

# Committee Agenda



## Epping Forest District Council

### **AREA PLANNING SUB-COMMITTEE SOUTH** **Wednesday, 24th March, 2021**

You are invited to attend the next meeting of **Area Planning Sub-Committee South**, which will be held as a:

**Virtual Meeting on Zoom**  
on **Wednesday, 24th March, 2021**  
at **7.00 pm.**

**Georgina Blakemore**  
Chief Executive

**Democratic Services**  
**Officer:**

Democratic Services Tel: (01992) 564243  
Email: [democraticservices@eppingforestdc.gov.uk](mailto:democraticservices@eppingforestdc.gov.uk)

#### **Members:**

Councillors J Share-Bernia (Chairman), S Rackham (Vice-Chairman), R Baldwin, A Beales, R Brookes, S Heap, R Jennings, J Jennings, H Kauffman, A Lion, L Mead, S Murray, S Neville, M Owen, A Patel, C P Pond, C C Pond, C Roberts, D Roberts, B Sandler, D Sunger and D Wixley

#### **WEBCASTING/FILMING NOTICE (VIRTUAL MEETINGS)**

**Please note: this meeting may be filmed for live or subsequent broadcast via the Council's internet site - at the start of the meeting the Chairman will confirm if all or part of the meeting is being filmed.**

**You should be aware that the Council is a Data Controller under the Data Protection Act. Data collected during this webcast will be retained in accordance with the Council's published policy.**

**Therefore by participating in this virtual meeting, you are consenting to being filmed and to the possible use of those images and sound recordings for webcasting and/or training purposes. If members of the public do not wish to have their image captured they should ensure that their video setting throughout the virtual meeting is turned off and set to audio only.**

**In the event that technical difficulties interrupt the virtual meeting that cannot be overcome, the Chairman may need to adjourn the meeting.**

**If you have any queries regarding this, please contact the Corporate Communications Manager on 01992 564039.**

**1. WEBCASTING INTRODUCTION**

1. This virtual meeting is to be webcast. Members are reminded of the need to unmute before speaking.

2. The Chairman will read the following announcement:

“I would like to remind everyone present that this meeting will be broadcast live to the internet (or filmed) and will be capable of repeated viewing (or another use by such third parties).

Please could I also remind Members of the Public who have registered to speak that they will be admitted to the meeting at the appropriate time.

Please also be aware that if technical difficulties interrupt the meeting that cannot be overcome, I may need to adjourn the meeting.”

**2. ADVICE TO PUBLIC AND SPEAKERS ATTENDING THE COUNCIL PLANNING SUB-COMMITTEES (Pages 5 - 8)**

General advice to people attending the meeting is attached.

**3. MINUTES (Pages 9 - 14)**

To confirm the minutes of the last meeting of the Sub-Committee held on 24 February 2021.

**4. APOLOGIES FOR ABSENCE**

**5. DECLARATIONS OF INTEREST**

To declare interests in any item on this agenda.

**6. ANY OTHER BUSINESS**

Section 100B(4)(b) of the Local Government Act 1972, requires that the permission of the Chairman be obtained, after prior notice to the Chief Executive, before urgent business not specified in the agenda (including a supplementary agenda of which the statutory period of notice has been given) may be transacted.

**7. EPPING FOREST DISTRICT LOCAL PLAN SUBMISSION VERSION - PLANNING POLICY BRIEFING NOTE**

A Planning Policy Briefing Note (March 2018) has been produced by the Planning Policy Team to ensure that a consistent approach is taken to the provision of planning policy advice for the District, particularly in relation to the Epping Forest District Local Plan Submission Version, which was published on 18 December 2017.

The primary purpose of the Planning Policy Briefing Note is to inform the development management process and to provide assistance for Development Management Officers, Councillors, applicants and planning agents. The Planning Policy Briefing Note is available at:

[http://www.efdclocalplan.org/wp-content/uploads/2018/03/Planning-Policy-Briefing-Note\\_Mar-2018.pdf](http://www.efdclocalplan.org/wp-content/uploads/2018/03/Planning-Policy-Briefing-Note_Mar-2018.pdf)

**8. SITE VISITS**

Members are reminded that for the duration of the coronavirus pandemic, as decided at the Group Leaders' Meeting of 24 June 2020, **no member site visits will be conducted.**

Therefore, any planning application deferred for a site visit at an Area Planning Sub-Committee will be automatically referred to the District Development Management Committee for determination.

**9. PLANNING APPLICATION - EFP/1465/20 DAVENANT FOUNDATION SCHOOL, CHESTER ROAD, LOUGHTON IG10 2LD (Pages 15 - 22)**

To consider the attached report for the replacement of existing temporary classrooms with permanent standalone block.

**10. PLANNING APPLICATION - EPF/2040/20 47 STRADBROKE DRIVE, CHIGWELL IG7 5RA (Pages 23 - 30)**

To consider the attached report for the demolition of the existing dwelling house and erection of a new dwelling house together with landscaping.

**11. EXCLUSION OF PUBLIC AND PRESS**

**Exclusion:** To consider whether, under Section 100(A)(4) of the Local Government Act 1972, the public and press should be excluded from the meeting for the items of business set out below on grounds that they will involve the likely disclosure of exempt information as defined in the following paragraph(s) of Part 1 of Schedule 12A of the Act (as amended) or are confidential under Section 100(A)(2):

<b>Agenda Item No</b>	<b>Subject</b>	<b>Exempt Information Paragraph Number</b>
Nil	Nil	Nil

The Local Government (Access to Information) (Variation) Order 2006, which came into effect on 1 March 2006, requires the Council to consider whether maintaining the exemption listed above outweighs the potential public interest in disclosing the information. Any member who considers that this test should be applied to any currently exempted matter on this agenda should contact the proper officer at least 24 hours prior to the meeting.

**Background Papers:** Article 17 - Access to Information, Procedure Rules of the Constitution define background papers as being documents relating to the subject matter of the report which in the Proper Officer's opinion:

- (a) disclose any facts or matters on which the report or an important part of the report is based; and
- (b) have been relied on to a material extent in preparing the report and does not include published works or those which disclose exempt or confidential information and in respect of executive reports, the advice of any political advisor.

The Council will make available for public inspection for four years after the date of the meeting one copy of each of the documents on the list of background papers.

**12. REFER SIGN (Pages 31 - 32)**

If any member wants to **refer** a planning application to the District Development Management Committee (DDMC), please **hold up this refer sign** in front of your screen immediately after the vote has been taken. If at least 4 members agree/hold up their refer signs, the application will be referred to DDMC.

Alternatively, if any member wishes to **refer** a planning application to DDMC, they should propose a **motion to refer** this application immediately after the vote has been taken. The Chairman will then ask for a seconder. After a seconder has been sought, the Chairman will then ask if any other member wishes to support this resolution. If at least 4 members agree then the application will be referred to DDMC, otherwise the motion to refer will fail.

## **Advice to Public and Speakers at virtual meetings of the Council's District Development Management Committee and Area Plans Sub-Committees**

### **Are the meetings open to the public?**

Yes all our meetings are open for you to attend virtually if you are a speaker, or to view on the Council's website at <https://www.eppingforestdc.gov.uk/your-council/watch-a-meeting/> Only in special circumstances are the public excluded.

### **When is the meeting?**

Details of the date and time of the meeting are shown at the top of the front page of the agenda along with the details of the contact officer and Members of the Committee.

### **Can I speak?**

If you wish to speak **you must register with Democratic Services by 4.00 p.m. on the day before the meeting**, by telephoning the number shown on the front page of the agenda. Speaking to a Planning Officer will not register you to speak; you must register with Democratic Services. Speakers are not permitted on Planning Enforcement or legal issues.

### **Who can speak?**

Three classes of speakers are generally allowed: One objector (maybe on behalf of a group), the local Parish or Town Council and the applicant or his/her agent. In some cases, a representative of another authority consulted on the application may also be allowed to speak.

### **What can I say?**

You will be allowed to have your say about the application, but you must bear in mind that you are limited to three minutes. At the discretion of the Chairman, speakers may clarify matters relating to their presentation and answer questions from Committee members.

If you have registered to speak on a planning application to be considered by the District Development Management Committee, Area Plans Sub-Committee East, Area Plans Sub-Committee West or Area Plans Sub-Committee South you will address the Committee virtually.

Only registered speakers will be admitted to the virtual meeting. This will be via the Zoom meeting invite you have been emailed by Democratic Services. Speakers must NOT forward this invite to anyone else under any circumstances. Alternatively, speakers may be contacted by phone at the appropriate time in the meeting when a Democratic Services Officer will contact you. If you are not present by the time your item is considered, the Committee will determine the application in your absence. Speakers should be following the meeting on the Council's webcaster to enable them to know when their item will be considered.

A transcript of your representation must be supplied in advance of the meeting to enable the Democratic Services Officer to read this out on your behalf should there be a technical problem. Please email your written statement to: [democraticservices@eppingforestdc.gov.uk](mailto:democraticservices@eppingforestdc.gov.uk)

## **Can I give the Councillors more information about my application or my objection?**

**Yes you can, but it must not be presented at the meeting.** If you wish to send further information to Councillors, their contact details can be obtained from Democratic Services or our website <https://rds.eppingforestdc.gov.uk/mgMemberIndex.aspx?bcr=1>. Any information sent to Councillors should be copied to the Planning Officer dealing with the application.

## **How are the applications considered?**

The Committee will consider applications in the agenda order. On each case they will listen to an outline of the application by the Planning Officer. They will then hear any speakers' presentations.

The order of speaking will be (1) Objector, (2) Parish/Town Council, then (3) Applicant or his/her agent. The Committee will then debate the application and vote on either the recommendations of officers in the agenda or a proposal made by the Committee. Should the Committee propose to follow a course of action different to officer recommendation, it is required to give its reasons for doing so.

An Area Plans Sub-Committee is required to refer applications to the District Development Management Committee where:

- (a) the Sub-Committee's proposed decision is a substantial departure from:
  - (i) the Council's approved policy framework; or
  - (ii) the development or other approved plan for the area; or
  - (iii) it would be required to be referred to the Secretary of State for approval as required by current government circular or directive;
- (b) the refusal of consent may involve the payment of compensation; or
- (c) the District Development Management Committee have previously considered the application or type of development and has so requested; or
- (d) the Sub-Committee wish, for any reason, to refer the application to the District Development Management Committee for decision by resolution.

## **Further Information**

Further information can be obtained from Democratic Services.

Area Planning Sub-Committee South 2020-21  
 Members of the Committee and Wards Represented:



**Chairman**  
**Cllr Share-Bernia**  
 Buckhurst Hill West

**Vice-Chairman**  
**Cllr Rackham**  
 Grange Hill

**Cllr Baldwin**  
 Loughton Forest

**Cllr Beales**  
 Loughton Forest

**Cllr Brookes**  
 Loughton Roding

**Cllr Heap**  
 Buckhurst Hill East



**Cllr B Jennings**  
 Loughton St John's

**Cllr J Jennings**  
 Loughton St Mary's

**Cllr Kauffman**  
 Loughton St Mary's

**Cllr Lion**  
 Grange Hill

**Cllr Mead**  
 Loughton Fairmead

**Cllr Mohindra**  
 Grange Hill

**Cllr Murray**  
 Loughton Roding



**Cllr Neville**  
 Buckhurst Hill East

**Cllr Owen**  
 Loughton Broadway

**Cllr Patel**  
 Buckhurst Hill West

**Cllr C C Pond**  
 Loughton Broadway

**Cllr C P Pond**  
 Loughton St John's

**Cllr C Roberts**  
 Loughton Alderton

**Cllr D Roberts**  
 Loughton Alderton



**Cllr Sandler**  
 Chigwell Row

**Cllr Sungar**  
 Chigwell Village

**Cllr Wixley**  
 Loughton Fairmead

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## EPHING FOREST DISTRICT COUNCIL COMMITTEE MINUTES

**Committee:** Area Planning Sub-Committee **Date:** 24 February 2021  
South

**Place:** Virtual Meeting on Zoom **Time:** 7.00 - 8.18 pm

**Members Present:** J Share-Bernia (Chairman), S Rackham (Vice-Chairman), R Baldwin, A Beales, R Brookes, S Heap, R Jennings, J Jennings, H Kauffman, A Lion, L Mead, S Murray, S Neville, A Patel, C P Pond, C C Pond, C Roberts, D Roberts, B Sandler and D Wixley

**Other Councillors:**

**Apologies:** G Mohindra and D Sunger

**Officers Present:** G Courtney (Planning Applications and Appeals Manager (Development Management)), M Rahman (Planning Officer), A Hendry (Democratic Services Officer), R Perrin (Democratic and Electoral Services Officer) and R Moreton (Corporate Communications Officer)

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### 76. WEBCASTING INTRODUCTION

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

### 77. MINUTES

#### RESOLVED:

That the minutes of the meeting of the Sub-Committee held on 18 November 2020 be taken as read and signed by the chairman as a correct record.

### 78. DECLARATIONS OF INTEREST

There were no declarations of interest made pursuant to the Council's Members' Code of Conduct.

### 79. ANY OTHER BUSINESS

It was noted that there was no other urgent business for consideration by the Sub-Committee.

### 80. EPPING FOREST DISTRICT LOCAL PLAN SUBMISSION VERSION - PLANNING POLICY BRIEFING NOTE

It was noted that the Epping Forest District Local Plan Submission Version Planning Policy Briefing note was available at:

[http://www.efdclocalplan.org/wpcontent/uploads/2018/03/Planning-Policy-Briefing-Note\\_Mar-2018.pdf](http://www.efdclocalplan.org/wpcontent/uploads/2018/03/Planning-Policy-Briefing-Note_Mar-2018.pdf)

#### 81. SITE VISITS

The Sub-Committee Members noted that for the duration of the coronavirus pandemic, any planning applications deferred for a site visit at an Area Planning Sub-Committee would be automatically referred to the District Development Management Committee (or Council) for determination.

There were no formal site visits requested by the Sub-Committee.

#### 82. PLANNING APPLICATION - EFP/2600/19 LAMBOURNE END OUTDOOR CENTRE, MANOR ROAD, LAMBOURNE, ROMFORD RM4 1NB

This item was mistakenly put on this agenda. It should have gone on to an Area Plans East meeting.

#### 83. PLANNING APPLICATION - EPF/2388/20 PINE LODGE, 307 VICARAGE LANE, CHIGWELL IG7 6LS

##### *Report Item No:*

<b>APPLICATION No:</b>	EPF/2388/20
<b>SITE ADDRESS:</b>	Pine Lodge 307 Vicarage Lane Chigwell IG7 6LS
<b>PARISH:</b>	Chigwell
<b>WARD:</b>	Chigwell Village
<b>DESCRIPTION OF PROPOSAL:</b>	Proposed single storey rear 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=643496](http://planpub.eppingforestdc.gov.uk/NIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=643496)

#### 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 shall be carried out and retained strictly in accordance with the following approved plans: (1) Existing & Proposed Location/Block Plan and (2) Existing & Proposed Floor/Elevation Plan.
- 3 The materials to be used in the construction of the external surfaces of the development hereby permitted shall match those in the existing building, unless otherwise agreed in writing by the Local Planning Authority.
- 4 Access to the flat roof over the extension hereby approved shall be for maintenance or emergency purposes only and the flat roof shall not be used as a seating area, roof garden, terrace, patio or similar amenity area.
- 5 No deliveries, external running of plant and equipment or demolition and construction works, other than internal works not audible outside the site boundary, shall take place on the site other than between the hours of 07:30 to 18:00 on Monday to Friday and 08:00 to 13:00 on Saturday and not at all on Sundays, Public or Bank Holidays without the prior written permission of the Local Planning Authority.
- 6 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (as amended) (or any other order revoking and re-enacting that order) no development permitted by virtue of Classes A & B of Part 1 to schedule 2 shall be undertaken.

**84. PLANNING APPLICATION - EPF/2794/20 209D HIGH ROAD, LOUGHTON IG10 1BB**

**Report Item No:**

<b>APPLICATION No:</b>	EPF/2794/20
<b>SITE ADDRESS:</b>	209 D High Road Loughton IG10 1BB
<b>PARISH:</b>	Loughton
<b>WARD:</b>	Loughton St Marys
<b>DESCRIPTION OF PROPOSAL:</b>	Erection of canopies for use of garden as additional seating to cafe and associated landscaping.
<b>DECISION:</b>	Refused

**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=645293](http://planpub.eppingforestdc.gov.uk/NIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=645293)

**REASON FOR REFUSAL**

1. Any contributions made to the economy of the high road would be modest and would not outweigh the significant harm that would be caused to the living conditions of adjoining occupiers in priority road, in terms of noise and general disturbance, should any use of rear garden of the site by customers be allowed, contrary to policies CP7 and DBE9 of the adopted Local Plan 1998 & 2006, policy DM9 of the Local Plan Submission Version 2017, and Paragraph 127 (f) of the NPPF 2019.

**Way Forward** – Committee Members determined that there was no way forward in obtaining consent to use the rear garden of the site for customers.

**85. PLANNING APPLICATION - EPF/3002/20 47 TYCEHURST HILL, LOUGHTON IG10 1BZ**

**Report Item No:**

<b>APPLICATION No:</b>	EPF/3002/20
<b>SITE ADDRESS:</b>	47 Tycehurst Hill Loughton IG10 1BZ
<b>PARISH:</b>	Loughton
<b>WARD:</b>	Loughton St Marys
<b>DESCRIPTION OF PROPOSAL:</b>	Proposed ground floor rear infill extension with alterations to terrace, new roof form with rear dormer and front rooflights (Amended scheme to EPF/2622/18).
<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=646273](http://planpub.eppingforestdc.gov.uk/NIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=646273)

**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 shall be carried out and retained strictly in accordance with the following approved plans:  
TQRQM20343131151514, 66502 - 1100 Rev A, 66502 - 1101 Rev A, 66502 - 1102 Rev A, 66502 - 1103 Rev A, 66502 - 1200 Rev A, 66502 - 1201 Rev A, 66502 - 1300 Rev A, 66502 - 1500 Rev A, 66502 - 3100 Rev A, 66502 - 3101 Rev A, 66502 - 3102 Rev A, 66502 - 3103 Rev A, 66502 - 3200 Rev A, 66502 - 3201 Rev A, 66502 - 3300 Rev A and 66502 - 3500 Rev A

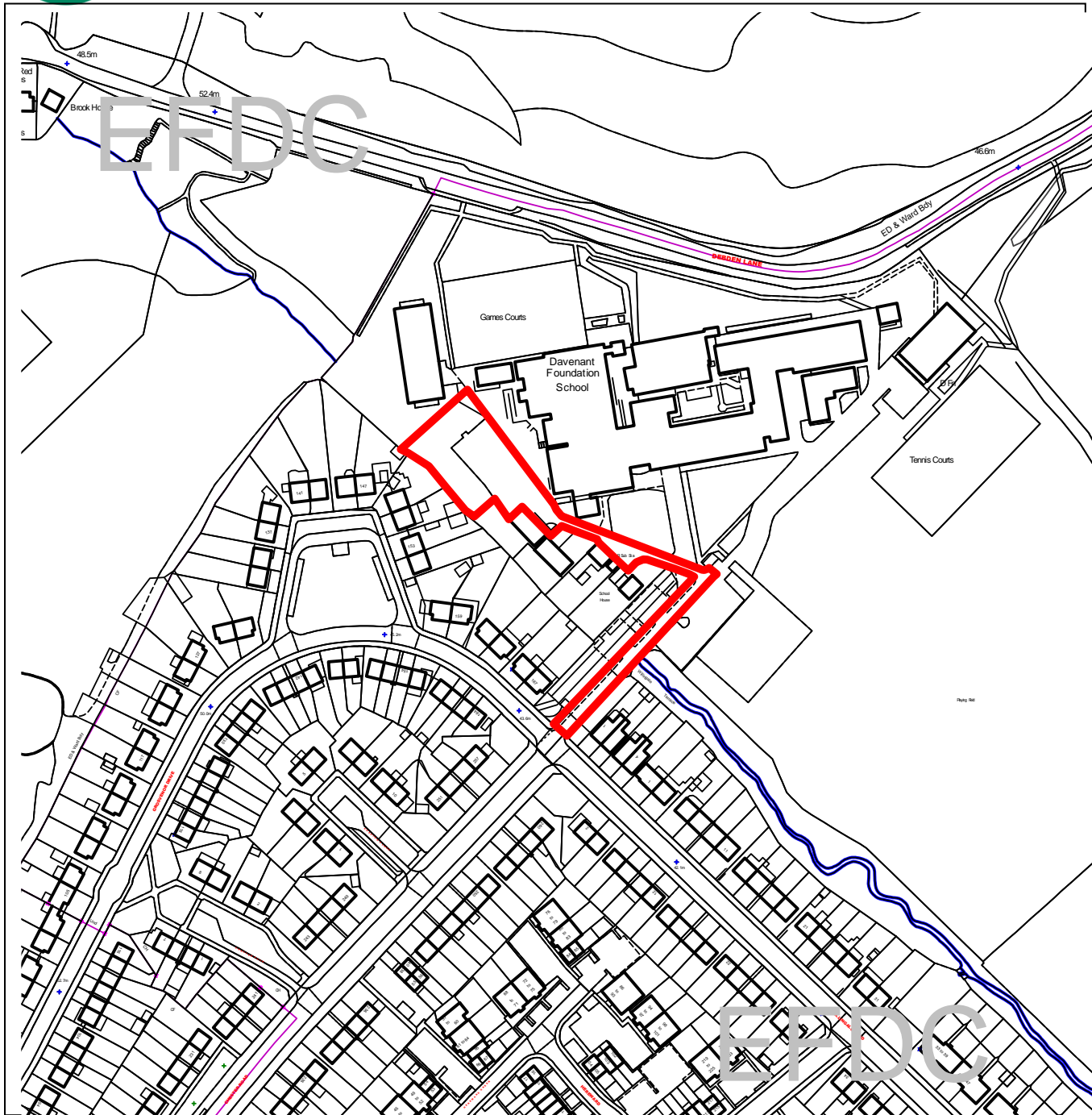
- 3 The materials to be used in the construction of the external surfaces of the development hereby permitted shall match those in the existing building, unless otherwise agreed in writing by the Local Planning Authority.
- 4 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any order revoking and re-enacting that Order with or without modification), no windows [other than those expressly authorised by this permission] shall be constructed on the flank elevations.
- 5 Wheel washing or other cleaning facilities for vehicles leaving the site during construction works shall be installed and utilised to clean vehicles immediately before leaving the site. Any mud or other material deposited on nearby roads as a result of the development shall be removed.
- 6 No deliveries, external running of plant and equipment or demolition and construction works, other than internal works not audible outside the site boundary, shall take place on the site other than between the hours of 07:30 to 18:00 on Monday to Friday and 08:00 to 13:00 on Saturday and not at all on Sundays, Public or Bank Holidays without the prior written permission of the Local Planning Authority.

**CHAIRMAN**

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# Epping Forest District Council



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Application Number:	EPF/1465/20
Site Name:	Davenant Foundation School Chester Road Loughton IG10 2LD
Scale of Plot:	1:2500

**Report Item No: 9**

<b>APPLICATION No:</b>	EPF/1465/20
<b>SITE ADDRESS:</b>	Davenant Foundation School Chester Road Loughton IG10 2LD
<b>PARISH:</b>	Loughton
<b>WARD:</b>	Loughton Broadway
<b>APPLICANT:</b>	Davenant Foundation School
<b>DESCRIPTION OF PROPOSAL:</b>	Replacement of existing temporary classrooms with permanent standalone block.
<b>RECOMMENDED 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=639155](http://planpub.eppingforestdc.gov.uk/NIM_websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=639155)

**CONDITIONS**

- 1 The development hereby permitted shall be begun before the expiration of three years from the date of this permission.
- 2 The development hereby permitted shall be carried out and retained strictly in accordance with the following approved plans: DAVEN-IWD-XX-00-DR-A-2200 Rev P1 and 2400 Rev P1, and DAVEN-IWD-XX-XX-DR-A- 2000 Rev P1, 2200 Rev P1, 2500 Rev P1, 2502 Rev P1 and 2503 Rev P1
- 3 Prior to the commencement of the development, details of flood mitigation measures to the building to protect against surface water flood risk shall be submitted to and approved by the Local Planning Authority. The works as agreed shall be fully incorporated into the development prior to the first use of the building.
- 4 No development, including works of demolition or site clearance, shall take place until a Tree Protection Plan, Arboricultural Method Statement and site monitoring schedule in accordance with BS:5837:2012 (Trees in relation to design, demolition and construction - Recommendations) has been submitted to the Local Planning Authority and approved in writing. The development shall be carried out only in accordance with the approved documents unless the Local Planning Authority gives its written consent to any variation.
- 5 The development be carried out in accordance with the specifications detailed in the Drainage Layout sheet 1 and 2 (Revision P1) DAVEN IWD XX XX DR C 6000and DAVEN IWD XX XX DR C 6001 submitted with the application unless otherwise agreed in writing with the Local Planning Authority.



- 6 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. In such instances, 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.
- 7 If any tree, shrub or hedge shown to be retained in the submitted Arboricultural reports is removed, uprooted or destroyed, dies, or becomes severely damaged or diseased during development activities or within 3 years of the completion of the development, another tree, shrub or hedge of the same size and species shall be planted within 3 months at the same place, unless the Local Planning Authority gives its written consent to any variation. If within a period of five years from the date of planting any replacement tree, shrub or hedge is removed, uprooted or destroyed, or dies or becomes seriously damaged or defective another tree, shrub or hedge of the same species and size as that originally planted shall, within 3 months, be planted at the same place.
- 8 No deliveries, external running of plant and equipment or demolition and construction works, other than internal works not audible outside the site boundary, shall take place on the site other than between the hours of 07:30 to 18:00 on Monday to Friday and 08:00 to 13:00 on Saturday and not at all on Sundays, Public or Bank Holidays without the prior written permission of the Local Planning Authority.
- 9 Wheel washing or other cleaning facilities for vehicles leaving the site during construction works shall be installed and utilised to clean vehicles immediately before leaving the site. Any mud or other material deposited on nearby roads as a result of the development shall be removed.
- 10 The demolition of the existing buildings shown on the approved plans as being removed, and the construction of the car parking area in the same area, shall be carried out as a single operation with the construction of the building hereby approved such that the use of the new parking area commences within one month of the new building being first brought into use.

*This application is before this Committee since the recommendation is for approval contrary to an objection from a Local Council and at least one non-councillor resident, on planning grounds material to the application (Pursuant to The Constitution, Part 3: Scheme of Delegation to Officers from Full Council)).*

**Description of Site:**

Davenant School is accessed from the north-eastern end of Chester Road where the entrance forms a crossroads with Grosvenor Drive and Willingale Road. Pedestrian access is also available from the northern site boundary from Debden Lane. School buildings and parking areas are concentrated on the northern part of the site with extensive playing fields to the south. Other than the access road, the site lies wholly within the Green Belt.

Other than residential neighbours in Grosvenor Drive and Willingale Road, the site is surrounded by open ground, including wooded areas to the north and west.

**Description of Proposal:**

The application proposes demolition of two blocks of temporary classrooms on the south-western boundary of the site, and construction of a single storey building as a replacement, and resultant alterations to parking.

The proposed building comprises six classrooms with ancillary facilities served off a central corridor with entrances in the two end elevations. The structure is finished with brick and rendered elements and has a flat roof 4.2m high. It lies around 11m from the boundary with residential gardens, retaining existing trees on the boundary.

The building sits on what is currently a car park and replacement parking is proposed in the area vacated by the temporary classrooms. The plans indicate this results in the net loss of 8 parking spaces from this area.

**Relevant History:**

One of the blocks of temporary classrooms being replaced was subject of a planning permission issued in 2009, at which time the other block was shown on plans as already in situ.

**Policies Applied:**

*Adopted Local Plan:*

Section 38(6) Planning and Compulsory Purchase Act 2004 requires that planning applications should be determined in accordance with the development plan unless material considerations indicate otherwise. The Development Plan currently comprises the Epping Forest District Council Adopted Local Plan (1998) and Alterations (2006).

The following policies within the current Development Plan are considered to be of relevance to this application:

CP2	Protecting the quality of the rural and built environment
GB2A	Development in the Green Belt
GB7A	Conspicuous development
NC1	SPA's, SAC's and SSSI's
DBE2	Effect on neighbouring properties
DBE9	Loss of Amenity
LL10	Adequacy of landscape retention

*NPPF (February 2109):*

The revised NPPF is a material consideration in determining planning applications. As with its predecessor, the presumption in favour of sustainable development remains at the heart of the NPPF. Paragraph 11 of the NPPF provides that for determining planning applications this means either;

- (a) approving development proposals that accord with an up-to-date development plan without delay; or

(b) where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date, granting permission unless:

- i. the application of policies in the NPPF that protect areas or assets of particular importance provides a clear reason for refusing the development proposed; or
- ii. any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in the NPPF taken as a whole

The presumption in favour of sustainable development does not change the statutory status of the development plan as the starting point for decision making, but policies within the development plan need to be considered and applied in terms of their degree of consistency with the Framework.

In addition to paragraph 11, the following paragraphs of the NPPF are considered to be of relevance to this application:

- 13 Protecting Green Belt land – paragraphs 143 - 145
- 14 Meeting the challenge of climate change, flooding and coastal change – paragraphs 155 - 165

*Epping Forest District Local Plan (Submission Version) 2017:*

On 14 December 2017, the Council resolved to approve the Epping Forest District Local Plan (2011-2033) – Submission Version ("LPSV") for submission to the Secretary of State and the Council also resolved that the LPSV be endorsed as a material consideration to be used in the determination of planning applications.

The Council submitted the LPSV for independent examination on 21 September 2018. The Inspector appointed to examine the LPSV ("the Local Plan Inspector") held examination hearings between 12 February and 11 June 2019. As part of the examination process, the Council has asked the Local Plan inspector to recommend modifications of the LPSV to enable its adoption.

During the examination hearings, a number of proposed Main Modifications of the LPSV were 'agreed' with the Inspector on the basis that they would be subject to public consultation in due course. Following completion of the hearings, in a letter dated 2 August 2019, the Inspector provided the Council with advice on the soundness and legal compliance of the LPSV ("the Inspector's Advice"). In that letter, the Inspector concluded that, at this stage, further Main Modifications (MMs) of the emerging Local Plan are required to enable its adoption and that, in some cases, additional work will need to be done by the Council to establish the precise form of the MMs.

Although the LPSV does not yet form part of the statutory development plan, when determining planning applications, the Council must have regard to the LPSV as material to the application under consideration. In accordance with paragraph 48 of the Framework, the LPAs "may give weight to relevant policies in emerging plans according to:

- a) The stage of preparation of the emerging plan (the more advanced the preparation, the greater the weight that may be given);
- b) The extent to which there are unresolved objections to relevant policies (the less significant the unresolved objections, the greater the weight that may be given); and
- c) The degree of consistency of the relevant policies in the emerging plan to the policies in the NPPF (the closer the policies in the emerging plan to the policies in the NPPF, the greater the weight that may be given)."

Footnote 22 to paragraph 48 of the NPPF explains that where an emerging Local Plan is being examined under the transitional arrangements (set out in paragraph 214), as is the case for the LPSV, consistency should be tested against the previous version of the Framework published in March 2012.

As the preparation of the emerging Local Plan has reached a very advanced stage, subject to the Inspector's Advice regarding the need for additional MMs, significant weight should be accorded to LPSV policies in accordance with paragraph 48 of Framework.

The following policies in the LPSV are considered to be of relevance to the determination of this application, with the weight afforded by your officers in this particular case indicated:

<b>POLICY</b>	<b>WEIGHT AFFORDED</b>
SP1 Presumption in favour of sustainable development	Significant
SP6 Green Belt and District Open Land	Some
T1 Sustainable transport choices	Significant
DM2 Epping Forest SAC and Lee Valley SPA	Significant
DM3 Landscape Character, Ancient Landscapes and Geodiversity	Significant
DM4 Green Belt	Significant
DM9 High Quality Design	Significant
DM15 Managing and reducing flood risk	Significant
DM16 Sustainable Drainage Systems	Significant
DM21 Local environmental impacts, pollution and land contamination	Significant
DM22 Air quality	Significant

### **Consultation Carried Out and Summary of Representations Received**

Date of site visit: 17 December 2020  
 Number of neighbours consulted: Seventeen  
 Site notice posted: No, not required

Responses received: Two responses have been received from neighbours:

151 GROSVENOR DRIVE – building too close to the fence and concerned at adequate provision for parking being made, the previous application having been granted subject to replacement parking being provided.

147 GROSVENOR DRIVE – concerned at potential noise from the building and asks whether the windows can be non-opening where they face houses, and seeks reassurances that existing trees on the boundary will be retained, and that the existing drainage pipe along the boundary can be protected against further blockages / damage.

The LOUGHTON RESIDENTS ASSOCIATION have commented to the built form, describing it as bland and lacking depth and concerned about the flat roof potentially leaking in the future and the deterioration of the rendered elements.

Parish Council: Loughton Town Council OBJECTED to this application on the grounds that *whilst members recognised the need to replace the demountables that are at the end of their useful life. The design for the proposed new build was only marginally better than the existing temporary buildings resembling a 1950s factory. The design would not be in keeping with the existing buildings close to it.*

*The Committee appreciated the need to keep the profile low due to its close proximity to neighbouring residential properties but felt the architects could produce something more appropriate and sustainable maybe with a green roof.*

*Comments by the EFDC Tree & Landscape section would also need to be followed.*

### **Main Issues and Considerations:**

It is evident that the existing buildings are at the end of their useful life and need to be replaced. The teaching space is being used regularly when the school is operating, and officers accept that the loss of the facilities could not be easily absorbed into other teaching spaces on the site. Thus, a need for classroom space is established.

This is relevant to the location of the site within the Green Belt. In considering the development in the context of paragraph 145 of the NPPF, it is accepted that extensions and alterations to buildings, and replacement of buildings can be considered as not inappropriate, provided such works are not disproportionately larger than the original.

In this regard, the building provides 50% more teaching spaces than the existing structures, and is provided with its own welfare and storage facilities. The building can be considered as not unduly larger than what it replaces. The building is sited within the previously developed part of the site thereby minimising the spread of development into the wider Green Belt. The need for modern teaching facilities to replace the poor quality existing buildings can also be considered to be material to assessing the special circumstances that support this development in the Green Belt.

The application proposes a permanent building to provide a long-term solution. The building is not in a prominent or public location and while noting comments about its functional appearance made by consultees, officers consider the overall built form to be acceptable in the context of the wider school setting.

In terms of potential impact on surrounding residents, the building is set around 11m from the boundary with the adjoining houses resulting in little physical impact on terms of daylight and overshadowing. The entrance points are located away from the residential boundary to avoid students congregating close to dwellings, and the general use of the classrooms would not generate such activity as to justify the neighbour's request for non-opening windows, particularly as this would require mechanical ventilation with attendant noise from the equipment.

Residential neighbours are partially screened by the row of established trees along the shared boundary. These lie within the grassed area which will not be altered as part of the proposal. Subject to conditions, the tree screen can be expected to be retained in the present form.

The building is to be built on an existing hard surface area which currently provides parking. Replacement parking is shown on the site of the existing temporary buildings, but this is a slightly smaller area and results in the loss overall of 8 – 10 parking spaces. This needs to be considered in the context of the wider site where at a conservative estimate around 120 parking spaces are available. The site does not lie within an area of parking stress at times when the school is operational and the loss of a small number of parking spaces overall has little impact on the operation of the site and local highway conditions. It should be noted that the Highway Authority have not objected to the application.

The site lies within a location at some risk of flooding and a drainage culvert runs in the area of land between the development and the boundary with residents, which is part of the reason the existing and proposed buildings are set off the boundary. A Flood Risk Assessment accompanies the application and indicates adequate provision for surface water run off from the hard surfaces created by the development. The drainage culvert serves a wide catchment area which raises the

possibility of a surface water flood risk to the building which would require flood protection measures to be incorporated into the design of the building. As this is a matter of detailed design, this can be adequately addressed by a condition at this stage.

**Conclusion:**

The development represents a reasonable response to the need to replace the existing temporary classrooms on the site which are beyond their recommended usable lifespan. While the new building is larger than the footprint it replaces, this accommodates sufficient space for the building to function on a permanent basis rather than a like for like temporary replacement. In Green Belt terms, the increased space is not disproportionate, does not impact on the wider openness and character and recognises the special circumstances faced by the school.

In terms of the amenities of the neighbours, the building is set well off the boundary with the adjacent properties and focusses entrances away from the boundary. While the built form has raised some comments, the siting means there is limited visual impact from the external finishes and built form.

While a net loss in parking spaces is noted, the overall parking provision on the site is considered ample for the usual needs of a school of this scale.

Subject to conditions therefore, officers consider that the proposal complies with relevant planning policy and it is recommended that planning permission be granted

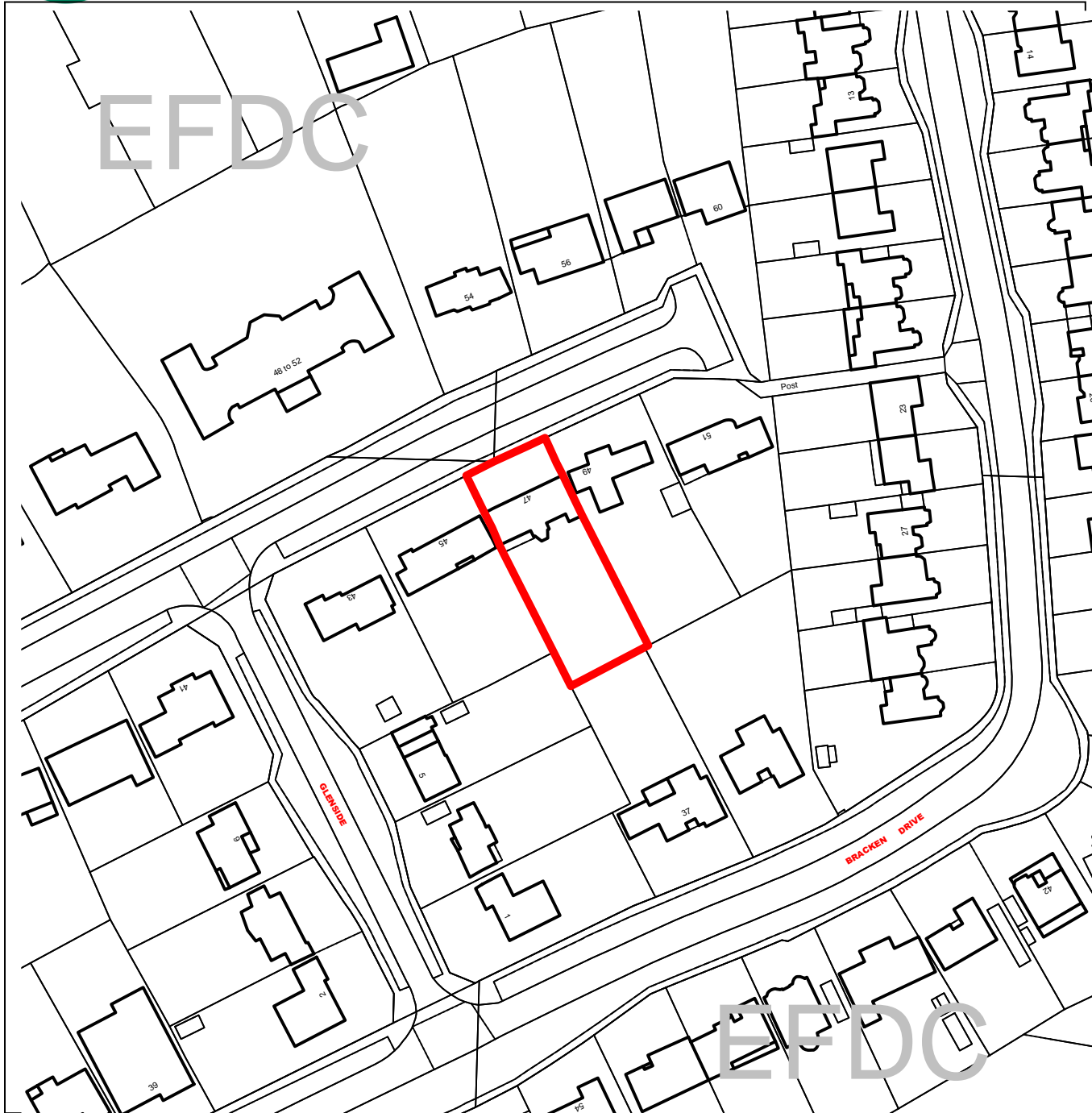
***Should you wish to discuss the contents of this report item please use the following contact details by 1pm on the day before the meeting at the latest:***

***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](mailto:contactplanning@eppingforestdc.gov.uk)***



# Epping Forest District Council



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Application Number:	EPF/2040/20
Site Name:	47 Stradbroke Drive Chigwell IG7 5RA
Scale of Plot:	1:1250

**Report Item No: 10**

<b>APPLICATION No:</b>	EPF/2040/20
<b>SITE ADDRESS:</b>	47 Stradbroke Drive Chigwell IG7 5RA
<b>PARISH:</b>	Chigwell
<b>WARD:</b>	Grange Hill
<b>APPLICANT:</b>	Mr Easan
<b>DESCRIPTION OF PROPOSAL:</b>	Demolition of the existing dwelling house and erection of a new dwelling house together with landscaping.
<b>RECOMMENDED 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=641920](http://planpub.eppingforestdc.gov.uk/NIM_websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=641920)

**CONDITIONS**

- 1 The development hereby permitted shall be begun before the expiration of three years from the date of this permission.
- 2 The development hereby permitted shall be carried out and retained strictly in accordance with the following approved plans: EX-L001, EX-P001, EX-P002, EX-P003, EX-E001, EX-E002, EX-E003, EX-E004, EX-S001, PR-L001 Rev A, PR-P001 Rev A, PR-P002 Rev A, PR-P003 Rev A, PR-P004 Rev A, PR-P005 Rev A, PR-P006 Rev A, PR-E001 Rev A, PR-E002 Rev A, PR-E003 Rev A, PR-E004 Rev A, PR-E005 Rev A, PR-S001 Rev A, PR-S002 Rev A and PR-PE001 Rev A.
- 3 No ground works 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. There shall be no alterations in ground levels within the calculated Root Protection Areas of retained trees. The development shall be carried out in accordance with those approved details.
- 4 Prior to preliminary ground works taking place, details of surface water disposal shall be submitted to and approved in writing by the Local Planning Authority. The development shall be implemented in accordance with the approved details, and shall be provided on site prior to the first occupation and shall be retained for the lifetime of the development.
- 5 Tree protection shall be implemented prior to the commencement of development activities (including demolition), and the methodology for development (including supervision) shall be undertaken in accordance with the submitted Tree Survey/ Arboricultural Method Statement reports unless the Local Planning Authority gives its prior written approval to any alterations. Tree protection shall be installed as shown on Cantia Arboricultural Services drawing number CAS/2020/266 (dated October 2020).



- 6 No development shall commence above slab level until documentary and photographic details of all materials to be used in the construction of the external surfaces of the development have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.
- 7 Prior to any above ground works, full details of both hard and soft landscape works (including tree planting) and implementation programme (linked to the development schedule) shall be submitted to and approved in writing by the Local Planning Authority. All hard and soft landscape works shall be carried out in accordance with the approved details. The works shall be carried out prior to the occupation of the building or completion of the development, whichever is the sooner. 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.
- 8 Prior to the first occupation of the development, details of privacy screens to the first floor roof terrace & ground floor terrace of no lower than 1.7 metres high shall have been submitted to and approved in writing by the Local Planning Authority. The development shall be implemented before occupation in accordance with the approved details and so retained.
- 9 Prior to first occupation of the development hereby permitted a plan indicating the position, design, materials and type of boundary treatment to be erected, shall have been submitted to and approved by the Local Planning Authority. The approved boundary treatment shall be implemented prior to the occupation of the development and thereafter permanently retained.
- 10 Prior to first occupation of the development, measures shall be incorporated within the development to ensure a water efficiency standard of 110 litres (or less) per person per day.
- 11 Prior to first occupation of the development hereby approved, 1 Electric Vehicle Charging Point shall be installed and retained thereafter for use by the occupants of the site.
- 12 Prior to first occupation of the development, a scheme to enhance the ecological value of the site shall be submitted to and agreed in writing by the Local Planning Authority. The ecological value shall be quantified using the Biodiversity Impact Assessment Calculator (BIAC) where appropriate. The scheme shall be implemented in full prior to the occupation of the development hereby approved.
- 13 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. In such instances, 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.

- 14 All material excavated from the below ground works hereby approved shall be removed from the site unless otherwise agreed in writing by the Local Planning Authority.
- 15 Wheel washing or other cleaning facilities for vehicles leaving the site during construction works shall be installed and utilised to clean vehicles immediately before leaving the site. Any mud or other material deposited on nearby roads as a result of the development shall be removed.
- 16 No deliveries, external running of plant and equipment or demolition and construction works, other than internal works not audible outside the site boundary, shall take place on the site other than between the hours of 07:30 to 18:00 on Monday to Friday and 08:00 to 13:00 on Saturday and not at all on Sundays, Public or Bank Holidays without the prior written permission of the Local Planning Authority.
- 17 If any tree, shrub or hedge shown to be retained in the submitted Arboricultural reports is removed, uprooted or destroyed, dies, or becomes severely damaged or diseased during development activities or within 3 years of the completion of the development, another tree, shrub or hedge of the same size and species shall be planted within 3 months at the same place, unless the Local Planning Authority gives its written consent to any variation. If within a period of five years from the date of planting any replacement tree, shrub or hedge is removed, uprooted or destroyed, or dies or becomes seriously damaged or defective another tree, shrub or hedge of the same species and size as that originally planted shall, within 3 months, be planted at the same place.
- 18 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (as amended) (or any other order revoking and re-enacting that order) no development generally permitted by virtue of Classes A and B of Part 1 of schedule 2 shall be undertaken without the prior written permission of the Local Planning Authority.
- 19 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any order revoking and re-enacting that Order with or without modification), no windows [other than those expressly authorised by this permission] shall be constructed on the flank elevation(s).

*This application is before this Committee since the recommendation is for approval contrary to an objection from a Local Council and at least one non-councillor resident, on planning grounds material to the application (Pursuant to The Constitution, Part 3: Scheme of Delegation to Officers from Full Council).*

## Site and Surroundings

The site comprises of a detached house, located within a built-up area of Chigwell. It is not listed nor in a conservation area or a flood zone. Multiple preserved trees lie within the rear garden.

## Proposal

The proposal is for a replacement dwelling.

## Relevant Planning History

No relevant history.

## Development Plan Context

### *Local Plan and Alterations 1998 & 2006 (LP)*

Section 38(6) Planning and Compulsory Purchase Act 2004 requires that planning applications should be determined in accordance with the development plan unless material considerations indicate otherwise. The Development Plan currently comprises the Epping Forest District Council Adopted Local Plan (1998) and Alterations (2006).

The following policies within the current Development Plan are considered to be of relevance to this application:

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
DBE8	Private Amenity Space
DBE9	Loss of Amenity
LL10	Adequacy of Provision for Landscape Retention
LL11	Landscaping Schemes
ST4	Road Safety
ST6	Vehicle Parking

### *National Planning Policy Framework 2019 (Framework)*

The Framework is a material consideration in determining planning applications. As with its predecessor, the presumption in favour of sustainable development remains at the heart of the NPPF. Paragraph 11 of the NPPF provides that for determining planning applications this means either;

- a) approving development proposals that accord with an up-to-date development plan without delay; or
- b) where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date, granting permission unless:
  - i. the application of policies in the NPPF that protect areas or assets of particular importance provides a clear reason for refusing the development proposed; or
  - ii. any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in the NPPF taken as a whole

The presumption in favour of sustainable development does not change the statutory status of the development plan as the starting point for decision making, but policies within the development plan need to be considered and applied in terms of their degree of consistency with the Framework.

In addition to paragraph 11, the following paragraphs of the NPPF are considered to be of relevance to this application:

Paragraph 108 - 110  
 Paragraph 117  
 Paragraph 124 & 127  
 Paragraph 175

*Epping Forest District Local Plan Submission Version 2017 (LPSV)*

Although the LPSV does not currently form part of the statutory development plan for the district, on 14<sup>th</sup> December 2017 the Council resolved that the LPSV be endorsed as a material consideration to be used in the determination of planning applications.

Paragraph 48 of the NPPF provides that decision-takers may give weight to relevant policies in emerging plans according to:

- The stage of preparation of the emerging plan (the more advanced the preparation, the greater the weight that may be given);
- The extent to which there are unresolved objections to relevant policies (the less significant the unresolved objections, the greater the weight that may be given); and
- The degree of consistency of the relevant policies in the emerging plan to the policies in the NPPF (the closer the policies in the emerging plan to the policies in the NPPF, the greater the weight that may be given).

The LPSV has been submitted for Independent Examination and hearing sessions were held on various dates from February 2019 to June 2019. The appointed Inspector has indicated an intention to provide advice to the Council by 12<sup>th</sup> July 2019; this advice will be given without prejudice to the Inspector’s final conclusions.

As the preparation of the emerging Local Plan has reached a very advanced stage, subject to the Inspector's Advice regarding the need for additional MMs, significant weight should be accorded to LPSV policies in accordance with paragraph 48 of Framework. The following table lists the LPSV policies relevant to the determination of this application and officers' recommendation regarding the weight to be accorded to each policy.

<b>Policy</b>	<b>Weight afforded</b>
SP1 Presumption in Favour of Sustainable Development	Significant
H1 Housing Mix and Accommodation Types	Some
T1 Sustainable Transport Choices	Significant
DM2 Epping Forest SAC and the Lee Valley SPA	Significant
DM3 Landscape Character, Ancient Landscapes and Geodiversity	Significant
DM5 Green and Blue Infrastructure	Significant
DM9 High Quality Design	Significant
DM10 Housing Design and Quality	Significant
DM15 Managing and Reducing Flood Risk	Significant
DM16 Sustainable Drainage Systems	Significant

DM19 Sustainable Water Use	Significant
DM21 Local Environmental Impacts, Pollution and Land Contamination	Significant
DM22 Air Quality	Significant

### Summary of Representations

Number of neighbours Consulted: 12. 1 response(s) received

Site Notice posted: Yes.

49 STRADBROKE DRIVE – Objection – Summarised as;

- Overdevelopment;
- Loss of light; and
- Impact from basement development.

CHIGWELL PARISH COUNCIL – The Council OBJECTS to this application, because the proposed structure would be an overdevelopment of the site, and out of character with the existing aesthetic. Further, the positioning of the dwelling is such that the set back from the site boundary would be wholly insufficient.

### Planning Considerations

The main issues for consideration in this case are:

- a) The impact on the character and appearance of the locality;
- b) The impact on the living condition of neighbouring amenities;
- c) Trees and landscaping; and
- d) The impact on the Epping Forest Special Area of Conservation.

#### *Character and Appearance*

The locality lacks uniformity in architectural styles, scale, height of buildings, and plot sizes. In this context, the replacement dwelling would have a neutral impact to the wider area and the street scene. Similar design and scale dwellings are present at 36 & 39 Stradbroke Drive. Furthermore, the replacement dwelling is set in from both common boundaries with 45 & 49 Stradbroke Drive by approx. 1 metre and there is sufficient space to the front and rear of the building, so it would not amount to harmful overdevelopment of the site. Whilst the front dormers are of a contemporary design, they are present within the street and wider area so this element would not be an alien feature within the locality. These are also positioned well within the roof space, so it further complements the appearance of the replacement building. Additionally, although the ridge line would be increased matching that of No. 45, it would not appear over-dominant when viewed in its relationship to No. 49 Stradbroke Drive.

Therefore, the proposed development would comply with policies CP2 and DBE1 of the LP, policy DM9 of the LPSV, and paragraphs 124 & 127 of the Framework.

#### *Living Conditions of Neighbouring Properties*

In terms of the impact to No. 45, whilst the single storey rear element would protrude past their rear building line, given that they are on a higher ground level and the existing extensions to their property, along with the orientation of the host house facing Northwest, there would be a limited impact to their living conditions in terms of loss of light, overshadowing, overbearing and visual impact.

In terms of the impact to No. 49, whilst they are on a slightly lower ground level and the first & ground floor elements protrude slightly past their rear building line, given the scale of their building,

the orientation of the host house facing Northwest, and the separation distance of some 1m from the common boundary, there would be a limited impact to their living conditions in terms of loss of light, overshadowing, overbearing and visual impact.

Furthermore, the first-floor roof terrace will have privacy screens to both edges which would mitigate any direct overlooking to both neighbouring amenities and concentrate any views to the rear. The ground floor terrace would also have sufficient privacy screen on both sides from the side boundary treatment. Nonetheless, a condition requiring further details of the privacy screens has been added, so as to safeguard the living conditions of adjoining occupiers.

Accordingly, the proposed development safeguards the living conditions of adjoining occupiers, in accordance with policies CP7 and DBE9 of the LP, policy DM9 (H) of the LPSV and paragraph 127 (f) of the Framework.

### *Trees and Landscaping*

The Councils Arboricultural Officer has raised no objections to the scheme subject to the imposition of conditions as part of the consent.

### *Epping Forest Special Area of Conservation (SAC)*

Replacement dwellings will have no impacts to the integrity of the SAC, in terms of increased recreational pressure and air quality, then present. As such, no contributions/mitigation measures are required.

### *Other Considerations*

Whilst concern has been raised regarding the impact on neighbouring dwellings from the proposed basement, a Basement Impact Assessment accompanied with this application concludes that there would be no adverse impact to the structural stability of neighbouring dwellings. Notwithstanding this, the onus is on the building owner to ensure there is no adverse impact to adjoining buildings from flooding, structural damage etc otherwise they could be liable for civil litigation.

A drainage condition requiring further details of the surface water disposal prior to commencement of the development has been added to ensure there is no increased risk of surface water flooding from the site.

There are no highway issues associated with this scheme, although further details of the proposed front boundary treatment has been secured via a condition.

### **Conclusion**

For the reasons set out above having regard to all the matters raised, it is recommended that conditional 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:***

***Case Officer: Muhammad Rahman - Direct Line: 01992 564415***

***or if no direct contact can be made please email: [contactplanning@eppingforestdc.gov.uk](mailto:contactplanning@eppingforestdc.gov.uk)***



**REFER**



**REFER**