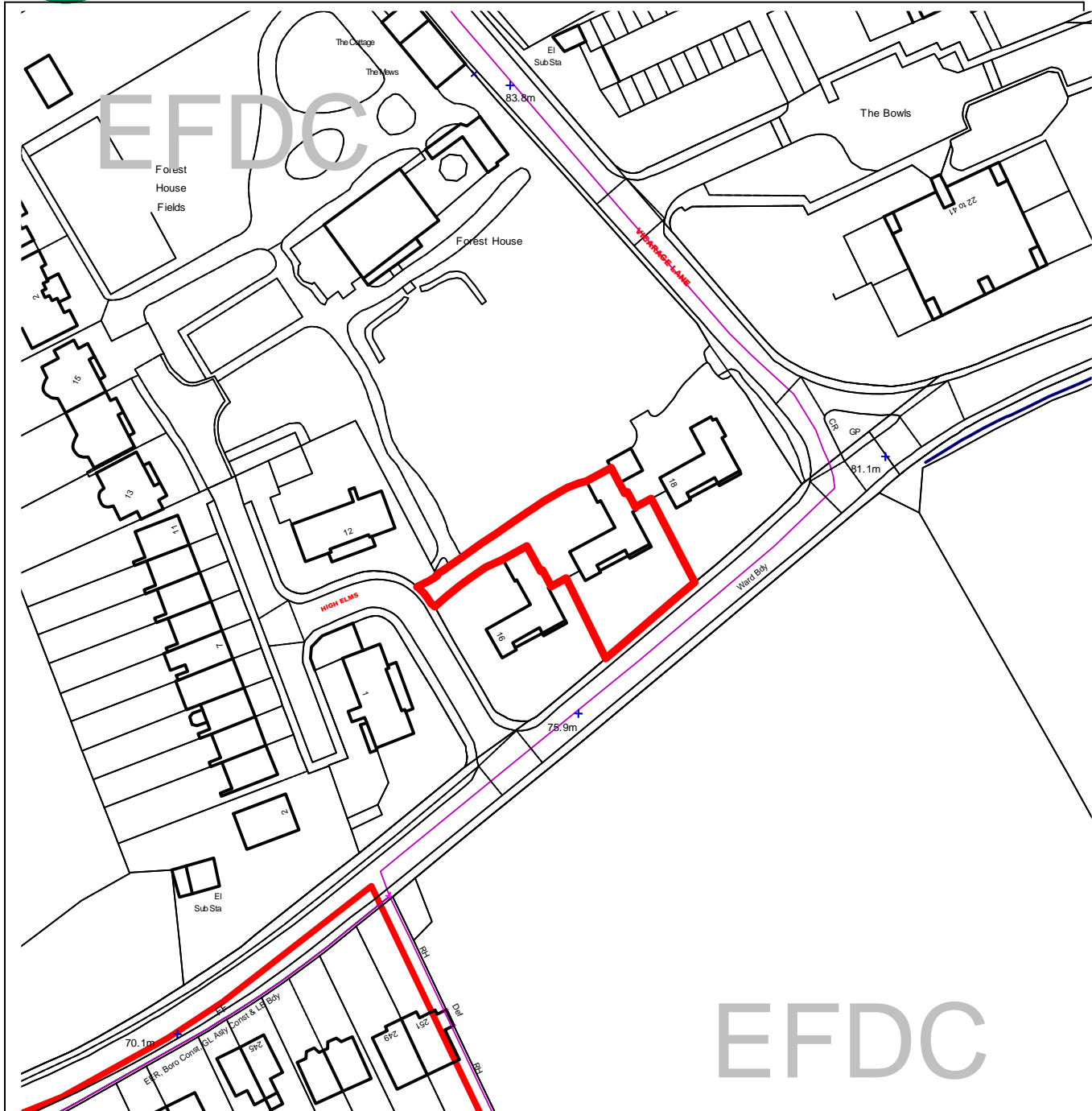




Epping Forest District Council



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Application Number:	EPF/2990/21
Site Name:	17 High Elms, Chigwell IG7 6NF
Scale of Plot:	1:1250

Report Item No: 14

APPLICATION No:	EPF/2990/21
SITE ADDRESS:	17 High Elms Chigwell IG7 6NF
PARISH:	Chigwell
WARD:	Grange Hill
APPLICANT:	Mrs. U. Chaudhary
DESCRIPTION OF PROPOSAL:	Single storey ground floor rear and side extensions.
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=659936

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 materials to be used in the construction of the external surfaces of the development hereby permitted shall match those in the existing building [or those specified on the approved plans, or those specified in the submitted application form.
- 3 The development hereby permitted shall be carried out and retained strictly in accordance with the following approved plans:
Existing Ground Floor Plan 17HE-STR01
Existing Elevations D05
Existing Elevations D06
Existing Roof Plan D04
Proposed Ground Floor Plan Showing Structure Above 17HE-STR02
Proposed Ground Floor Plan Showing Ground Beams and Piles 17HE-STR03
Proposed Sections 17HE-STR04
Proposed Elevations D07 REV1
Proposed Elevations D08
Proposed Roof Plan D03
Proposed Details 01 17HE-STR05
Proposed Details 02 17HE-STR06
Proposed Details 03 17HE-STR07
Site Location Plan D12
Tree Protection Plan MWA TPP 01
Soft Landscaping Plan MWA SLP 01
- 4 Soft landscaping shall be implemented as shown on MWA Arboriculture 'Soft landscaping scheme' drawing reference MWA SLP 01 (dated 8th November 2021); and the accompanying planting schedule. The works shall be carried out prior to the occupation of the building or completion of the development. 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.

- 5 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. 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.
- 6 No development, including works of demolition or site clearance, shall take place until a Tree Protection Plan, Arboricultural Method Statement and site monitoring schedule in accordance with BS:5837:2012 (Trees in relation to design, demolition and construction - Recommendations) has been submitted to the Local Planning Authority and approved in writing. The development shall be carried out only in accordance with the approved documents.
- 7 No preliminary ground works shall take place until foundation details have been submitted to the Local Planning Authority and approved in writing. The foundations shall consist of piles and an above ground beam design. Drawings submitted shall include cross sectional detail of pile and beam join and the location of piles in plan form. The development shall be carried out only in accordance with the approved documents.

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:

The application site consists of a two storey detached 'L' shaped dwelling located on the north side of Manor Road, within the built up area of Chigwell Row. The property is accessed from High Elms but a gated driveway. Due to its unusual positioning it is not readily visible from public vantage points. The site is just outside of the Metropolitan Green Belt but not within a Conservation Area. There are two protected trees within the rear garden. To the north of the site is the gardens and grade II listed building known as Forest House.

Description of Proposal:

The application seeks consent for the construction of a single storey rear and side extensions. The east side extension measures 3m wide wrapping around the side of the building extending to the rear by 2.5m. The east extension is dog legged around the existing boundary, and is 5m wide at the widest point, narrowing to 2m wide and extending to the rear by 2.5m. Both extensions have a flat roof to a height of 3m.

Relevant History:

EPF/2922/20 - Single storey ground floor rear and side extensions – Refused
Reason for Refusal:

The submitted tree information and plans have not satisfactorily demonstrated that the proposed extensions will not harm the protected trees on the site that contribute to the visual amenities of the locality. In addition, if permitted the proposals are likely to result in future pressure for the removal or excessive pruning of these trees given the proximity to the development. Accordingly, the proposal is contrary to Local Plan and Alterations policy LL10, policy DM3 and DM5 of the Epping Forest Local Plan (Submission Version) 2017 which is consistent with the policies of the National Planning Policy Framework.

Policies Applied:

Local Plan (1998) and Alterations (2006)

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	Green Belt
DBE9	Loss of Amenity
DBE10	Design of Residential Extensions
LL10	Landscaping
HC12	Development Affecting the Setting of Listed Buildings

Epping Forest District Local Plan (Submission Version) 2017

DM3	Landscape Character, Ancient Landscapes and Geodiversity
DM5	Green and Blue Infrastructure
DM7	Heritage Assets
DM9	High Quality Design

Consultation Carried Out and Summary of Representations Received

CHIGWELL PARISH COUNCIL: The Council OBJECTS to this application, because the proposed extensions would constitute an over-development of the existing building and would likely cause inappropriate treatment being carried out on protected trees

Number of neighbours consulted: 4

Neighbour responses:

FOREST HOUSE: Objection – Consideration of impact on adjacent Listed property and impact on the TPO trees.

Main Issues and Considerations:

Design

The proposed flat roof additions although large are an acceptable way to extend this property, avoiding pitched roofs cutting into the fenestration above. The proposal includes flat roof additions to the side which will be visible from the front, however, given the dwellings existing 'L' shaped footprint the southern element will be obscured by the adjacent property and therefore in this case the flat roofs are acceptable.

The extensions will match the brick work to the lower part of the property.

Amenity

The proposal is set in from both adjacent boundaries by 1.5m and given the low height and given the low height of 3m no amenity concerns are raised.

Impact on Trees

The Tree Officer has no objection as the revised application has provided the Tree Officer with the reassurance that the proposal can be built without harm to the protected Trees.

Impact on Setting of the adjacent Listed Building

The application property is not curtilage listed, although it has been built on what would have been part of the original curtilage of Forest House. The Conservation Officer has been consulted and assessed the application and the proposal will not have an impact on the listed Forest House as it will not be seen in the context of the listed building.

Conclusion:

The proposal is considered to comply with relevant planning policy and it is recommended that planning permission be **granted**.

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

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

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