the application is for a type of development that cannot be determined by Officers if more than two objections material to the planning merits of the proposal to be approved are received (Pursuant to The Constitution, Part Three: Scheme of Delegation, Appendix 3)

Description of Site:

The application relates to a site of around 0.15ha comprising a single dwelling house. Access to the site is from the western end of Alderton Close, directly off the turning head thereto via a private access around 25.6m long and narrowing from around 4m width at the frontage to around 3.7m at the point the site widens out and extends to the south, immediately behind the gardens of 10 – 12 Alderton Close. The existing house is two storeys with a single storey attached garage to the north side.

The site is surrounded by residential properties; to the north are larger detached houses in Alderton Hill, gardens of which extend along the western site boundary, and to the south by houses in The Lindens. Properties in Alderton Close comprise a mix of terraced and semi-detached two storey dwellings. Ground levels fall from north to south.

Description of Proposal:

The application, which has been amended, now proposes redevelopment of the site to provide 4 x 3 bedroom houses in two semi-detached pairs. Each pair has a hipped roof and a part single, part two storey rear projecting element with a reduced height roof. The buildings are set 4.5m from the eastern side boundary and 2m from the west side. A small elevated terrace is indicated on the rear with steps down to the garden, the terrace lies around 14 metres from the rear boundary and all dwellings have private gardens.

On the site frontage, provision is made for nine parking spaces, one visitor space of the width for a disabled drivers bay and the others each of 5.5m x 2.9m. turning areas are to required standards. A bin refuge is located immediately adjacent to the access, abutting the boundary with 12 Alderton Close, indicated as a collection day refuge only.

Relevant History:

- EPF/0421/05 Outline application for erection of a detached two storey dwelling. (Revised application). Permission was refused on grounds of the cramped nature, impact on neighbours, suitability of access and impact on preserved trees adjoining. An appeal against this decision was dismissed.
- EPF/0765/07 Part single storey, part two storey extensions on three sides including conservatory. Permission was refused but subsequently granted on appeal, but the permission was not implemented and has now lapsed

Policies Applied:

Adopted Local Plan:

CP1	Achieving sustainable development objectives
CP2	Quality of Rural and Built Environment
CP7	Urban form and quality
H3A	Housing Density
DBE1	Design of new buildings
DBE2	Effect on neighbouring properties

DBE3	Design in urban areas
DBE8	Private amenity space
DBE9	Loss of Amenity
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
SP6	Natural Environment, Landscape Character and Green Infrastructure
T1	Sustainable Transport Choices
DM9	High Quality Design
DM10	Housing Design and Quality

Consultation Carried Out and Summary of Representations Received

Date of site visit: 02 June 2017
 Number of neighbours consulted: 29
 Site notice posted: 27 April 2017

Responses received: Residents were consulted twice, on the original application for 5 dwellings and again on the revised scheme now before Members for 4 dwellings. Objections were received from 12 properties, many of whom commented on both schemes, comprising nos. 1, 6, 8, 9, 11, 12 and 14 ALDERTON CLOSE, 57 and 61 ALDERTON HILL and 6, 7 and 8 THE LINDENS. In addition, a petition signed by 36 names from 21 properties in the same roads (including all but one of the above) was submitted in the first consultation. The Loughton Residents Association Plans Group (LRA) have also objected to both schemes.

Residents raise a range of issues:

- Parking and highway issues – comments are made in respect of the level of parking required for the development and the implications for overspill parking onto the road, the suitability of the access into the site for all vehicles including service vehicles, the use of the access as shared surface, the adequacy of sight lines at the entrance,, and general impacts of increased vehicle activity, specifically pedestrian and child safety and air quality.
- Intensity and form of development – a number of comments consider the proposals to be over-intensive and cramped, out of character with the prevailing built form. Comments are made as to design quality and describe the proposals as ‘garden grabbing’.
- Impact on residential amenity – general concerns around the increase in noise and general activity and from increased vehicle movements in the access road, Residents in The Lindens in particular raise concerns at the visual impact of the buildings, particularly as the development will sit on higher ground, overlooking and loss of privacy. The immediate neighbour at 12 Alderton Close raises specific concerns in respect of the siting of the

- refuse store which abuts their swimming pool and terrace, , impact from side windows in the revised application and security concerns over the sideway abutting the boundary.
- Impact from increased hard surfacing and resultant surface water run-off, a resident in The Lindens refers specifically to issues around existing water run off from the site.
 - Refuse and waste collection – residents note that the collection vehicles would not access the site and bins would have to be left on the road. There is concern at the impact visually and as a further safety hazard.
 - Impact on preserved trees – there are preserved trees immediately abutting the northern site boundary.
 - Reference is made in several responses to the appeal decisions on previous applications, particularly the 2005 refusal for a new dwelling.
 - Other matters not strictly part of the planning considerations have been raised in relation the adequacy of local drainage, sewage and water supply infrastructure, access for emergency vehicles, ground stability issues on a sloping site and disturbance during construction,

The LRA comments cover a number of the same areas, specifically that the proposal is a 'significant overdevelopment', it would be cramped and out of character with the surroundings, it would adversely affect adjoining properties and the vehicle access is unsuitable for the proposed level of use. The LRA do request in the event the application is approved, conditions relating to landscaping, hours of work and provision of wheel washing.

The applicant has submitted four letters purported to be from occupiers of OAK LODGE and BIRCH HOUSE 59 ALDERTON HILL, 3 ALDERTON CLOSE and 9 THE LINDENS supporting the application. It is noted that the application shows the Alderton Hill properties being in the applicants ownership, and a resident at 9 The Lindens has also signed the petition objecting..

Parish Council – LOUGHTON TOWN COUNCIL have objected to the application. In response to the amended scheme they comment as under:

The Committee, whilst taking into consideration the reduction in the number of proposed dwellings, OBJECTED to this amended application, reiterating its original comments which were:

This proposal was considered garden grabbing and therefore contrary to National Planning Policies.

Members drew the Planning Authority's attention to the reasons cited for the refusal of the previous application for this location, EPF/0421/05. These stated that "the proposed vehicle access is of inadequate width to enable vehicles to pass and it is therefore unsuitable to serve two dwellings". The new proposal for 4 x 3-bedroomed dwellings would bring such an increase in vehicle movements as to constitute a danger to highway safety.

The proposal would also have a detrimental impact on the neighbouring properties in Alderton Close and The Lindens contrary to Policy DBE2 of Epping Forest District Council's adopted Local Plan & Alterations.

Main Issues and Considerations:

In policy terms, the redevelopment of a site within the existing built up area to provide new dwellings is acceptable in principle and the application should be considered in terms of the quantum of development and the impact thereof. Officers attach little weight to the previously refused application for an additional dwelling which was materially different to the current proposals and determined before the introduction of the NPPF in particular.

In terms of the quantum of development, officers note several representations on this issue. The revised proposal at four dwellings includes a fully compliant parking scheme and generous garden areas, all in excess of 100 sq.m. While housing density is a less reliable measure on smaller sites, the proposal produces an overall density of 27 dwellings per hectare which in the context of policy H3A of the existing local plan would be considered low.

Properties in The Lindens would be most likely to be directly affected in amenity terms, being located immediately to the rear with the ground falling towards these properties. Any impact will however be visual as the existing properties lie to the south. New dwellings are a minimum of 15 metres from the boundary with the first floor set a further 2 metres back. Rear gardens to houses in The Lindens at this point are a minimum of 10 metres deep. Thus, while the new dwellings will have a greater visual impact compared to the existing, this is not considered to be unduly oppressive in the local context.

Immediate neighbours in Alderton Close are set at an oblique angle to the east such that direct impact is minimal. The immediate neighbour at no. 112 has raised specific issues. Openings in the side of the eastern most dwelling are at ground floor and comprise a utility room door and secondary lounge window. Notwithstanding proposals for screening and the existing fencing, these can be conditioned to be obscure glazed and non-opening. The rear garden will be secured by a fence and gate, as is the case at present. The bin stand area abutting the boundary can be conditioned to ensure it is covered and as this is intended as a collection point only, limited harm would be anticipated.

Properties in Alderton Hill lie on higher ground and have rear gardens of a minimum 30m depth, thus impact is limited.

Objectors raise a number of issues in terms of parking, vehicular activity and access. On the parking issue, it should be noted that the scheme complies fully with adopted parking standards, providing two spaces per dwelling to the required size, a visitor space to disabled bay width, a central turning space in excess of 6m square and manoeuvring space exceeding 6m depth from all bays. The site access narrows from around 4metres at the road entrance to around 3.7m at its narrowest point which complies with the minimum requirements for emergency vehicles under Building regulations.

The Highway Authority have not objected to the application and regard both the level of activity and the means of access to the site to be acceptable on highway grounds, commenting specifically *“the proposal has sufficient parking and turning well clear of the highway and the accessway has good visibility along its length to be able to see vehicles entering or exiting”*. Officers support this view; the acceptable industry model suggests that a development of this nature would generate an average of no more than 2 vehicle movements per hour which cannot be considered intrusive or a hazard in the broader context. Concerns in respect of sight lines for vehicles exiting the site and the use of the access as a shared surface are noted, particularly due to existing fencing and landscaping around the entrance, but these can be adequately addressed by a condition requiring a speed table or similar to be introduced into the access.

Comments in respect of the impact on preserved trees abutting the access road are noted but as this is an existing hard surface, if any changes are envisaged after the works take place, these can be covered by the relevant tree protection legislation. No such alterations are indicated, and the inclusion of a speed control feature as above will not affect this. Matters such as surface water run off from hard surfaces can be controlled by conditions and other infrastructure concerns are matters for Building Regulations.

Conclusion:

Notwithstanding the increase in the number of dwellings on the site, the proposal for four dwellings still represents a low density development of the site. As such it is difficult to argue that the development is inappropriate to the location in terms of the overall level of activity that will be generated both within the site and in the surrounding area, including any vehicular activity.

In terms of direct impact, properties directly facing the buildings have adequate separation to mitigate concerns in respect of direct overlooking, landscaping enhancement can further increase the degree of screening in the future. In all other regards, the siting of buildings is designed to minimise direct impact.

The Highway Authority is satisfied with the fully policy compliant parking scheme and the means of access thereto. A condition to introduce traffic calming into the access road is included as further reassurance to local residents.

Having regard to all material considerations therefore, officers consider the proposals represent an acceptable level of development in this location.

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 6



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Application Number:	EPF/1514/17
Site Name:	51 Parkmead, Loughton, IG10 3JW
Scale of Plot:	1/1250

Report Item No: 6

APPLICATION No:	EPF/1514/17
SITE ADDRESS:	51 Parkmead Loughton Essex IG10 3JW
PARISH:	Loughton
WARD:	Loughton Alderton
APPLICANT:	Mrs Nadezhda Zaborovskaya
DESCRIPTION OF PROPOSAL:	Single storey rear extension and extension to front/side. (Option 2)
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=595296

CONDITIONS

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

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

Description of Site:

End of terrace house. The property has a concrete drive and dropped kerb.

The house to the west is attached as part of the terrace. The house to the east is set further forward as there is a bend to the road and the next terrace along the street relates to the change in direction of the adjacent carriageway.

Not listed or in a conservation area.

Description of Proposal:

Single storey rear extension and extension to front/side. (Option 2)

The current proposal follows negotiations following the previous refusal. The reference to option 2 is a result of the way the applicant has chosen to present the design of the current application.

The single storey rear extension would be 4.0m deep by 5.3m wide. The rear extension would have a shallow sloping roof a maximum of 3.3m in height where it would adjoin the existing rear wall of the house, sloping down to 2.7m to the eaves.

Built form, of a conjoined front and side extension, would wrap around the front corner of the house. The side extension would be 2.1m wide, infilling between the house and the side boundary. The front extension would be a maximum of 2.0m deep. The front and side extension combined would have a width of 4.7m though the built form nearer the side boundary would be indented by 0.5m across a width of 1.4m such that the forward most part of the built form, the front extension, would have a width of 3.3m.

Relevant History:

EPF/0599/17 - Single storey front and side extension projecting 2m forward. Single storey rear extension 4m deep. – Refused 08/05/2017

The front extension, by reasons of its depth and width in proportion to the original house; the span of the gabled element in proportion to the opening provided by the hall door; lack of visual balance between hall door and bike shed door; projecting jetty eaves to the gable appearing as an incongruous feature in the street scene and style unrelated to the original house; and, shallow roof slope to the hip roof above the bike shed, would, by reasons of the detail to its design, fail to complement or enhance the appearance of the house and not represent high quality design. As such the proposal is contrary to policy DBE10 of the adopted Local Plan and Alterations and the provisions of the National Planning Policy Framework.

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

Consultation Carried Out and Summary of Representations Received

Date of site visit: 04/05/2017

Number of neighbours consulted: 5

Site notice posted: No, not required

Responses received: No response received from neighbours

TOWN COUNCIL: The Committee supported the refusal reasons for EPF/0059/17 and expressed concern that the current application would ruin the symmetry of the block.

Main Issues and Considerations:

When viewed from in front of the house the position of the proposed front extension would sit in what visually is a something of an internal corner. The house to the right hand side, no. 53, is set further forward. 53 Parkmead has had a single storey front extension. In terms of the principle of some form of single storey built form projecting forward of the front elevation, this would seem acceptable in terms of the street scene. As compared to the previous application, the roof design has been simplified and the recess to the side extension has lessened the prominence of duplication of doors on the front elevation.

The comment of the Town Council regarding the symmetry of the terrace is noted but not supported; the symmetry has already been disrupted by a new roof surface, the front extension to the property to the right has disrupted the previous visual rhythm and the somewhat plain design to the terrace is such that the proposal would have no significant impact to visual amenity.

The proposal would also safeguard the living conditions of all other neighbours.

Conclusion:

This revised proposal is now considered to be to a design acceptable to its site and surroundings and 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:

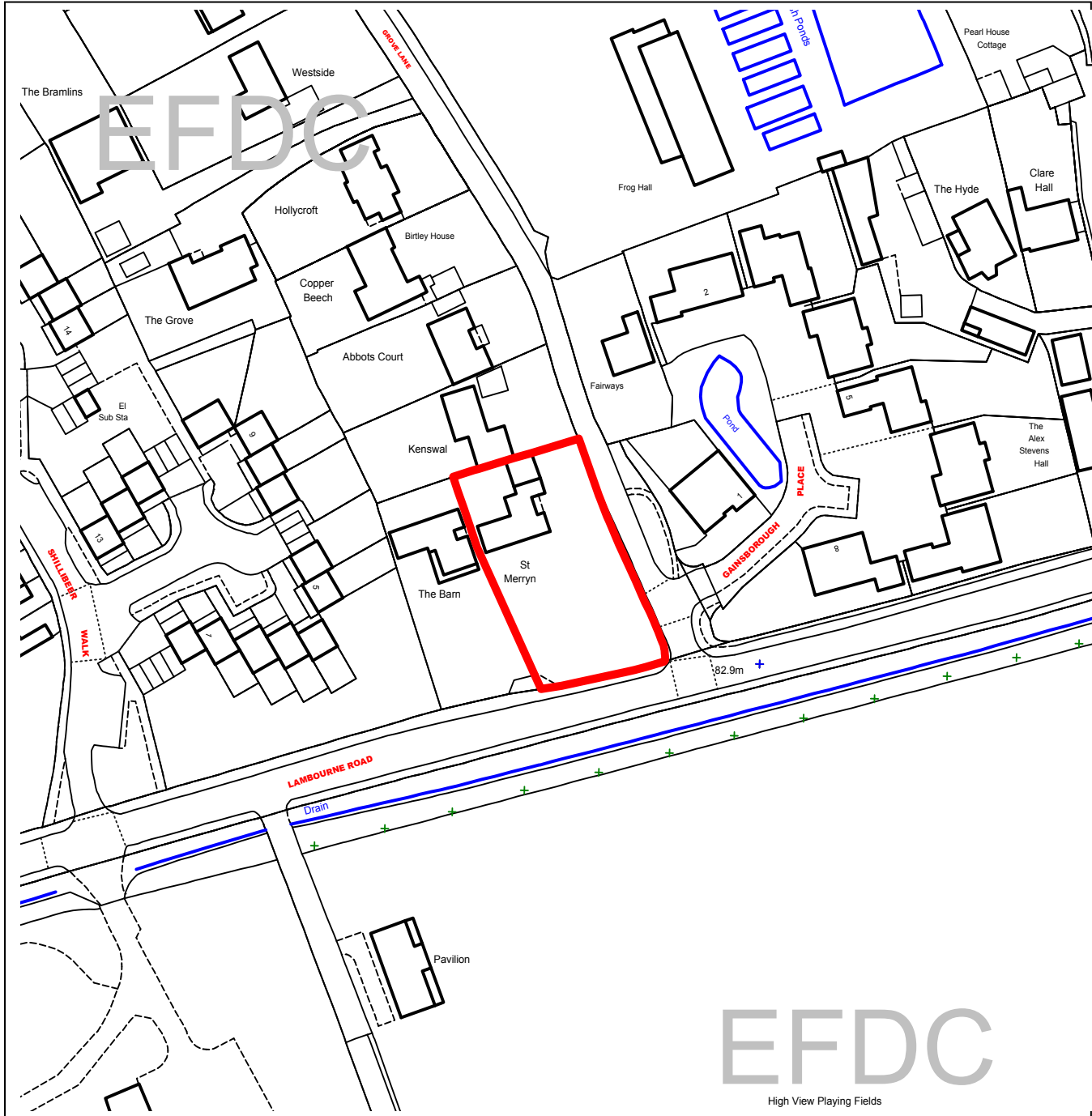
***Planning Application Case Officer: Jonathan Doe
Direct Line Telephone Number: 01992 564103***

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Epping Forest District Council

Agenda Item Number 7



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Application Number:	EPF/1531/17
Site Name:	St Merryn, Grove Lane, Chigwell, IG7 6JD
Scale of Plot:	1/1250

Report Item No: 7

APPLICATION No:	EPF/1531/17
SITE ADDRESS:	St Merryn Grove Lane Chigwell Essex IG7 6JD
PARISH:	Chigwell
WARD:	Chigwell Row
APPLICANT:	Mr Sarfraz
DESCRIPTION OF PROPOSAL:	Electronically controlled gate on front of driveway.
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=595373

CONDITIONS

- 1 The development hereby permitted must be begun not later than the expiration of three years beginning with the date of this notice.

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:

Detached house which fronts Grove Lane but has a side garden boundary adjoining Lambourne Road. The property is not listed nor does it lie in a conservation area.

Description of Proposal:

Electronically controlled gate on front of driveway.

Relevant History:

None.

Policies Applied:

Adopted Local Plan:

DBE1 – Design of new buildings.

DBE9 – Loss of amenity.

ST4 – Road 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 material weight can be applied to the Draft Local Plan, however the Draft Plan and evidence base should be considered as a material consideration in planning decisions. The relevant policies in this case are as follows:

- DM9 - High Quality Design
- T1 – Sustainable Transport Choices

Summary of Representations:

LOUGHTON TOWN COUNCIL – the Council objects to this application because of concerns that the placement of this gate would be to the detriment of vehicular traffic safety. The location is not set back from the road and there is an insufficient allowance to traffic exiting the main road via the proposed gate.

NEIGHBOURS – 4 consulted and no replies have been received.

Issues and Considerations:

The proposed gate would be 1.8m high and 6m wide and it would enclose the existing drive way which leads on to Grove Lane. The applicants state that they have suffered a number of burglaries, including theft of cars from their drive, and that the Police have recommended that they erect gates to enclose their existing open drive way.

With regard to the Parish Council's objection it is the case that new gates to be erected along classified roads, such as the nearby Lambourne Road, do need to be recessed 6m behind the line of the carriage way. This provides adequate space for a vehicle to pull off the road while gates are being opened. However, the majority of residential roads are not classified roads and hence gates can be erected on the back edge of the footpath on these quieter side streets without causing a particular highway safety issue.

In this instance the proposed gate is to be positioned on a quiet side road at a point 30 metres from the junction with Lambourne Road. In these circumstances the gate will not represent a safety hazard, and it is acceptable from a highways perspective.

The gate will be timber one of 1.8m high, and will not materially detract from visual amenity in the street scene.

Conclusion:

For the reasons set out above 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: David Baker

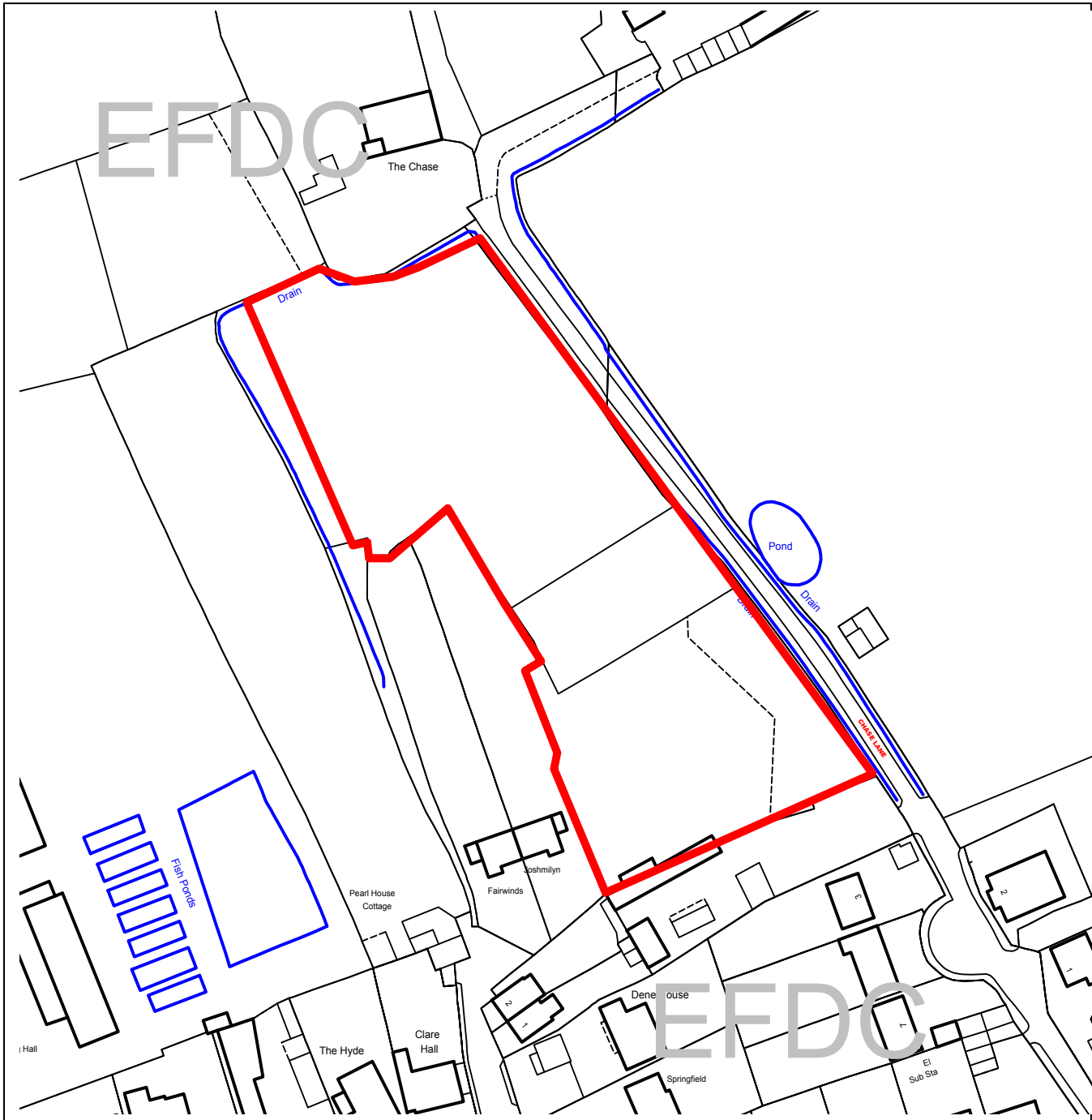
Direct Line Telephone Number: 01992 564514

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Agenda Item Number 8



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Application Number:	EPF/1618/17
Site Name:	Shepperd's Nursery, Chase Lane, Chigwell, IG7 6JW
Scale of Plot:	1/1250

Report Item No: 8

APPLICATION No:	EPF/1618/17
SITE ADDRESS:	Shepperd's Nursery Chase Lane Chigwell Essex IG7 6JW
PARISH:	Chigwell
WARD:	Chigwell Row
APPLICANT:	Mr & Mrs Ian & Linda Plaster
DESCRIPTION OF PROPOSAL:	Construction of a two-storey detached residential dwelling, with the demolition of existing stables and outbuildings and their replacement with new stables and storage facilities
RECOMMENDED DECISION:	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=595774

REASON FOR REFUSAL

- 1 The site lies within the Metropolitan Green Belt. The proposed development is inappropriate in the Green Belt and, by definition, harmful due to the overall increase in volume and height compared to the existing buildings on site and that the proposal falls outside of the previously developed land footprint. It therefore fails to protect the openness of the Green Belt and encroaches into the countryside to a significantly greater degree than existing structures on site. The proposal is therefore contrary to policy GB2A and GB7A of the Adopted Local Plan and Alterations and the aims and objectives of the NPPF and no very special circumstances have been submitted to outweigh this harm.
- 2 By reason of its scale and positioning, the proposed development would be detrimental to the visual amenities of the surrounding area and harmful to the character and appearance of this semi-rural, edge of Green Belt location, contrary to policies DBE1, DBE2, DBE4 and GB7A of the Adopted Local Plan and Alterations and the aims and objectives of the NPPF.

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

Description of Site:

The application is a group of small scale equestrian buildings situated around a small yard accessed from Chase Lane. The site is on the edge of the built up area of Chigwell Row but is within the Metropolitan Green Belt. To the north of the site are open fields and a horse training area and there is a listed farm house at the end of Chase Lane some 150m to the north. To the west there are a pair of listed cottages 1 and 2 Chapel Lane. To the south and west the site borders residential properties. The site is quite level and is not widely visible from public areas due to the existing vegetation at the boundaries and discreet location. The site is not within a Conservation Area.

Description of Proposal:

This application seeks planning permission for the demolition of the existing equestrian buildings and the replacement with a residential dwelling house with storage outbuilding, cycle store, a 4 stall stable block and area of hardstanding for parking and turning. The dwelling will have a maximum width of 17.6m, height of 8.4m and depth of 12.7m.

Relevant History:

None relevant

Policies Applied:

Adopted Local Plan and Alterations

CP1 Achieving Sustainable Development Objectives
CP2 Protecting the Quality of the Rural and Built Environment
CP3 New Development
CP6 Achieving Sustainable Urban Development Patterns
CP7 Urban Form and Quality
DBE1 Design of new buildings
DBE2 Effect on neighbouring properties
DBE4 Design in the Green Belt
GB2A Development within the Green Belt
GB7A Conspicuous Development within the Green Belt
LL11 Landscaping Schemes

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

Draft Local Plan Consultation document (2016):

DM2 Landscape Character and Ancient Landscapes
DM5 Green Infrastructure: Design of Development
DM9 High quality design
DM10 Housing design and quality
DM16 Sustainable Drainage Systems
SP5 Green Belt and District Open Land
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:

Notification of this application was sent to Chigwell Parish Council and to 10 neighbouring properties

CHIGWELL PARISH COUNCIL: The Council SUPPORTS this application because this proposed development would result in the overall beautification of the site, and is much needed. In addition the proposal would increase the openness of the area by the reduced structural foot-print.

2 CHAPEL LANE: Concern with regards to overlooking and vermin problem returning

Letters of support were included as part of the application documents however the above response was the only response from the neighbour notification letters sent by the Council.

Issues and Considerations:

The main issues to be considered with this application relate to Green Belt issues, sustainability, trees and landscaping, design, highways and parking and amenity.

Impact on the aims and purposes of including land within the Green Belt

The site is located within the Metropolitan Green Belt. Government guidance states that new development within the Green Belt is inappropriate unless it falls within the list of exceptions as set out in paragraphs 89 and 90 of the National Planning Policy Framework (NPPF). Additionally any new development should not harm the openness of the Green Belt or conflict with the five purposes of including land within it than the existing development.

THE NPPF states that one of the exceptions to inappropriate development within the Green Belt is the limited infilling or partial or complete redevelopment of previously developed sites, whether redundant or continuing use which would not have a greater impact on the openness of the Green Belt and the purposes of including land within it than the existing development.

The site is an established equestrian use and although has the typical appearance of an agricultural use (and therefore an expected sight within the Green Belt) is classed as previously developed land and therefore redevelopment of this site can be acceptable.

Any proposal should not have a greater impact on the openness of the Green Belt and the purposes of including land within in it than the existing development. The proposal is for a 54% larger in volume development than existing. The existing buildings, have a total volume of 1030m³, with the proposed dwelling, stables, and store (not including the proposed cycle store) resulting in a volume of 1587m³. This proposal is considered to have a greater impact on the openness on the Green Belt based on these figures alone given the significant increase in size.

In addition, the proposal has a maximum height of 8.4m whereas the existing maximum height is 6.5m and this increase in height plus the large increase in volume is considered unacceptable.

The proposal also pushes built form and associated residential curtilage outside of the footprint of the existing buildings by some 12m to the north onto a mowed field which is not classed as previously developed land and therefore this does not fall within the scope of the exceptions listed within the NPPF. In addition the areas of proposed hardstanding have been increased above that of the existing to accommodate this move of the main house to the north.

In addition to the above analysis the proposal also includes the provision of a replacement stable block. This is considered outside of the policy ethos of the NPPF, as to demolish existing stables

which are classed as previously developed land to facilitate the redevelopment to provide a new dwelling whilst still requiring a stables provision is objectionable.

The site is very well screened and due to the corner location of the existing buildings very discreet within the wider area. Given that the buildings are low level timber clad buildings where views are possible they are 'expected' within Green Belt rural locations and complement the countryside character. The proposed house with the more prominent position is at odds with this edge of Green Belt location and will be visible from the surrounding area.

Sustainability

Paragraph 14 of the NPPF is clear with regards to its stance on sustainability: At the heart of the National Planning Policy Framework is a presumption in favour of sustainable development, which should be seen as a golden thread running through both plan-making and decision-taking.

The site is located on the edge of the village of Chigwell Row, although this location is not considered very sustainable there are shops and services and the village is served by a bus route. On the basis that this proposal is for one dwelling, in part replacing an existing use the proposal is considered to be within a sustainable location, albeit with a heavy reliance on private car use.

To counteract any possible sustainability issues the proposal also includes photovoltaic panels to the roof of the proposed stable and store buildings which add some weight to the sustainability credentials of the proposed scheme and offsets some of the harm from the heavy reliance on private car use.

Tree and Landscaping Issues

The Tree and Landscaping Officer has no objection to the proposal subject to standard conditions requiring details of tree protection, hard and soft landscaping and the retention of existing trees and shrubs.

Design

The proposal is for a house which has a very large footprint resulting in the requirement of a crown roof so therefore is rather untraditional in appearance in this more rural location. The house design is uniform in appearance with no real articulation particularly at roof level which results in a very substantial ridge line.

The proposal will also be higher than the neighbouring properties from the information held by the Council; some 0.5m higher than No. 3 Chase Lane and in the region of 1.8m above that of the listed cottages to the rear at Nos. 1 and 2 Chapel Lane.

Although in isolation the design is considered acceptable, it is considered out of keeping with the surrounding residential properties in this edge of Green Belt rural location appearing quite urban in appearance not softened by the large areas of proposed hardstanding.

Highways and Parking

The proposal provides more than adequate parking space for the dwelling (although due to the design and Green Belt concerns this could be reduced and still provide more than adequate provision). The Essex County Council Highway Officer has no objection to the proposed scheme on highway access or safety grounds.

Amenity

The proposal is 12m from the side boundary with No. 3 Chase Lane. Although located behind No. 3, given the distance between the two buildings and the retention of existing landscaping at the boundary it is not considered that there will be any excessive loss of outlook, light or privacy to this property.

With regards to Dene House and Nos. 1 and 2 Chapel Lane, the proposed new dwelling will be visible from these properties and there may be a perception of the overlooking given the overall height and visibility of particularly the first floor windows, however given the distance to the shared boundary (a minimum of 15m) it is not considered that any excessive actual loss of amenity will be caused.

Comments on Representations Received

The neighbour has raised concerns regarding an existing vermin problem. Conditions could be added to any approval to limit any return of this issue with regards to the appropriate storage of horse feed/bedding.

The Parish Council have supported this application as the footprint has been decreased, however in terms of Green Belt assessment it is the volume that is more thoroughly assessed and as discussed above the volume is the key tool to assess impact on the openness of the Green Belt as are changes in height.

Other issues

Although the application has not been submitted as a commercial development i.e. the stables appear to be for domestic use only, the large areas of hardstanding/parking spaces and the excessive cycle store for a residential dwelling are unusual. However, a condition could be added to any approval to ensure that the stables are only utilised by the owner/occupiers of the proposed dwelling and not for any commercial use which may result in increased traffic movements/noise.

Conclusion:

In light of the above appraisal, it is considered that the proposal due to the overall size and location results in harm to the character and openness of the Green Belt contrary to local and national policy and the design of the dwelling is at odds with the surrounding character and proportions of nearby residential development resulting in an unacceptable design to the detriment of the area.

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

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

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



Epping Forest District Council

Agenda Item Number 9



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Application Number:	EPF/1620/17
Site Name:	Mirravale Court, 137 Queens Road, Buckhurst Hill, IG9 5BH
Scale of Plot:	1/1250

Report Item No: 9

APPLICATION No:	EPF/1620/17
SITE ADDRESS:	Mirravale Court 137 Queens Road Buckhurst Hill Essex IG9 5BH
PARISH:	Buckhurst Hill
WARD:	Buckhurst Hill West
APPLICANT:	Ms Veronica Corrigan
DESCRIPTION OF PROPOSAL:	Provision of new period style mild steel entrance gates within existing archway.
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=595776

CONDITIONS

- 1 The development hereby permitted must be begun not later than the expiration of three years beginning with the date of this notice.

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

Description of Site:

The application site is a block of flats located on Queens Road within the built up enclave of Buckhurst Hill. The site is not a listed building nor is it within a Conservation Area. The site is not within the Metropolitan Green Belt.

Description of Proposal:

Provision of new period style mild steel entrance gates within existing archway.

Relevant History:

None

Policies Applied:

Epping Forest District Local Plan and Alterations

CP2 – Quality of Rural and Built Environment

DBE9 – Impact on Amenity

DBE10 – Extensions to Dwellings

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 Consultation document (2016):

DM9 High quality design

DM10 Housing design and quality

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

Summary of Representations:

BUCKHURST HILL PARISH COUNCIL: The Committee OBJECTED to this application as the proposed gates were deemed too high.

23 Neighbours consulted: No objection

Issues and Considerations:

The main issues with this application relate to design and impact on amenity

Design

The application site is located on Queens Road which has a range of residential properties which vary in size, design and architectural style. The street therefore has no uniform character. The proposed development would be subservient to the application property by reason of its design, height, width and set back from the highway and application property. The proposed gate would complement the existing boundary treatment in front of the application property and by reason of its appearance and siting, would not detract from the character of the application property or appear 'oppressive' or 'overbearing' when viewed from the general streetscene.

Living conditions of neighbours

The proposed development would not adversely impact on the amenities of neighbouring dwelling by way of loss of outlook, light or appear overbearing from the habitable room windows of neighbouring properties.

Conclusion:

The proposed gate is set back within the site in the archway of the building and will not be prominent or harmful to the character and amenity of the building or the street scene. As such it complies with relevant planning policy and it is recommended that planning permission be granted

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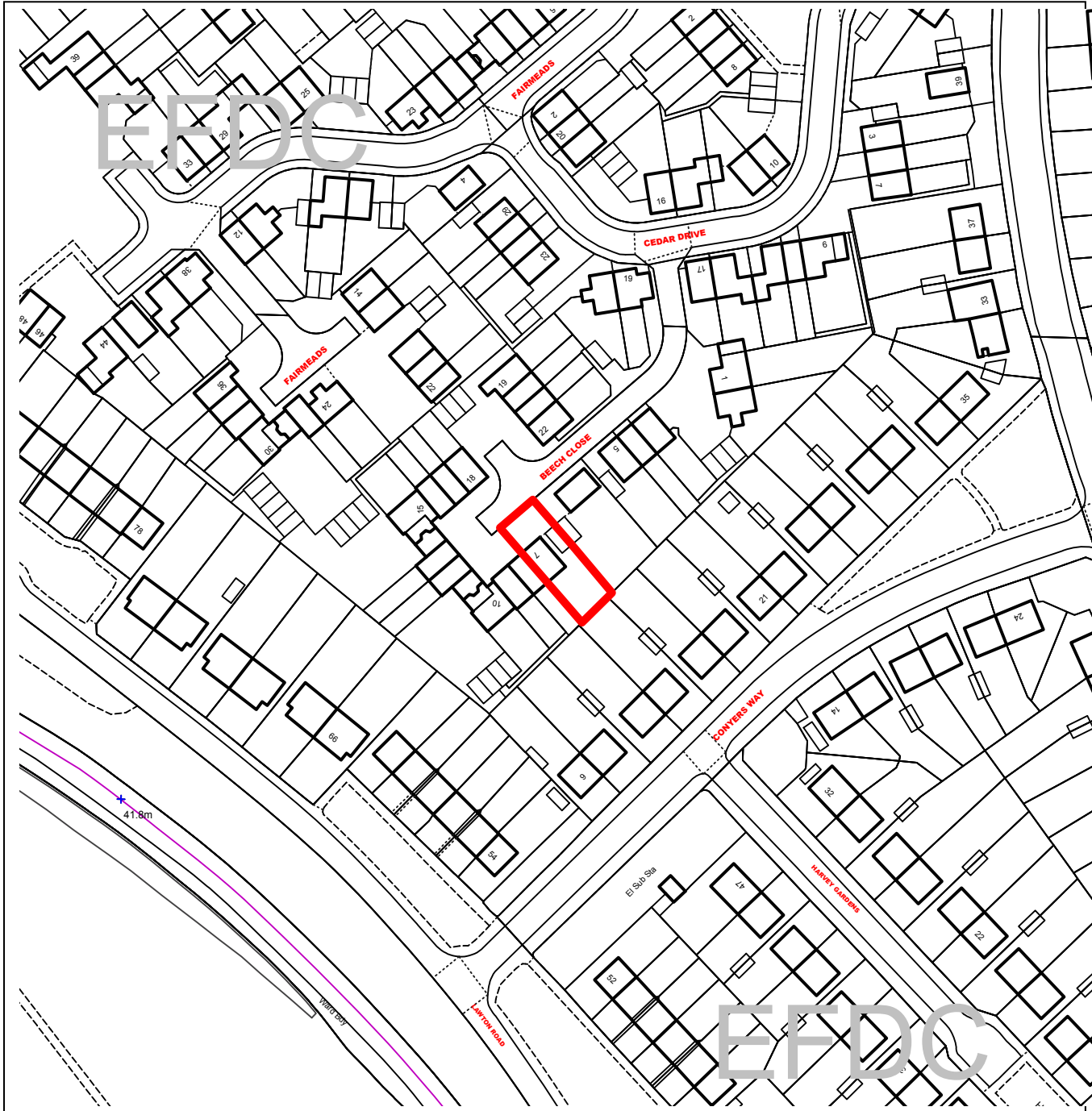
**Planning Application Case Officer: Sukhdeep Jhooti
Direct Line Telephone Number: 01992 564298**

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/1667/17
Site Name:	7 Beech Close, Loughton, IG10 2PH
Scale of Plot:	1/1250

Report Item No: 10

APPLICATION No:	EPF/1667/17
SITE ADDRESS:	7 Beech Close Loughton Essex IG10 2PH
PARISH:	Loughton
WARD:	Loughton Fairmead
APPLICANT:	Vicki Woznicki
DESCRIPTION OF PROPOSAL:	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=595999

CONDITIONS

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

This application is before this Committee since the recommendation 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 semi detached dwelling, within the built up area of Loughton The site is not within the Metropolitan Green Belt or within a conservation area.

Description of Proposal:

Single storey rear extension of 3 metres deep, extending to 4.5 metres deep to the to the North Eastern flank elevation, 7 metres wide and 3.5 metres high, finished in matching materials.

Relevant History:

None

Policies Applied:

CP2 – Protecting the quality of the rural and built environment

DBE9 – Loss of amenity

DBE10 – Residential extensions

The above policies form part of the Councils 1998 Local Plan. Following the publication of the NPPF, policies from this plan (which was adopted pre-2004) are to be afforded due weight where they are consistent with the Framework. The above policies are broadly consistent with the NPPF and therefore are afforded full 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

DM10 – Housing Design and Quality

Consultation Carried Out and Summary of Representations Received:

4 NEIGHBOURS CONSULTED – NO COMMENTS RECEIVED

LOUGHTON TOWN COUNCIL – OBJECT – The proposed extension would be an overdevelopment of the plot, reducing the amenity space at the rear; out of keeping with surrounding properties and detrimental to the street scene, contrary to policy DBE9 of the adopted Local Plan.

Main Issues and Considerations:

The main issues to be considered relate to the impact on the character and appearance of development and neighbour's amenities.

Design and Character:

The proposed extension is to the rear of the property and implements a pitched roof and matching materials to the existing property in order to remain in character with its surroundings. The proposed extension would 'wrap' around the property and be obscured by the existing single garage to the side of the property. Very little of the development would only be visible from the street scene, with the only view of the proposal afforded by the gap above the gate between the existing property and its garage. The proposal would not look out of character or be detrimental to the character of the area, which is of a typical 'British Standard' housing design of the 1990's.

Amenities:

The proposed single storey rear extension is 3 metres deep and will have no significant impact on the visual amenity of the attached property, the proposed sideward projection of the extension is set well away from the shared boundary with 6 Beech Close, and with its location between the flank of the property and the garage, will not cause any significant harm to neighbouring

properties. A sufficient amount of garden will remain to the rear of the property, (indeed a greater area than that of adjacent properties) therefore the proposal would not cause any harm to future occupants of the property.

Conclusion:

The proposed development has been sympathetically designed to use and underutilised parcel of garden to the rear of the existing garage. The proposal will not cause any harm to the street scene and will not be detrimental to the living conditions of neighbouring properties. As such it complies with the guidance contained within the National Planning Policy Framework and the relevant Local Plan policies. Therefore 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: Corey Isolda
Direct Line Telephone Number: 01992 564380***

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



Epping Forest District Council

Agenda Item Number 11



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Application Number:	EPF/1818/17
Site Name:	102 Southern Drive, Loughton, IG10 3BX
Scale of Plot:	1/1250

Report Item No:11

APPLICATION No:	EPF/1818/17
SITE ADDRESS:	102 Southern Drive Loughton Essex IG10 3BX
PARISH:	Loughton
WARD:	Loughton Roding
APPLICANT:	Jackie Rogerson
DESCRIPTION OF PROPOSAL:	Two storey front 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=596773

CONDITIONS

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

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

Description of Site:

Two storey end of terrace dwelling located on Southern Drive. It is not within a Conservation area nor is it a Listed building. It is not within the Metropolitan Green Belt.

Description of Proposal:

Two storey front extension

Relevant History:

EPF/1182/17 Certificate of Lawful Development for proposed loft conversion including hip-to-gable extension, rear dormer plus front roof windows. Lawful, 15-05-2017.

EPF/1195/17 Application for prior approval for a 4.0m deep single storey rear extension. Height to eaves 2.925m and overall height of 3.98m. Prior Approval Not Required, 05-05 2017

Policies Applied:

Epping Forest District Local Plan and Alterations

CP2 – Quality of Rural and Built Environment

DBE9 – Impact on Amenity

DBE10 – Extensions to Dwellings

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 Consultation document (2016):

DM9 High quality design

DM10 Housing design and quality

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

Summary of Representations:

LOUGHTON TOWN COUNCIL: The Committee OBJECTED to this application Committee as it would have an adverse effect on the street scene. Members regretted the loss of symmetry to the properties

Issues and Considerations:

The main issues with this application relate to design and impact on amenity

Design

The proposed development would not extend forward of adjacent dwellings. It would be modest in size, scale and design and would not detract from the character of the application dwelling or surrounding dwellings as a result. It would be built from materials to complement the appearance of the existing house. There is no real uniform character on this street with various visible alterations and extensions to dwellings along this street. The proposal would not be dissimilar to other extensions, similar in design and size carried out on this street.

Amenity

Due to the nature, size and location of the development, it would not result in excessive harm to the amenities of neighbouring occupiers. The development would not project forward of neighbouring dwellings and would not be readily visible from neighbouring properties habitable room windows as a result. The site and neighbouring properties have similar land levels to each other and similar building lines thereby reducing the amenity impact further. The proposal would therefore not result in a loss of light, outlook or appear overbearing when from neighbouring habitable room windows.

Trees

The street tree to the frontage of the site is not protected by a tree preservation order (TPO). Given the first floor nature of the development, there would be no trenching near the tree therefore not affecting the health of its roots. In any case, the development is would be sited at a safe distance away from this street tree.

Conclusion:

The proposal is not considered to result in an excessive impact on amenity. Given the above appraisal the proposal is therefore considered acceptable and approval is recommended.

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

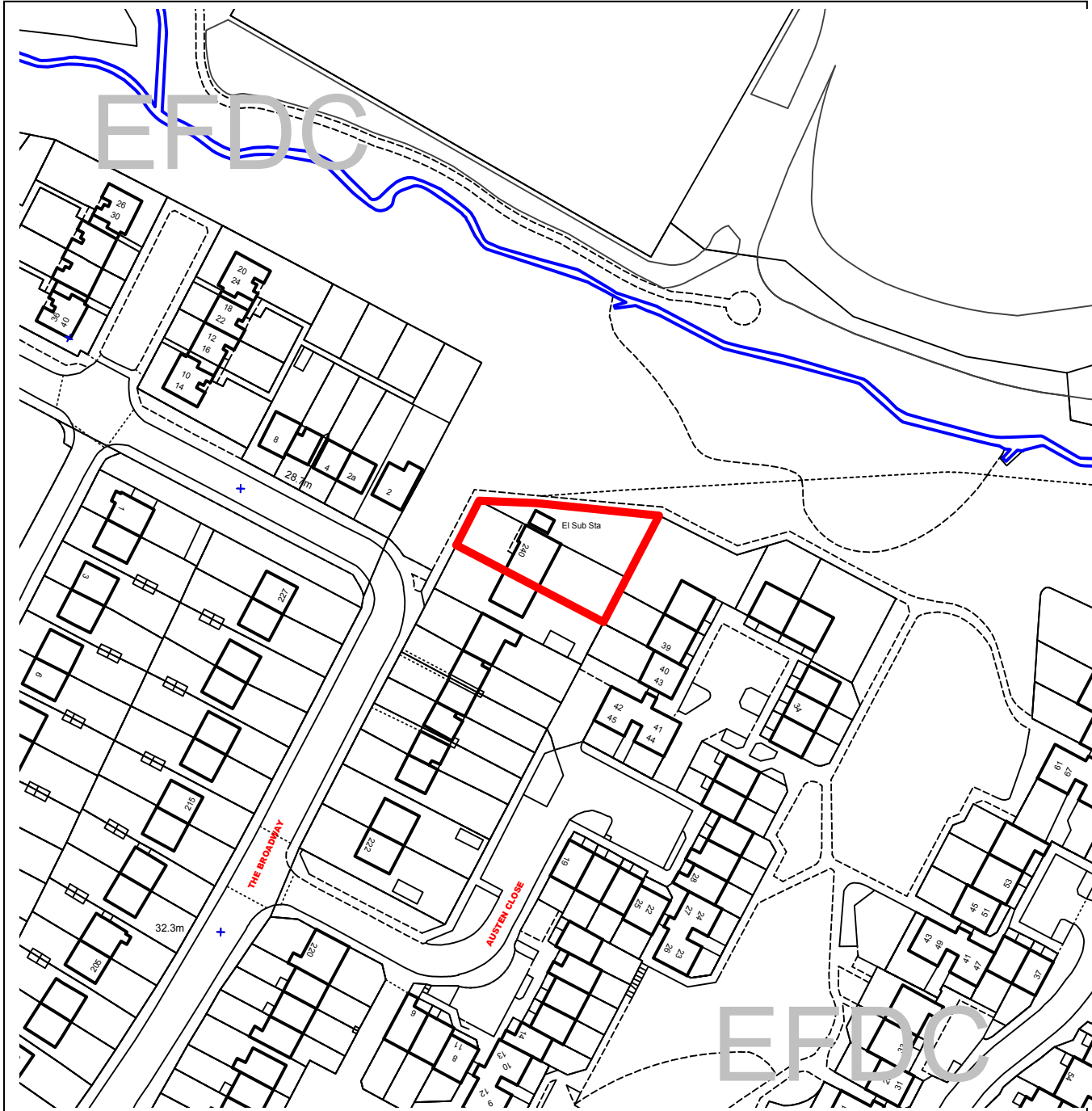
***Planning Application Case Officer: Sukhdeep Jhooti
Direct Line Telephone Number: 01992 564 298***

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Agenda Item Number 12



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Application Number:	EPF/1844/17
Site Name:	240 The Broadway, Loughton, IG10 3TF
Scale of Plot:	1/1250

Report Item No: 12

APPLICATION No:	EPF/1844/17
SITE ADDRESS:	240 The Broadway Loughton Essex IG10 3TF
PARISH:	Loughton
WARD:	Loughton Broadway
APPLICANT:	Mr Glen Barker
DESCRIPTION OF PROPOSAL:	New two storey dwelling on the land adjacent to 240 The Broadway - as approved in 2010 ref: EPF/0909/10.
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=596918

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 Details of the types and colours of the external finishes shall be submitted for approval by the Local Planning Authority in writing prior to the commencement of the development, and the development shall be implemented in accordance with such approved details.
- 3 Prior to commencement of development, including demolition or site clearance works, a phased contaminated land investigation shall be undertaken to assess the presence of contaminants at the site in accordance with an agreed protocol as below. Should any contaminants be found in unacceptable concentrations, appropriate remediation works shall be carried out and a scheme for any necessary maintenance works adopted.

Prior to carrying out a phase 1 preliminary investigation, a protocol for the investigation shall be agreed in writing with the Local Planning Authority and the completed phase 1 investigation shall be submitted to the Local Planning Authority upon completion for approval.

Should a phase 2 main site investigation and risk assessment be necessary, a protocol for this investigation shall be submitted to and approved by the Local Planning Authority before commencing the study and the completed phase 2 investigation with remediation proposals shall be submitted to and approved by the Local Planning Authority prior to any remediation works being carried out.

Following remediation, a completion report and any necessary maintenance

programme shall be submitted to the Local Planning Authority for approval prior to first occupation of the completed development.

- 4 Prior to the commencement of the development approved, details relating to the drainage of surface water from the site shall be submitted to the Local Planning Authority for approval in writing. The development shall proceed in accordance with the approved details.
- 5 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 rear extensions generally permitted by virtue of Schedule 2, Part 1, Class A shall be undertaken without the prior written permission of the Local Planning Authority.

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

Description of Proposal:

This application seeks planning permission for the erection of an additional detached dwelling. The proposed dwelling would be located to the side of no. 240 and would be set back slightly from this property and staggered in width in line with the shape of the site. The dwelling would be two storeys in height.

Description of Site:

The application site comprises a semi detached dwelling located beyond the corner at the junction of The Broadway with Rookwood Avenue. The dwelling's garden extends to the rear and side of the dwelling and beyond the side garden is an area of public open space.

Relevant History:

EPF/0259/85 - Two storey side extension – Approved 29/03/85.

EPF/1491/90 - Erection of single storey side and rear extension - Approved 04/01/91.

EPF/0018/10 - Erection of two storey detached dwelling house - Withdrawn.

EPF/0909/10 - Erection of two storey detached dwelling house – Approved 14/07/10

Policies Applied:

Adopted Local Plan and Alterations

CP1 – Achieving sustainable development objectives
CP2 – Protecting the quality of the rural and built environment
CP4 – Energy conservation
CP5 – Sustainable building
DBE1 – Design of new buildings
DBE2 – Effect on neighbouring properties
DBE3 – Design in urban areas
DBE8 – Private Amenity Space
DBE9 – Loss of amenity
LL11 – Landscaping Schemes
ST4 – Road Safety
ST6 - Vehicle Parking

Summary of Representations:

The following representations have been received:

4 NEIGHBOURS CONSULTED – NO COMMENTS RECIEVED

LOUGHTON TOWN COUNCIL. – OBJECT -

The Committee NOTED the contents of a letter of objection. The Committee OBJECTED to this proposal as it was considered an over-development of the site and garden grabbing. The site is immediately adjacent to Green Belt land with no proper access. This is contrary to policies DBE4, DBE8 & DBE9 of the Local Plan and Alterations and the provisions of the National Planning Policy Framework.

Issues and Considerations:

Planning permission has previously been granted for this development but has not been implemented and that consent has now lapsed.

The main issues to be considered in this application are:

1. The principle of residential development on this site;
2. The impacts of the proposed development on the amenities of the occupiers of neighbouring dwellings;
3. The level of amenity for future occupiers of the proposed dwelling;
4. The impact of the proposal on the character and appearance of the area; and
5. Highways and parking issues.

Acceptability of Use

The development is located outside of the Metropolitan Green Belt, within the urban area within which residential development is generally appropriate. Accordingly it is considered that, subject to acceptable detail in relation to the matters listed above, the site is suitable for residential development. Therefore the proposal cannot be viewed as 'garden grabbing' and has not been as unacceptable development by Local Authority or the Town council during the previous two applications for an identical scheme on the same site.

Impact on Neighbouring Residents

The dwelling which would be most affected by the proposed development would be 240 The Broadway, which is within the application site and the applicant's ownership. The dwelling would

extend approximately 2.8 metres to the rear of this dwelling, separated by a distance of approximately 2 metres. This relationship would be acceptable.

Amenity for Future Occupiers

All habitable rooms within the proposed dwelling would have an acceptable level of natural light and outlook.

The garden would be 11.7 metres deep with a width ranging from 9.2 metres to 14.1 metres (approximately 136m²). This substantially exceeds the standard set out in Policy BDE8 of the Local Plan, which suggests 20 m² per habitable room.

Design and Impact on the Character and Appearance of the Area

The surrounding street scene is characterised by traditional rectangular plan terraced and semi-detached dwellings with both hipped and gable end pitched roofs. Properties tend to be finished with either render or facing brick and have concrete roof tiles.

The proposed dwelling would be different to surrounding properties, having a more complex footprint dictated by the shape of the plot. Notwithstanding this, the dwelling would be set back from the road to the extent such that views of it would be limited. Its design and use of materials, although different to its immediate neighbours, would be appropriate within the street scene and not detrimental to its character.

Highways and Parking

Access to the site would be via the existing vehicular access which currently serves the 240 The Broadway. The area of hard standing to the front of the dwellings would be capable of accommodating at least 4 cars independently parked. Such provision would accord with the Council's normal standard.

The Highways Authority raise no objection to the proposed development.

Other Matters

As the site has previously been occupied by an electricity sub-station, a contaminated land survey and any necessary mitigation arising from the survey will be required in advance of the commencement of the development.

The application indicates that surface water will be disposed of by soakaway. Additional information relating to this will need to be submitted prior to the commencement of the development to ensure that the details of this drainage will be acceptable.

Both of these matters may be dealt with by the use of planning conditions require additional details.

The relationship of the dwelling within its plot and also with regard to 240 The Broadway is such that rear extensions to the new dwelling in the future could potentially cause harm to the occupiers of no. 240. For this reason, a planning condition is also suggested to remove this element of permitted development rights for the new dwelling.

Conclusion

In light of the above appraisal, it is considered that subject to the imposition of the planning conditions suggested, the new development would not cause harm to either neighbouring amenity

of to the character and appearance of the area. There has been no fundamental change in policy since the previous approval and the dwelling will make the best use of urban land, particularly given the Council's current lack of a five year housing land supply. It is, therefore, considered that the proposed dwelling would constitute an acceptable form of development. Accordingly 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:

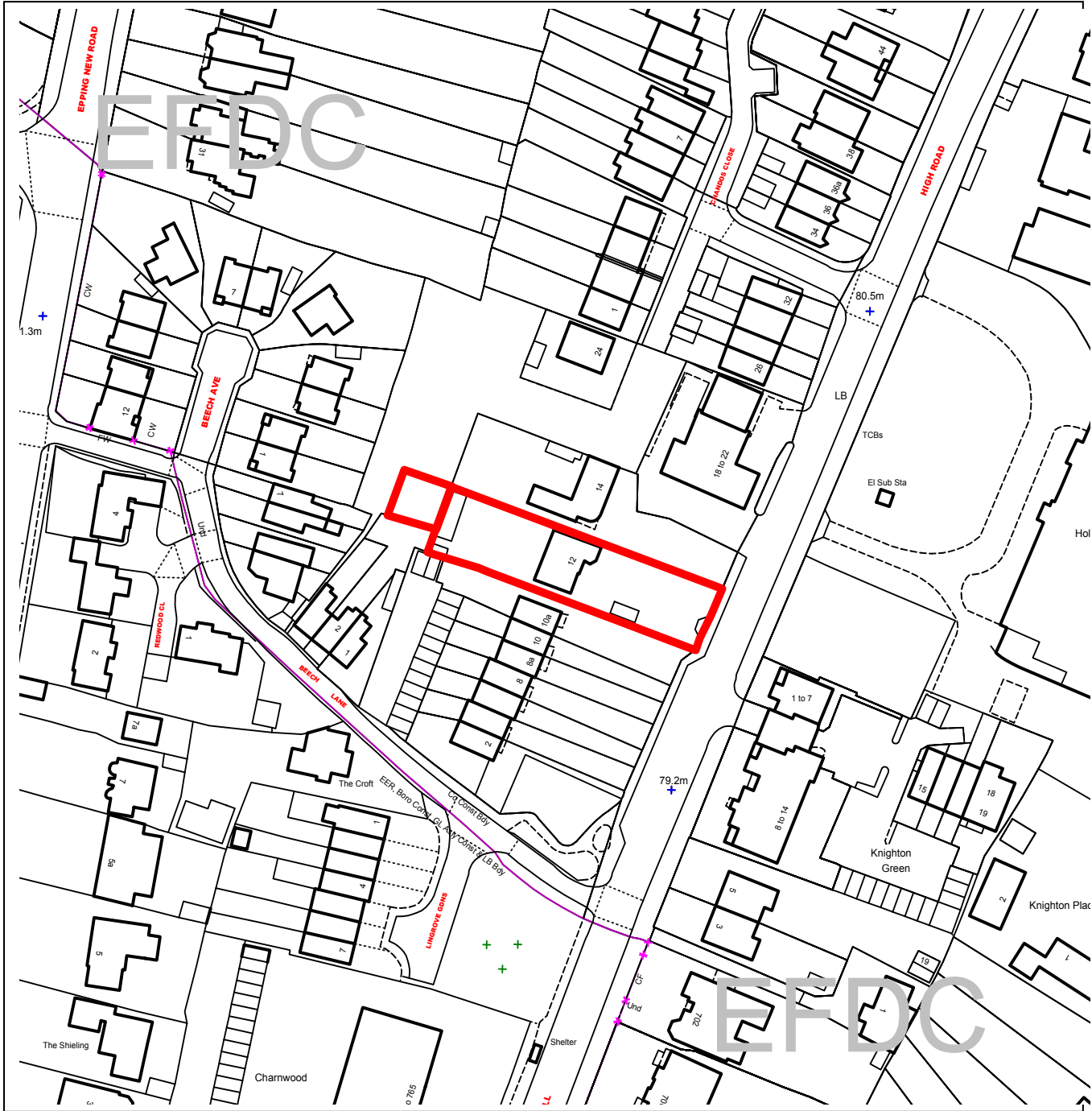
***Planning Application Case Officer:
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Agenda Item Number 13



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Application Number:	EPF/1852/17
Site Name:	12 High Road, Buckhurst Hill, IG9 5HP
Scale of Plot:	1/1250

Report Item No: 13

APPLICATION No:	EPF/1852/17
SITE ADDRESS:	12 High Road Buckhurst Hill Essex IG9 5HP
PARISH:	Buckhurst Hill
WARD:	Buckhurst Hill West
APPLICANT:	Mrs Ziggy Barclay
DESCRIPTION OF PROPOSAL:	Continued use of outbuilding/annexe as Bed and Breakfast accommodation originally granted permission under EPF/1597/14.
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=596954

CONDITIONS

- 1 The use hereby approved shall only be carried out by an occupier of the house at 12 High Road, Buckhurst Hill.
- 2 The development hereby permitted must be begun not later than the expiration of three years beginning with the date of this notice.

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

Description of Site:

The Application site comprises of a two storey detached dwellinghouse with an outbuilding which is in use as Bed and Breakfast accommodation as part of LPA: EPF/1597/14. It is not within a Conservation Area nor is it a Listed building.

Description of Proposal:

The planning application is seeking renewal of planning permission granted under EPF/1597/14. The outbuilding would continue to be used to provide bed and breakfast accommodation.

As existing, the use would continue to be carried out by the occupant of the main house and stays would normally be 1 or 2 days. Normal maximum stay would be 1 week but the applicant would like to be able to accommodate people up to one month.

Existing off-street parking provision is for 10 cars.

Permanent planning permission is sought.

Relevant History:

EPF/1597/14 Temporary Planning Permission for use of 1 bedroom outbuilding as bed and breakfast accommodation. Approved.

Policies Applied:

CP2	Quality of Rural and Built Environment
CP3	New Development
CP7	Urban Form and Quality
CP8	Sustainable Economic Development
E12	Small Scale Business/Working from Home
RST1	Recreational, Sporting and Tourist Facilities
DBE9	Loss of Amenity
DBE11	Sub-Division of Properties

NPPF

Summary of Representations:

BUCKHURST HILL PARSIH COUNCIL: The Committee OBJECTED to this application Committee as it would have an adverse effect on the living conditions needs to be carried out on 12 High Road and inhabitants of neighbouring properties.

4 BEECH LANE – OBJECTED due to proposal not being a suitable location for this type of development, excessive noise could occur.

Main Issues and Considerations:

Planning permission was granted at committee for this use in 2014 but was restricted to a temporary 3 year period in order for the impact of the use on the occupants of 10A to be assessed. The required obscured glazing and fencing to ensure privacy to the neighbour were carried out and the use has continued at the premises without any complaint.

The only issues therefore are whether there has been any change in circumstances or policy since the original approval which would now make the use unacceptable, and whether there has been any adverse impact from the use that means that a further consent should not be granted.

There has been no substantial change in planning policy or the circumstances of the site since the original approval and there is no evidence that the use has caused any harm to the amenities of neighbours or any other harm. The nearest effected neighbour, whose amenity the 3 year temporary consent was specifically intended to protect has raised no objection to the scheme, and it appears that the use operates without causing any harm. As such there are no grounds to refuse consent for the continued use.

The use does not cause any additional noise or odour or disturbance than if it were in use as an annexe that would not require consent.

Conclusion:

The proposal complies with relevant planning policy and it is recommended that planning permission be granted on a permanent basis subject to conditions discussed above.

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: Sukhdeep Jhooti
Direct Line Telephone Number: 01992 564 298***

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