

**Report Item No: 1**

<b>APPLICATION No:</b>	EPF/0637/18
<b>SITE ADDRESS:</b>	The Lodge Woolston Hall Abridge Road Chigwell Essex IG7 6BX
<b>PARISH:</b>	Chigwell
<b>WARD:</b>	Chigwell Village
<b>DESCRIPTION OF PROPOSAL:</b>	Residential infill comprising 12 no. residential dwelling houses with associated off-street parking, garden space and external landscaping.
<b>DECISION:</b>	Deferred to District Development Management Committee

**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=606596](http://planpub.eppingforestdc.gov.uk/NIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=606596)

This application was deferred to District Development Management Committee under a minority reference, with a recommendation that planning permission be refused in accordance with Officer's recommendation.

**Report Item No: 2**

<b>APPLICATION No:</b>	EPF/0610/18
<b>SITE ADDRESS:</b>	113 Church Hill Loughton Essex IG10 1QR
<b>PARISH:</b>	Loughton
<b>WARD:</b>	Loughton St Johns
<b>DESCRIPTION OF PROPOSAL:</b>	Residential development of 10 apartments with associated parking and external amenity space
<b>DECISION:</b>	Refuse Permission

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

[http://planpub.eppingforestdc.gov.uk/NIM.websearch/ExternalEntryPoint.aspx?SEARCH\\_TYPE=1&DOC\\_CLASS\\_CODE=PL&FOLDER1\\_REF=606495](http://planpub.eppingforestdc.gov.uk/NIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=606495)

**REASONS FOR REFUSAL**

- 1 By reason of its modern flat roofed design, the proposed building would appear out of keeping with neighbouring buildings, particularly 111 and 122 Church Hill, and would not sufficiently enhance the setting of 122 Church Hill, a Grade II listed building situated opposite the site. As a consequence, the proposal would cause harm to the character and appearance of the locality contrary to Local Plan and Alterations policies CP2 (iv), CP7 and DBE1, and to Draft Local Plan (Submission Version 2017) policies DM 7 (paragraph A) and DM 9 (paragraphs A and D), which are consistent with the NPPF.

Way Forward

Members considered a redesign of the building such that it would have a more traditional appearance, with the second floor set back further from the front elevation than that of the refused proposal may overcome their objections.

**Report Item No: 3**

<b>APPLICATION No:</b>	EPF/0687/18
<b>SITE ADDRESS:</b>	18 Dickens Rise Chigwell Essex IG7 6PA
<b>PARISH:</b>	Chigwell
<b>WARD:</b>	Chigwell Village
<b>DESCRIPTION OF PROPOSAL:</b>	Removal of existing garage structure and the erection of a garden annexe.
<b>DECISION:</b>	Grant Permission (Subject to Legal Agreement)

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

[http://planpub.eppingforestdc.gov.uk/NIM.websearch/ExternalEntryPoint.aspx?SEARCH\\_TYPE=1&DOC\\_CLASS\\_CODE=PL&FOLDER1\\_REF=606773](http://planpub.eppingforestdc.gov.uk/NIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=606773)

**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 annexe building hereby approved shall only be occupied in connection with the existing single family dwelling on the site. It shall not be occupied as a separate dwelling, or rented out as a separate dwelling, or sold as a separate dwelling.
- 3 All construction/demolition works and ancillary operations, including vehicle movement on site which are audible at the boundary of noise sensitive premises, shall only take place between the hours of 07.30 to 18.30 Monday to Friday and 08.00 to 13.00 hours on Saturday, and at no time during Sundays and Public/Bank Holidays unless otherwise agreed in writing by the Local Planning Authority.
- 4 No window or door openings shall be formed in the rear elevation of the annexe hereby approved. For the purposes of this condition, the rear elevation is that adjacent to Brook Mews.

And subject to the completion of a Section 106 agreement requiring the annexe approved to not be sold separately from 18 Dickens Rise, Chigwell.

**Report Item No: 4**

<b>APPLICATION No:</b>	EPF/0826/18
<b>SITE ADDRESS:</b>	48 Russell Road Buckhurst Hill Essex IG9 5QE
<b>PARISH:</b>	Buckhurst Hill
<b>WARD:</b>	Buckhurst Hill West
<b>DESCRIPTION OF PROPOSAL:</b>	Demolition of existing bungalow and erection of 3 flats
<b>DECISION:</b>	Deferred to District Development Management Committee

**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=607374](http://planpub.eppingforestdc.gov.uk/NIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=607374)

This item was deferred to District Development Management Committee following a split vote with no recommendation from the Sub-Committee.

**Report Item No: 5**

<b>APPLICATION No:</b>	EPF/1110/18
<b>SITE ADDRESS:</b>	20 Tomswood Road Chigwell Essex IG7 5QS
<b>PARISH:</b>	Chigwell
<b>WARD:</b>	Grange Hill
<b>DESCRIPTION OF PROPOSAL:</b>	Single storey rear extension linking house and outbuilding.
<b>DECISION:</b>	Refuse Permission

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

[http://planpub.eppingforestdc.gov.uk/NIM\\_websearch/ExternalEntryPoint.aspx?SEARCH\\_TYPE=1&DOC\\_CLASS\\_CODE=PL&FOLDER1\\_REF=608456](http://planpub.eppingforestdc.gov.uk/NIM_websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=608456)

**REASONS FOR REFUSAL**

- 1 By reason of its cumulative impact, linking the extended house to a large outbuilding situated on the site boundary with 18 Tomswood Road, the proposed extension result in a disproportionate enlargement to the house that fails to complement its appearance and would cause an excessive loss of light to the side facing windows of a single-storey rear extension to 18 Tomswood Road, to the detriment of its living conditions. Accordingly, the proposal is contrary to Local Plan and Alterations policies DBE9 and DBE10, and to Draft Local Plan (Submission Version 2017) policy DM9, all of which are consistent with the NPPF.

Members considered the proposal would introduce excessive bulk on the site boundary with 18 Tomswood Road that would appear incongruous when seen from number 18. Moreover, notwithstanding the flat roofed design that limits the height of the proposal, the link extension would be very likely to cause an excessive loss of light to flank windows in a single storey rear extension to number 18. The cumulative impact of the extension together with the built form it would link would not respect the setting of the development and would cause excessive harm to the living conditions of 18 Tomswood Road. Members did not consider there is a way forward that could address both the consequence for light and the resulting poor appearance of built form adjacent to the site boundary with 18 Tomswood Road.

**Report Item No: 6**

<b>APPLICATION No:</b>	EPF/1159/18
<b>SITE ADDRESS:</b>	100 Rous Road Buckhurst Hill Essex IG9 6BT
<b>PARISH:</b>	Buckhurst Hill
<b>WARD:</b>	Buckhurst Hill East
<b>DESCRIPTION OF PROPOSAL:</b>	Part garage conversion and part ground floor side and front extension.
<b>DECISION:</b>	Grant Permission (With Conditions)

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

[http://planpub.eppingforestdc.gov.uk/NIM.websearch/ExternalEntryPoint.aspx?SEARCH\\_TYPE=1&DOC\\_CLASS\\_CODE=PL&FOLDER1\\_REF=608660](http://planpub.eppingforestdc.gov.uk/NIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=608660)

**CONDITIONS**

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