

AREA PLANS SUB-COMMITTEE SOUTH

25 July 2018

INDEX OF PLANNING APPLICATIONS/ENFORCEMENT CASES

ITEM	REFERENCE	SITE LOCATION	OFFICER RECOMMENDATION	PAGE
1.	EPF/1965/17	19 Shaftesbury Loughton Essex IG10 1HN	Grant Permission (With Conditions)	18
2.	EPF/0218/18	185 High Road Chigwell Essex IG7 6NU	Grant Permission (Subject to Legal Agreement)	28
3.	EPF/0902/18	Land adj 15 Chigwell Rise Chigwell Essex IG7 6AQ	Grant Permission (With Conditions)	36
4.	EPF/1023/18	8 Ely Place Chigwell Essex IG8 8AG	Grant Permission (With Conditions)	42
5.	EPF/1065/18	21 The Drive Buckhurst Hill Essex IG9 5RB	Refuse Permission	48
6.	EPF/1285/18	6 Forest Side Buckhurst Hill Essex IG9 5SL	Grant Permission (With Conditions)	54



Epping Forest District Council

Agenda Item Number 1



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Application Number:	EPF/1965/17
Site Name:	19 Shaftesbury, Loughton, IG10 1HN
Scale of Plot:	1/1250

Report Item No: 1

APPLICATION No:	EPF/1965/17
SITE ADDRESS:	19 Shaftesbury Loughton Essex IG10 1HN
PARISH:	Loughton
WARD:	Loughton St Marys
APPLICANT:	Mr Joey Musaphia
DESCRIPTION OF PROPOSAL:	Two storey side extension to footprint of existing garage to be removed (amendment to EPF/0456/17).
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=597414

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 house, unless otherwise agreed in writing by the Local Planning Authority.
- 3 Prior to first occupation of the development hereby approved, the proposed window openings above ground floor level in the flank elevation 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.
- 4 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.
- 5 Following construction and within one month of the completion of the proposed development, a post-development structural survey should be undertaken and submitted to and agreed in writing by the local planning authority. Following completion of the post-development structural survey, any identified disturbance of the culvert structure shall be rectified in accordance with remedial plans submitted to

and approved by the local planning authority.

This application is before this Committee since it is for a type of development that cannot be determined by Officers if more than four 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) and 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:

Semi-detached house with garage attached to side. The application site is set by the inside of a bend in the road such that no. 17, an end of terrace house, is positioned with its front elevation at an obtuse angle to the front elevation of no. 19. The width of the application site tapers in to the rear.

The site is on the western side of a cul-de-sac of houses which is a development dated circa 1970. It is understood that the then vision for Shaftesbury as a small development of mock Georgian houses with the focus on uniformity. This character has been essentially retained.

The cul-de-sac is not subject to any parking restriction and would seem to be a locality with a high demand for on-street parking.

A culverted watercourse, Loughton Brook, passes across the application site, under the garage and part of the house. Survey information submitted with the application indicates the culvert is in good condition.

Description of Proposal:

Two storey side extension to footprint of existing garage to be removed (amendment to EPF/0456/17).

It is proposed to demolish the attached garage and a side conservatory to the rear and erect a two-storey side extension with small single-storey projection beyond its flank. The proposal is an amendment to a proposal approved under planning permission EPF/0456/17, the amendment comprising of the single-storey projection.

The two-storey element would have a gabled roof matching the form of the existing roof. It would be recessed from the front elevation of the house and have a correspondingly lower ridge height. The single-storey projection would have a flat roof surrounded by a parapet. It would project 1.5m from the flank of the two-storey addition along its forward half. It is required solely to enlarge a ground floor room within the two-storey addition.

The extension would provide a living room, utility room and an enlargement to an existing kitchen/dining room at ground floor. At first floor it would provide two bedrooms such that the house as a whole would have four bedrooms. Both new bedrooms would have en-suite facilities with obscure glazed windows on the flank wall.

Relevant History:

CHI/0367/70 – Residential development – Granted 21/10/1970

EPF/2423/16 - Removal of existing double width garage and erection of a new dwelling. – Refused 08/11/2016

EPF/3376/16 - Certificate of lawful development for a proposed loft conversion with box dormer assembly to rear pitch/elevation, roof windows to front pitch/elevations, obscure glazed window to flank wall (staircase) – Lawful 15/02/2017

EPF/0456/17 - Removal of existing double width garage and erection of a two storey side extension. – Granted 12/07/2017

Policies Applied:

Adopted Local Plan:

CP2	Protecting the quality of the rural and built environment
CP3	New Development
DBE9	Loss of Amenity
DBE10	Design of Residential Extensions
U1	Infrastructure Adequacy
U3A	Catchment Effects
RP3	Water Quality
RP5A	Adverse Environmental Impacts

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.

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.

Epping Forest District Local Plan (Submission Version) 2017:

On 14 December 2017, full Council resolved that the Epping Forest Local Plan Submission Version 2017 be endorsed as a material consideration to be used in the determination of planning applications and be given appropriate weight in accordance with paragraph 216 of the NPPF.

Paragraph 216 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).

In general terms it is considered that the Submission Version of the Plan is at an advanced stage of preparation and the policies are considered to be consistent with the NPPF. As regards unresolved objections, some policies within the Submission Version have more unresolved objections than others. All of these factors have been taken into consideration in arriving at the weight accorded to each of the relevant policies in the context of the proposed development listed below:

DM9	High Quality Design
DM15	Managing and Reducing Flood Risk
DM16	Sustainable Drainage Systems

Consultation Carried Out and Summary of Representations Received

Number of neighbours consulted: 9

Site notice posted: No, not required

Responses received: 11, summarised as follows:

5 SHAFTESBURY – object – undesirable visual impact; will stick out like a sore thumb as it is just on the bend; will overlook the neighbours especially no. 17; overdevelopment; very close to the brook which will be prone to flooding; supports belief that ultimate goal is for two dwellings on plot; represents a design that was amended to get approval; destroys the symmetry of the semi-detached house; fails to provide adequate matching details with other houses in estate which has a unified look.

6 SHAFTESBURY – object - seems this could be to convert original planning for a second house which was refused, negative impacts on our Shaftesbury community, would set a precedent for other properties compounding the overall impact, would increase the risk of floods in Shaftesbury.

7 SHAFTESBURY – object – undesirable visual impact, out of character, overlooking, especially no. 17; overdevelopment of site that would be prone to flooding; proposal is contrary to planning officer's advice; application is actually an attempt to secure consent for an additional house.

9 SHAFTESBURY – object – would look unbalanced and unsightly, would spoil the very pleasant uniformity of the houses in the street, plot would be overdeveloped, Environment Agency has already objected to building over the culverted Loughton Brook an application to enlarge this property has already been rejected.

10 SHAFTESBURY – object – would get back to original design which was denied; over development of plot; undesirable visual impact; totally out of keeping with the rest of the street; would increase the risk of flooding.

11 SHAFTESBURY – object – flood risk to neighbouring properties; overdevelopment.

17 SHAFTESBURY – object – size and scale inappropriate; appears to be an attempt to circumvent a refusal for a house; would destroy the symmetry that exists between No. 17 and 19; scale and shape of the proposed extension is totally out of keeping with the appearance of the rest of the street; over development exacerbating parking issues at this point in the street; detrimental affect on light and aspect; support Environment Agency objection; will lead to numerous problems and disruption for residents; footprint would come within a metre of my property.

21 SHAFTESBURY – object – attempt to bring development back in line with refused application; disregards previous advice of a planning officer; aggregate of the extensions represent an overdevelopment of the site; would look like a pimple on an already ugly extension; detrimental to visual amenity; drawing inaccurate/inconsistent; on top of a main river and as such represents risks to the neighbouring properties.

26 SHAFTESBURY – object – description is inaccurate, represents expansion of footprint to much closer in size to a previously rejected application to build an end of terrace house; plan builds in opportunities for future continued overdevelopment of the site; dormer loft conversion is an ongoing project; overdevelopment; could increase proven flood risk; ambitions of one individual should not outweigh the interests of many.

28 SHAFTESBURY – object – ratcheting of changes annoying; seems that proposal is part of a long term proposal to build a separate property; design would easily enable extension to be converted to a dwelling; support objection from Environment Agency.

131 FOREST ROAD – object – loss of visual amenity; loss of light and privacy; history of past applications indicate that current proposal is to facilitate the creation of a separate property; adverse impact on the streetscape; will be built over an underground watercourse; unfortunate that the District Council have not taken greater care to more accurately describe what is actually being proposed.

LOUGHTON RESIDENTS ASSOCIATION PLANS GROUP – object –

This would be an over-development of the plot and would create a house which is out-of-character with this otherwise uniformly-designed cul-de-sac.

It would produce a result very similar to a previous application, EPF/2423/16, which was refused by the Council.

We also note that the Environment Agency is concerned about the potential impact on Loughton Brook.

LOUGHTON TOWN COUNCIL: The Committee OBJECTED to this application on the following grounds:

The proposal was considered an overdevelopment and members would not wish the property to be extended any further. The Committee saw this application as a way of edging back to a previous application, EPF/2423/16, which was refused. Furthermore, the Committee drew the Planning Authority's attention to the contents of the report from the Environment Agency, dated 14 August 2017, in respect of this application which drew attention to the potential impact on Loughton Brook.

ENVIRONMENT AGENCY:

Following initial objection on the basis that the application fails to demonstrate the proposal would not harm the integrity of the culverted part of Loughton Brook, the Applicant provided additional structural information. On consideration of the additional information the Agency withdrew its objection. The Final comments of the Environment Agency are:

"We are able to remove our objection because the foundation and pile plans submitted (Pro Pile Ltd dated 28 May 2018 relating to planning application EPF/1965/17) demonstrate that the development should not compromise the Loughton Brook culvert. We recommend that the following planning condition is applied on any planning permission granted.

Condition

Following construction and within one month of the completion of the proposed development, a post-development structural survey should be undertaken and submitted to and agreed in writing

by the local planning authority. Following completion of the post-development structural survey, any identified disturbance of the culvert structure shall be rectified in accordance with remedial plans submitted to and approved by the local planning authority.”

Main Issues and Considerations:

The main issues are design, impact on living conditions of neighbouring properties and flood risk as a consequence of potential harm to the culverted section of Loughton Brook.

Objectors have suggested the form of the proposal is a means to bring about a new house on the plot. Whether it is or not is not a material planning consideration. The Council can only decide an application on the basis that it is put to the Council, in this case as an extension to the existing house. Officers recognise the overall scale of the proposal is similar to that of a house refused under decision reference EPF/2423/16. Although that is a material consideration, little weight is attached to it for two reasons. Firstly, the refused proposal was for a new dwelling, a significantly different intensity of use to the current proposal. Secondly, the extension approved under planning permission EPF/0456/17 is also of very similar scale and it remains capable of being implemented. The extant planning permission is given significant weight in the assessment of the current proposal since the only difference between the development it permits and the approved extension is the single-storey side projection.

Design

The house to be enlarged is one of a symmetrical pair of semi-detached houses. This pair of houses departs from the pattern of built form in the cul-de-sac since neighbouring houses form terraces. There is, in addition, a distinct one-and-a-half storey house at the end of the cul-de-sac which serves as a focal point in the street. While the street has variety in the massing of built form there is coherence to the streetscene stemming from similar gabled roof forms, external materials and detailed design.

The two-storey element of the extension is identical to that approved under planning permission EPF/0456/17 in July 2017. It was found to complement the appearance of the existing house and safeguard the character and appearance of the locality. There has not been any change in circumstance to justify taking a different position in relation to the two-storey part of the proposal. It is noted the two-storey element would relate well to the site boundary maintaining a good separation to the first floor flank of 17 Shaftesbury. Since the two houses are sited at an angle in relation to each other approximately 7m would separate the first floor flanks at the rear and 11.5m at the front elevation.

The single-storey part of the proposal would project 1.5m from the flank of the proposed two-storey addition, be approximately half its length and set to the front of the side addition. Objectors highlighted inconsistencies in drawings showing the precise position of the single-storey part of the proposal. Those inconsistencies have been resolved and there is no doubt it is as described.

The single storey element of the proposal would evidently appear subordinate to the enlarged house. It's flat roof would be contained by a parapet that would be in approximate alignment with the base of a balcony on the front elevation of the original house. A detail in the front elevation would also reference a brick wall that screens the remaining area of side garden separating the extension from a pair of garages at 17 Shaftesbury. Like the two-storey addition, it would be finished in brick to match that of the existing house, an important detail that is necessary to require by condition. It is therefore concluded this component of the proposal would be a simple structure that would have an appropriate visual relationship to the house.

In respect of its' design merits, therefore, the proposal as a whole would complement the existing house in terms of it's bulk, scale, siting and detailed design.

Living conditions

Having regard to its very limited size, location remote from any boundary with neighbouring properties and absence of windows, the single-storey component of the proposal would be of no consequence for neighbours amenities.

Clearly, the consequence for living conditions of the two-storey part of the proposal has already been assessed as acceptable when considering application EPF/0456/17. That assessment is repeated below:

The nearest neighbour to the position of the proposed extension as a whole is no. 17, which is orientated to the northwest. Due to the orientation and degree of separation the proposal would have no impact on light to no. 17. Upper level flank windows would serve bathrooms and would be obscure glazed preventing any overlooking. A ground floor flank window would serve a utility room and look towards a fence on the boundary with no 17. No excessive overlooking would arise.

Potential overlooking from windows on the rear elevation towards rear gardens of properties in Forest Road would be no greater than could occur from the house as existing at no. 19.

Flood risk

The matter of flood risk has presented a technical challenge when dealing with this application. The matter was not fully addressed when dealing with application EPF/0456/17, in part due to the absence of critical information from the Council's GIS system. That has since been rectified. The main concern relating to flood risk that the application was required to address is the consequence for the proposal for the integrity of the culverted part of Loughton Brook, which passes under the site of the proposed extension.

The brook is considered to be a main river, for which the Environment Agency is responsible. The Agency initially objected to the proposal on the basis that works to construct it may damage the culvert. This is a matter the Agency has independent control over in any event since the developer cannot carry out the proposed development, or indeed the development approved under permission EPF/0456/17, without Flood Risk Activity Permit issued by the Agency. It is therefore a matter of debate as to whether the consequence of the development for the culvert is a planning matter since that is the subject of control under other legislation.

However, flood risk is clearly a planning issue. Policy RP3 refers to the Council refusing permission for developments which would present an undue risk to the quantity of water in water courses. Policy RP5A refers to adverse environmental impacts. Flooding is not mentioned, though in broad terms this policy would seem to have some relevance. Submission version Local Plan policies, four in total, address climate change, policies DM15 to 18 refer. Moreover, the NPPF refers to flood risk at section 10, Meeting the challenge of climate change, flooding and coastal change.

In the circumstances, Officers have taken a precautionary approach, insisting the Applicant demonstrate no harm to the culvert following receipt of an initial objection from the Environment Agency. The Applicant has cooperated in this process, submitting additional information to fully address the Agency's concerns. That process has taken some time resulting in a considerable delay in presenting the application to Committee.

As set out in the Representations section of this report, following the submission of additional technical information relating to both the integrity of the culvert and construction of the proposal, the Agency is now satisfied the extension can be constructed without causing harm to the culvert.

It is therefore demonstrated that the proposal would not increase the risk of flooding either at the application site or elsewhere. On that basis, subject to the imposition of a condition amounting to giving the Council a mechanism to enforce remedial works in the unlikely event of damage to the culvert, it is concluded the proposal is acceptable in terms of consequence for flood risk.

Conclusion:

The proposal amounts to a minor enlargement of the extension approved under planning permission EPF/0456/17. That planning permission remains capable of being implemented. The proposal as a whole would safeguard the living conditions of neighbours, would complement the appearance of the existing house and safeguard the character and appearance of the locality. Following the submission of additional information the Environment Agency confirms the application now demonstrates the development can be carried out without causing harm to a culvert passing under the proposed extension. Moreover, the Agency has independent control over the construction works. Consequently, it is also concluded the proposal properly addresses the issue of flood risk and demonstrably will not increase flood risk in the locality.

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***

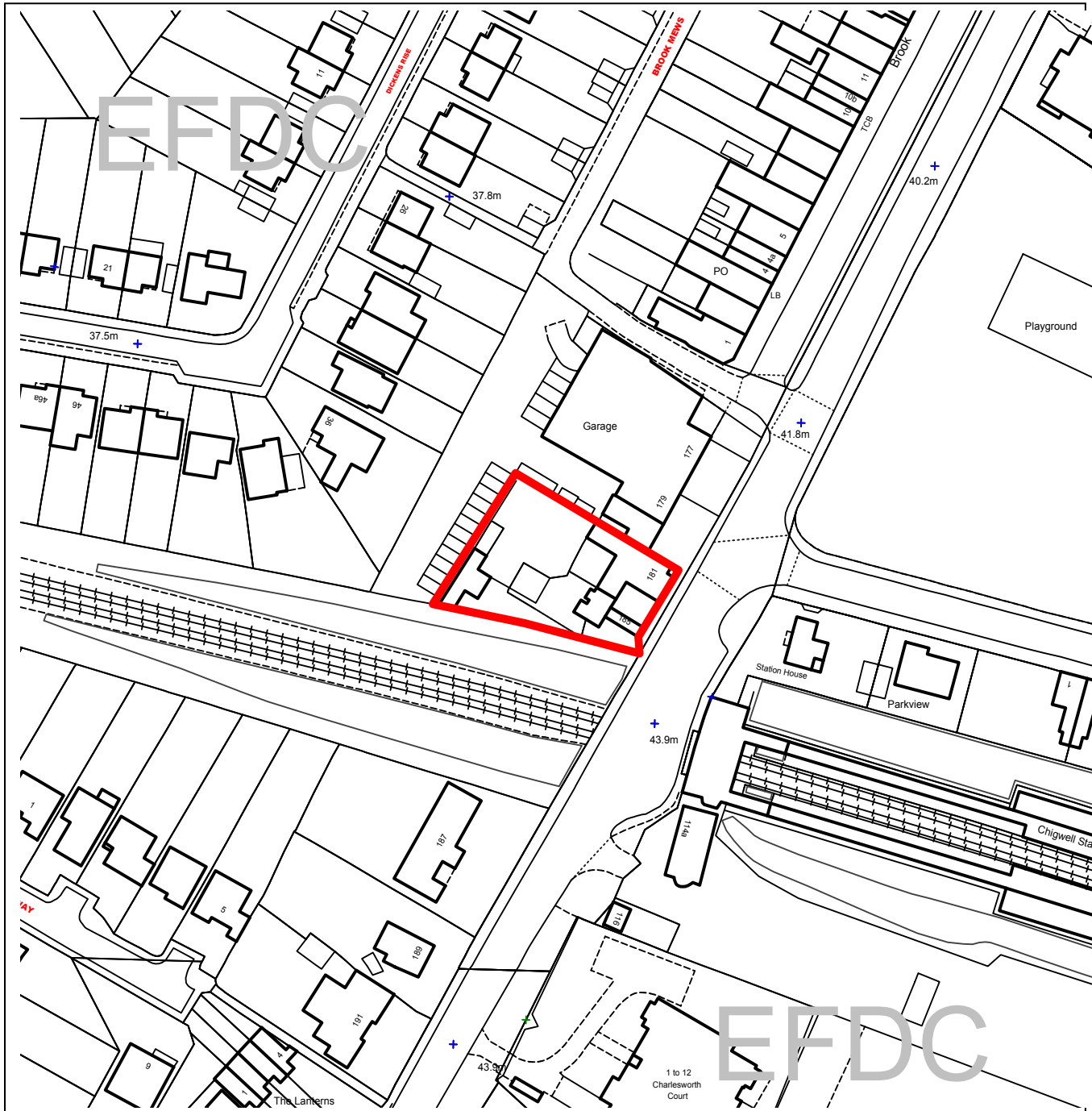
or if no direct contact can be made please email: contactplanning@eppingforestdc.gov.uk

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Epping Forest District Council

Agenda Item Number 2



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Application Number:	EPF/0218/18
Site Name:	185 High Road, Chigwell, IG7 6NU
Scale of Plot:	1/1250

Report Item No: 2

APPLICATION No:	EPF/0218/18
SITE ADDRESS:	185 High Road Chigwell Essex IG7 6NU
PARISH:	Chigwell
WARD:	Chigwell Village
APPLICANT:	Mr Amir Adar
DESCRIPTION OF PROPOSAL:	Application for variation of condition 2 'plan numbers' on planning application EPF/1919/16 (Demolition of existing buildings to create new residential development providing 14 new flats and ground floor commercial/retail space).
RECOMMENDED DECISION:	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=604978

CONDITIONS

- 1 The development hereby permitted must be begun not later than the 5th December 2019.
- 2 The development hereby permitted will be completed strictly in accordance with the approved drawings nos:
FMN_001
FMN_002
FMN_100 revision C
FMN_101 revision G
FMN_105 revision G
FMN_106 revision G
Noise and Vibration Assessment report by Temple dated 12 September 2014
Arboricultural Report by Andrew Day dated 29 September 2014 with Tree Protection Plan
Design and Access Statement
- 3 The refuse storage facility shown on the approved plan FMN_100 revision C shall be completed prior to the first occupation of the development and shall thereafter be retained free of obstruction and used for the storage of refuse and recycling only and for no other purpose, unless otherwise agreed in writing by the Local Planning Authority.

- 4 The ground floor commercial unit shall be used solely for purposes within use class A1 (shops) of the Town and Country Planning (Use Classes) Order 1987 (as amended) and for no other purpose unless otherwise agreed in writing by the Local Planning Authority.
- 5 Prior to first occupation of the development the vehicle parking and turning areas indicated on the approved plans shall be provided and retained in this form at all times and shall not be used for any other purpose unless otherwise agreed with the Local Planning Authority.
- 6 Prior to the first occupation of the development the access arrangements, vehicle parking and turning areas as indicated on the approved plans shall be provided, hard surfaced, sealed and marked out. The access, parking and turning areas shall be retained in perpetuity for their intended purpose.
- 7 Prior to first occupation of the proposed development, the Developer shall be responsible for the provision and implementation of a Residential Travel Information Pack for sustainable transport, approved by Essex County Council.
- 8 The privacy screen, as shown on the roof plan to drawing FMN_101 revision G and rear elevation to drawing FMN_105 revision G, shall be constructed of a opaque and solid material prior to first occupation of either third floor flat and maintained as such thereafter.
- 9 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:

The application site is situated opposite Chigwell Underground Station, on the north side of the railway. It previously accommodated shops; Debra's clothing store and AJS Blinds, with residential use above. When viewing the front of the site from the road a bridge over a railway cutting is to the left hand side and a Volvo garage/car sales premise is to the right hand side.

To the north is Chigwell High Road Shopping Parade with its associated services and facilities.

The site has a frontage of some 20m and a depth of some 40m and is of an irregular shape splaying out to the rear. To the immediate rear of the site is car parking associated with the adjacent garage and beyond this parking area are rear gardens of properties in Dickens Rise.

Ground levels fall to the rear of the site, towards Dickens Rise.

The site is within the consultation area for TFL due to proximity to the train line but no other area of designation. The site has not been identified within the Epping Forest Local Plan Submission Version (2017) as being within a location which is suitable for residential development.

Description of Proposal:

Application for variation of condition 2 'plan numbers' on planning application EPF/1919/16 (Demolition of existing buildings to create new residential development providing 14 new flats and ground floor commercial/retail space).

The variation of plans involves the following changes:

- At first and second floor, widening built form and moving a balcony from a side to the front elevation
- At first and second floor, infilling an indentation to the footprint, increasing bulk of built form at this part of the building, the southwest corner. Balconies to flats 6 and 11 have been slightly reduced in width.
- On the third floor the terrace on the flat roof has been enlarged as a result of the increase of footprint to the floors below. The two flats on the third floor, flats 13 and 14 have been slightly increased in size, extending from the former southern elevation slightly more though the form on the third floor is now set back more from the front elevation, the eastern elevation, to give a more generous terrace to the east of flat 14.
- Some flats have increased in size, none are smaller than before. The two flats on the third floor are noticeably larger in terms of floor area.
- The front elevation, to High Road, would be bulkier due to the increased width of the third floor.
- Balconies would be introduced onto the front elevation. These would be to flats 3 and 8, on the first and second floors respectively. Previously these flats each had a small balcony on the side, northern elevation, looking to the north. A flank of each balcony had a view to the east but through a window set in a wall enclosing the side of the balcony. This arrangement gave a more traditional style to the element of the building above the retail frontage. This element would have appeared as three windows in line at first and at second floors, two of the three windows being to the flat and third to a flank of a balcony. The current plans show a more coherent and more contemporary appearance to the design as a whole.
- The rear elevation, the western elevation, facing towards properties on Dickens Close, would have a wider form on the third floor. Four sets of patio doors and a window would be set on this elevation at third floor, previously the plans showed two sets of patio doors and a window. In real terms this fenestration would be hidden behind a privacy screen but the increase in bulk to this floor is demonstrated by the change in fenestration.

The extent of the building at ground floor would remain unchanged. The basement car park would be unchanged save that 17, rather than 16, car parking spaces would be provided on site. The area of retail space on the ground floor is unchanged.

Relevant History:

EPF/1919/16 - Demolition of existing buildings to create new residential development providing 14 new flats and ground floor commercial/retail space. – Granted subject to a Section 106 Agreement

to secure £11,000 towards the provision of a local bus service in Chigwell, 09/12/2016. This financial contribution has been secured by a deed of variation, dated 5th December 2016, to the Section 106 Agreement for EPF/2748/14.

EPF/2748/14 - Demolition of existing buildings to create new 4 storey plus basement residential development for 13 new flats and ground floor retail space. Re-submission following withdrawal of EPF/2428/14. – Granted 14/05/2015 subject to a unilateral undertaking to contribute £10,000 to a local bus service.

Policies Applied:

Adopted Local Plan:

CP2	Protecting the quality of the rural and built environment
CP7	Urban Form and Quality
DBE1	Design of New Buildings
DBE2	Effect of New Buildings on surroundings
DBE3	Design in urban areas
DBE5	Design and layout
DBE9	Loss of Amenity
I1A	Planning Obligations

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.

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.

Epping Forest District Local Plan (Submission Version) 2017:

On 14 December 2017, full Council resolved that the Epping Forest Local Plan Submission Version 2017 be endorsed as a material consideration to be used in the determination of planning applications and be given appropriate weight in accordance with paragraph 216 of the NPPF.

Paragraph 216 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).

In general terms it is considered that the Submission Version of the Plan is at an advanced stage of preparation and the policies are considered to be consistent with the NPPF. As regards unresolved objections, some policies within the Submission Version have more unresolved

objections than others. All of these factors have been taken into consideration in arriving at the weight accorded to each of the relevant policies in the context of the proposed development listed below:

SP 1 - Presumption in Favour of Sustainable Development
H 2 – Affordable Housing
DM 2 – Epping Forest SAC and the Lee Valley SPA
DM 9 - High Quality Design
DM 10 - Housing Design and Quality
DM 11 – Waste recycling facilities on new development
DM 16 – Sustainable Drainage Systems
DM 18 – On site management of waste water and water supply
DM 21 – Local environmental impacts, pollution and land contamination
DM 22 – Air quality

Consultation Carried Out and Summary of Representations Received

Number of neighbours consulted: 24
Site notice posted: Yes
Responses received: No response received from neighbours
PARISH COUNCIL: The Council OBJECTS to this application because the proposed development should be built in accordance with the approved plans, as any deviation from respective conditions would result in an over-development of the site.

Main Issues and Considerations:

Two issues are considered relevant to this proposal: whether the design as now proposed is still to an acceptable quality; and, whether the proposal is still acceptable within a changed policy context. The accommodation to the development would still be to a very high standard. There would be no impact to neighbours; arrangement of the design in relation to any overlooking and relationship with neighbours is discussed below.

With regard to the objection of the Parish Council, the design has been revised from that previously approved and is effectively a series of minor amendments. Conditions are to be repeated where still relevant (a number of conditions have been “discharged”). Given that the main issues are quality of design and acceptability within current policy, the comment of the Parish Council does not relate to the matters to be considered by this application. The bald statement that any change from what has previously been approved would result in “over-development” is not a logical conclusion to reach. The statement that this proposal is “over-development” is not material to the planning merits involved in this proposal.

With regard to the current policy context, since the granting of planning permission EPF/1919/16, the Epping Forest District Local Plan (Submission Version) 2017 (Submission Plan) has been approved for publication and is the Plan the Council intend to submit for independent examination. The policies in the Plan are considered to be up to date and accord with national policy and therefore should be given substantial weight in the consideration of planning applications in accordance with the Council’s decision on 14 December 2017 and paragraph 217 of the NPPF. The policies and the Plan are supported by up to date and robust evidence – the evidence should also be treated as a material consideration.

Given the history of the site, it is considered that the proposal is still acceptable, notwithstanding a changed policy context. Any refusal, for example on a ground of Affordable Housing or of detriment to air quality, would be untenable.

With regard to the design now proposed, the alterations from the design previously approved would be slight. The alterations would remove a recess along the right hand side of the western elevation when viewed from residential properties on lower ground, properties on Dickens Rise. The increase in width to the third floor has been previously approved (EPF/2997/17).

The introduction of balconies, at first and second floors, on the front elevation would not change the character of the scheme.

With regard to an assessment in relation to neighbours, the widening of the built form would not materially impact on neighbours (if it did, it would not have been previously approved) and the balconies on the front elevation would not affect neighbours as there are no neighbours near the front elevation; a commercial property, a car dealership, is to one side, the railway is to the other side and across the road is public open space, flanks of properties on Station Road and Chigwell Station. The sight screen to the roof top amenity areas, preventing views to properties on Dickens Rise, would remain; this element would be unaltered from the approved design.

Planning permission EPF/1919/16 was granted subject to a Legal Agreement. A Legal Agreement, dated 5th December 2016, was completed. This required payment, on commencement of the development, for providing a bus service for Chigwell and its immediate environs. At the time of this report being prepared payment had not been received. A Legal Agreement or a further variation of the Legal Agreement is therefore required.

Conclusion:

It is considered that there would be no degradation to the quality of the design. Since there is no consequence for living conditions and policies of the Submission Version of the Local Plan do not indicate consent should be withheld.

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

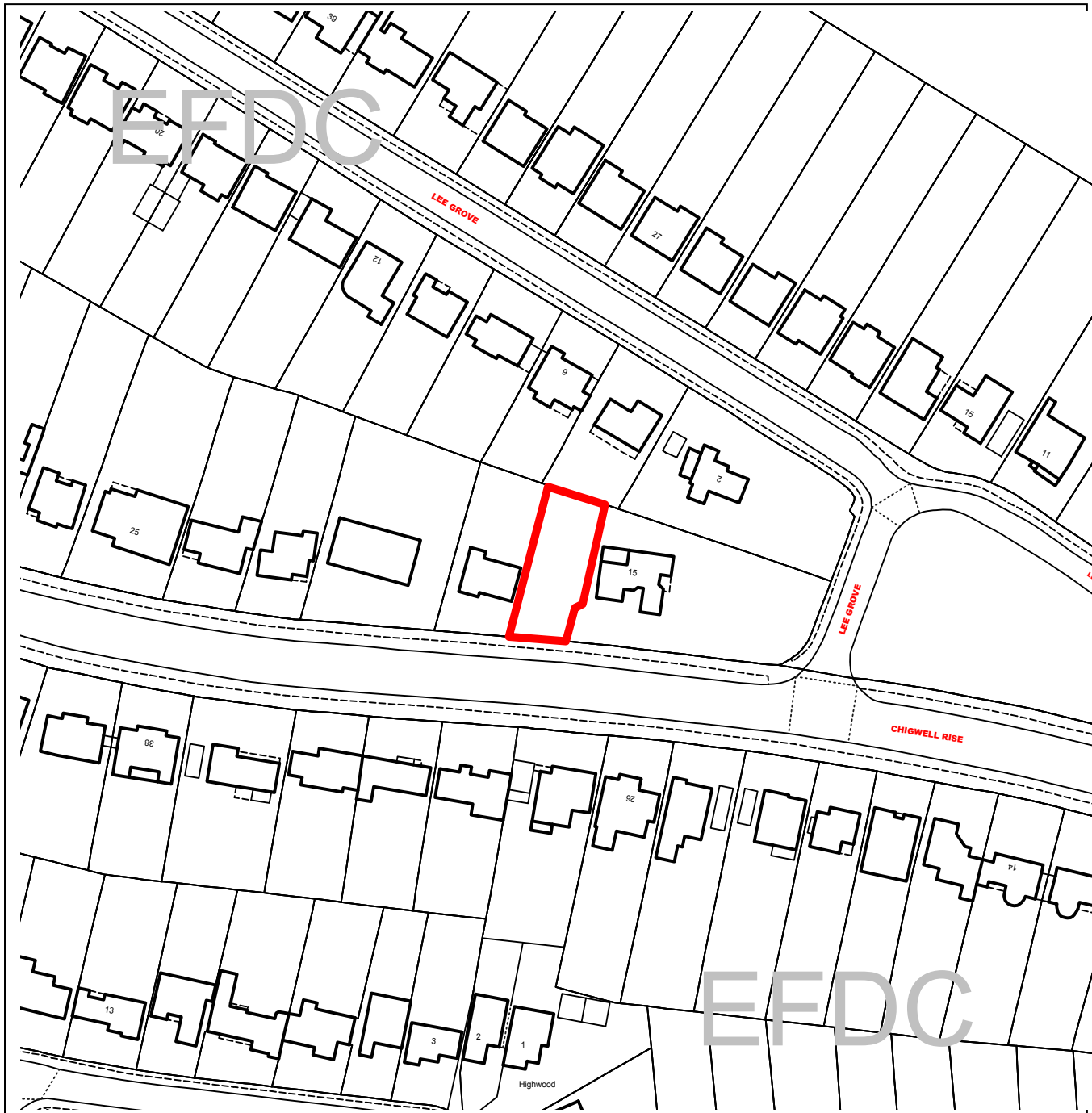
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Epping Forest District Council

Agenda Item Number 3



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Application Number:	EPF/0902/18
Site Name:	Land adj. 15 Chigwell Rise, IG7 6AQ
Scale of Plot:	1/1250

Report Item No: 3

APPLICATION No:	EPF/0902/18
SITE ADDRESS:	Land adj 15 Chigwell Rise Chigwell Essex IG7 6AQ
PARISH:	Chigwell
WARD:	Chigwell Village
APPLICANT:	Mr Chahal
DESCRIPTION OF PROPOSAL:	New 6 bedroom dwelling.
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=607625

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, including surface materials to be used on the front drive 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 Prior to the first occupation of the development the access arrangements and vehicle parking area as indicated on the approved plans shall be provided, hard surfaced, sealed and marked out. The access and parking areas shall be retained in perpetuity for their intended purpose.
- 4 No unbound material shall be used in the surface treatment of the vehicular access within 6 metres of the highway boundary.
- 5 There shall be no discharge of surface water onto the Highway.
- 6 No development shall take place until details of surface water disposal have been submitted to and approved in writing by the Local Planning Authority. The development shall be implemented in accordance with such agreed details.

- 7 Details of enclosures around the boundaries of the site, whether proposed or to be retained, shall be submitted to and approved by the Local Planning Authority before any works commence on site. Once approved these details shall be implemented in full before the dwelling is first occupied.
- 8 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.
- 9 The development hereby permitted will be completed strictly in accordance with the approved drawings numbered PL02 A, PL03 A, PL04 A, PL05 A, PL01 A, PL07 A, PL09 A, PL06 A, PL08 A, PL10 A, and PL11 A.

..and subject to the completion of a legal agreement under Section 106 of the Town and Country Planning Act to secure a financial contribution towards a) access management and monitoring of visitors to the Epping Forest SAC, and towards b) mitigation of air pollution in the vicinity of the Epping Forest SAC.

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:

Part of the existing garden of 15 Chigwell Rise which lies on the west side of the house. The property is not listed and nor does it lie in a conservation area.

Description of Proposal:

Erection on new 6 bedroom dwelling, together with the provision of 3 car spaces on the front driveway.

Relevant History:

EPF/1699/11 - Approval granted for erection of 4 bed detached house – on the west side of the garden adjoining the house at 15 Chigwell Rise. This approval was not implemented.

EPF/0118/16 – Permission refused for erection of a 3 bed house on garden land on the east side of the house at 15, Chigwell Rise. Reasons for refusal related to undesirable impact in the street scene, adverse effect on amenity of neighbours, a cramped form of development, and a vehicular access close to a junction and consequent impact on road safety.

EPF/3033/17 – Permission granted for the erection of a two storey 5 bedroom dwelling, with rooms in the roof, on garden land in the west of the plot between the houses at 15 and 17 Chigwell Rise,

together with provision of 3 car spaces at the front.

Policies Applied:

Adopted Local Plan:

CP2 – Protecting the Quality of the Rural and Built Environment

CP3 – New development

DBE1 – Design of new buildings.

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.

Epping Forest District Local Plan (Submission Version) 2017:

On 14 December 2017, full Council resolved that the Epping Forest Local Plan Submission Version 2017 be endorsed as a material consideration to be used in the determination of planning applications and be given appropriate weight in accordance with paragraph 216 of the NPPF.

Paragraph 216 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).

In general terms it is considered that the Submission Version of the Plan is at an advanced stage of preparation and the policies are considered to be consistent with the NPPF. As regards unresolved objections, some policies within the Submission Version have more unresolved objections than others. All of these factors have been taken into consideration in arriving at the weight accorded to each of the relevant policies in the context of the proposed development listed below:

SP1 - Presumption in Favour of Sustainable Development

T1 - Sustainable Transport Choices

H1 – Housing mix and accommodation types

DM2 – Epping Forest SAC and the Le Valley SPA

DM9 - High Quality Design

DM10 - Housing Design and Quality

DM22 – Air Quality.

Summary of Representations:

CHIGWELL PARISH COUNCIL – Object – the proposed structure would be an over-development of the site and completely incongruous to the street scene. Further, the proposed parking facilities would be wholly inadequate.

NEIGHBOURS – 9 neighbours notified and 2 replies received:-.

2, LEE GROVE - As a near neighbour our objections are the proximity of the proposed dwelling will impede our privacy by overlooking our property. This proposal will over develop the current site. The proposed dwelling will not be in keeping with the street scene.

4, LEE GROVE – object - this is an oversize development in the area. There are very unique properties along this road and the neighbourhood. There is no requirement of any new properties coming up and making congestion. This planning application if approved, will opens up residence having to build in their gardens and side lands violating the privacy of the neighbours on both sides and the rear. The plan drawn shown in the proposed street scene is somewhat misdirecting, because the property at no 17 is shown as the same size as the new planning site at 15 A. whereas this is much smaller than the drawing. Also there are parking issues and this was considered adequately and rejected in their previous application. The Local authority must use its power and discretion to reject this planning application and prevent any such application once and for all to prevent repeated application of such nature.

EFDC LAND DRAINAGE SECTION – No objection in principle. The site is not in an EFDC flood risk zone. Please add a condition requiring details of surface water drainage.

ESSEC CC HIGHWAYS AUTHORITY – From a highway and transportation perspective the impact of the proposal is acceptable to the Highway Authority subject to conditions being imposed.

Issues and Considerations:

The house at no.15 Chigwell Rise occupies a wide plot (some 60m in width by an average of 27m in depth), and is therefore a much broader plot than others in this road. This width of plot partly explains why planning permission has already been granted in 2011 and 2017 for an 'infill' house on garden land to the west of the house between nos. 15 and 17. By contrast a new dwelling proposed on the east section of the site was refused in 2016 partly because of its more exposed and conspicuous position - facing both Chigwell Rise and Lee Grove – which would have had a more detrimental impact on the street scene.

The current proposal proposes a revision to the new house recently approved under EPF/3033/17 on the west side of the plot. This previous scheme proposed 2 bedrooms and an ensuite in the second floor roof space lit by a rear dormer, rooflights, and circular window in the front roof gable. The current application proposes to increase this accommodation to 3 bedrooms, a bathroom, and ensuite. The ridge of the roof would be raised by 1.2m and would contain a larger gable roof and dormer at the front, and two dormers at the rear.

Neighbours to the rear have raised concerns about overlooking. However the rear of the proposed house would be 20/21 m away from the rear of the nearest house at no.3 Lee Grove, and this is a recognised block spacing distance which provides acceptable privacy. In addition there are many trees close to respective rear boundaries and these trees will also reduce actual and perceived overlooking.

Neighbours and the Parish Council also raise concerns that the proposal is an overdevelopment of the site, and that the proposed house would look incongruous and out of keeping in the street scene. However Chigwell Rise is a wide thoroughfare and new or remodelled houses which

provide second floor accommodation in a 'roof shaped' top floor can be satisfactorily absorbed. In this context Committee recently approved a part two and part three storey house at the neighbouring no. 17 and this house (now built) has a greater and more significant mass when viewed from the road. Additionally, one side of the proposed house is well recessed behind the front wing and this recessed element also reduces the visual impact of the proposed dwelling. A rectangular shaped rear garden will provide 130 sq. m. of usable garden area and a far greater area of garden will remain in the curtilage of the existing house. For these reasons therefore the proposal does not amount to overdevelopment, it makes better use of a large urban plot on a main road, and it will provide an acceptable visual addition to the street scene.

The Parish are concerned that the proposed parking is inadequate. Parking standards require 2 off street car spaces per dwelling plus 0.25 space per dwelling for visitor car spaces. The current proposal provides 3 off street car spaces at the front of the site which more than meets the required standard, and Essex CC as Highways Authority have no objections to the design of the proposed parking and access.

The application provides a further dwelling within the District which contains the Epping Forest Special Area of Conservation (SAC) and the site also lies within 6.2 km of this SAC. Therefore, having regard to policies DM22 and DM2 of the SVLP an appropriate contribution will need to be made (via a S.106 agreement) to mitigate air pollution in and around the Forest, and to assist in access management and monitoring of visitors to this SAC. As members will be aware discussions with English Nature and the Conservators of Epping Forest are ongoing with a view to determining what level of contribution will be required per new dwelling. Consequently, any planning permission for this new dwelling cannot be issued until an appropriate S106 agreement has been completed and signed.

Conclusion:

For the reasons set out in the report above it is recommended that conditional planning permission be granted, but that this consent shall not be issued until an appropriate S106 agreement has been completed and signed.

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

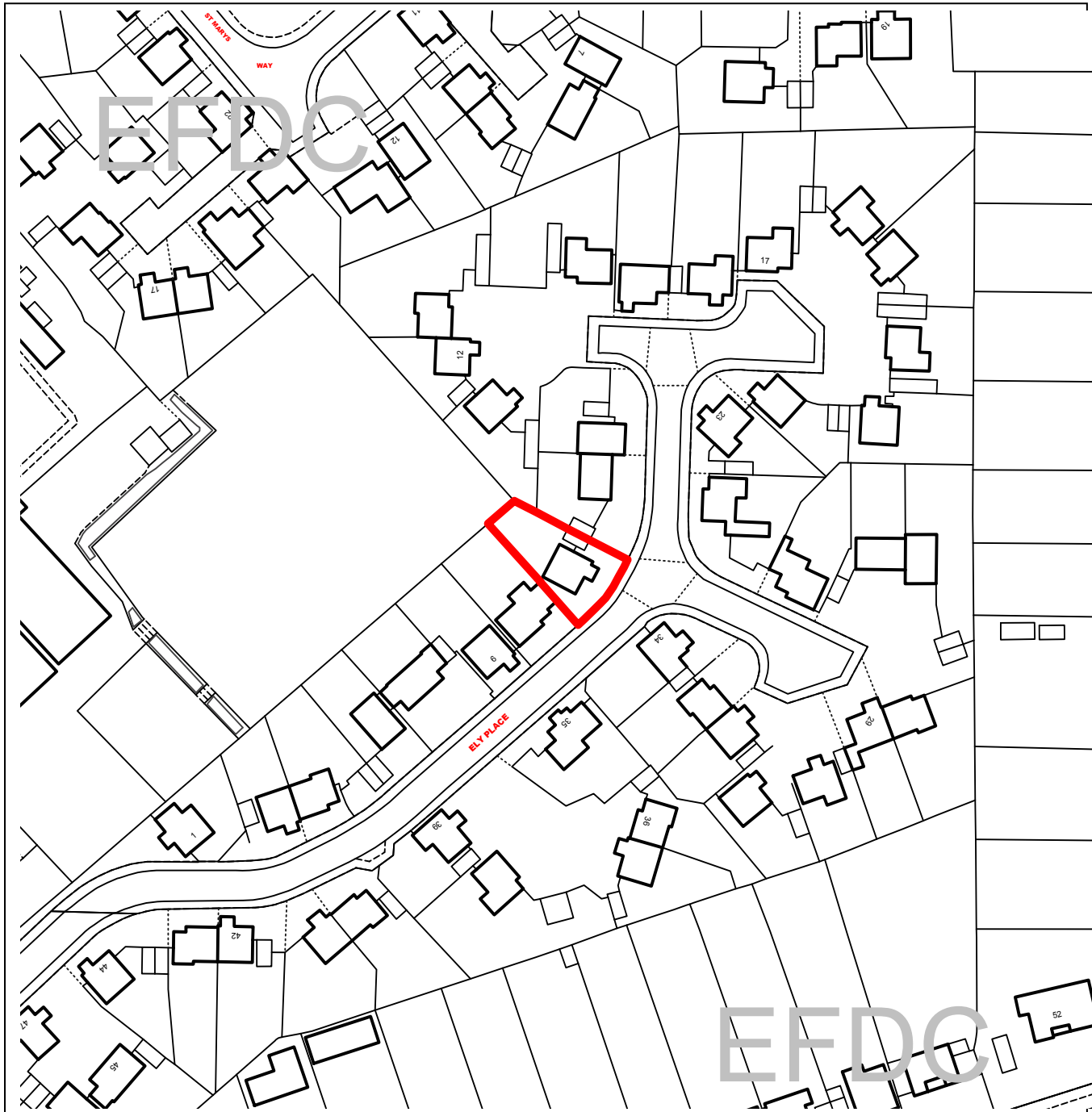
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Epping Forest District Council

Agenda Item Number 4



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Application Number:	EPF/1023/18
Site Name:	8 Ely Place, Chigwell, IG8 8AG
Scale of Plot:	1/1250

Report Item No: 4

APPLICATION No:	EPF/1023/18
SITE ADDRESS:	8 Ely Place Chigwell Essex IG8 8AG
PARISH:	Chigwell
WARD:	Chigwell Village
APPLICANT:	Mr Sean Moffett
DESCRIPTION OF PROPOSAL:	Proposed loft conversion, rear dormer. Front roof lights. Raising of ridge. Front/side ground floor extension and two storey side 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=608073

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: Scheme of Delegation, Appendix 3)

Description of Site:

The application site comprises of a two storey detached house. The previous planning permission has been partially implemented. The site is within a built up area of Chigwell. Site levels are flat,

but land falls away steeply at rear. It is not within a conservation area, nor is it within the Green Belt. PD rights are intact. Preserved trees lie within the vicinity.

Description of Proposal:

It is proposed to erect a two-storey side extension and single-storey front extension very similar to that approved under planning permission EPF/1941/10, the main difference being the front extension would have a hipped roof and extend across the front elevation of the side addition.

It is also proposed to raise the ridge of the existing roof from a 35 degree pitch to a 37.5 degree pitch. The proposed rear dormer is set 400mm below the ridge line and set in by a 1 metre on both sides and has a remaining section of eaves of would be 1.2 metres. The roof alteration and enlargement depend upon the proposed side extension.

Submitted plans show five front roof lights and these associated alterations to the external appearance of the house are Permitted Development therefore the Council cannot exercise planning control over them. Consequently, they will not be assessed in this report.

Relevant History:

EPF/1941/10 – Two storey side extension and single storey front extension – Permission Granted. Front extension partially constructed, but with hipped rather than gabled roof. Side extension not implemented.

Policies Applied:

Adopted Local Plan:

CP2	Protecting the quality of the rural and built environment
DBE9	Excessive loss of amenity for neighbouring properties
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.

Epping Forest District Local Plan (Submission Version) 2017:

On 14 December 2017, full Council resolved that the Epping Forest Local Plan Submission Version 2017 be endorsed as a material consideration to be used in the determination of planning applications and be given appropriate weight in accordance with paragraph 216 of the NPPF. Paragraph 216 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).

In general terms it is considered that the Submission Version of the Plan is at an advanced stage of preparation and the policies are considered to be consistent with the NPPF. As regards unresolved objections, some policies within the Submission Version have more unresolved objections than others. All of these factors have been taken into consideration in arriving at the weight accorded to each of the relevant policies in the context of the proposed development listed below:

SP1	Presumption in Favour of Sustainable Development
DM9	High Quality Design
DM10	Housing Design and Quality

Consultation Carried Out Summary of Representations Received

Number of neighbours Consulted: 3. No response received
Site notice posted: No, not required

CHIGWELL PARISH COUNCIL - The Council OBJECTS to this application, because of the poorly designed roof structure, particularly the rear dormer is completely incongruous the existing street scene.

Main Issues and Considerations:

The main issues to be considered with this application relate to the impact on the character and appearance of the locality and neighbouring amenities. The proposed side extension is similar to the side extension approved under planning permission EPF/1941/10 and there are no material changes in circumstances since the 2010 consent. Consequently, significant weight is given to that permission.

Character and appearance:

The proposed enlargement of the single storey front extension across the front of the approved side addition is modest in scale while the proposed hipped roof form is an appropriate design solution for this house.

The raised ridge would be 300mm higher than the ridge of the existing roof. Roof heights vary slightly between immediate neighbours and in the street generally and houses are set a variety of distances from the street, adding variety and interest to the street scene. The proposal, which relates to a detached house, would be consistent with the established character of the locality.

The proposed rear dormer has a simple design that would complement the design of the existing house. Specifically, it would be set 700mm above the eaves (leaving 1200mm length of roof slope below the dormer), 400mm below the raised ridge and 1000mm in from the sides of the roof. As a consequence, it would respect the proportions of the raised roof and appear well contained within the rear facing roof slope.

Consideration was given to Chigwell Parish Council's objection to the rear dormer on the basis it would appear incongruous in the street scene. Since the only parts of the rear dormer visible from the street would be its cheeks, which would be set in 1m from the flanks of the house, and having regard to the design appraisal above, it is concluded the dormer window would appear subordinate to the roof when seen from the street. In the circumstances, it would be very difficult to substantiate an objection on the basis of excessive harm to the street scene.

Living conditions of neighbours:

The proposal would not have a harmful impact on the living conditions of neighbouring dwellings. No excessive additional overlooking would arise from the rear dormer given the relationship of the house to its immediate neighbours. Furthermore, beyond the rear garden is a school playing field rather than a more sensitive garden of a house.

On the basis of that assessment it is concluded the proposal would safeguard the living conditions of the neighbours.

Conclusion:

The proposal would be a simple design and the two-storey side extension is very similar to that approved in 2010. Alterations and enlargements to the roof would be consistent with the character of the locality and designed to minimise the visual impact on the street scene and neighbours amenities. It is therefore concluded the proposal would safeguard the appearance of the existing and street scene while safeguarding the living conditions of neighbouring dwellings. 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:

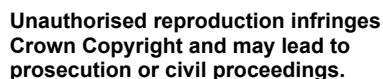
***Planning Application Case Officer: Muhammad Rahman
Direct Line Telephone Number: 01992 564415***

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Agenda Item Number 5



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Application Number:	EPF/1065/18
Site Name:	21 The Drive, Buckhurst Hill
Scale of Plot:	1/1250

Report Item No: 5

APPLICATION No:	EPF/1065/18
SITE ADDRESS:	21 The Drive Buckhurst Hill Essex IG9 5RB
PARISH:	Buckhurst Hill
WARD:	Buckhurst Hill West
APPLICANT:	Mr & Mrs Melotta
DESCRIPTION OF PROPOSAL:	Erection of wall, fence and gates to front boundary of property.
RECOMMENDED DECISION:	Refuse Permission (Householder)

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=608261

REASON FOR REFUSAL

- 1 The proposed erection of wall, fence and gates to the front boundary, by reason of its height and poor design, would appear incongruous and over dominant failing to complement the appearance and character of the locality. This is contrary to policy DBE1 of the adopted Local Plan and Alterations (1998 & 2006) and policy DM9 (paragraphs A and D) of the Submission Version Local Plan (2017) which are consistent with the National Planning Policy Framework (2012).

This application is before this Committee since it has been 'called in' by Councillor Gavin Chambers (Pursuant to The Constitution Part 3: Scheme of Delegation, Appendix 4)

Description of Site:

The property is a two storey detached house. The house has been extended to the rear and side. The site is within a built up area of Buckhurst Hill. It is not within a conservation area, nor within the Green Belt. PD rights are intact.

Description of Proposal:

The application proposes a brick pier and metal railing boundary fence to the front boundary with an automatic sliding gate.

The brick pillars are 1.6 metres high and the highest part of the gates would be 1.8 metres high on the front elevation. The brick piers are to be of a coloured render and the metal railings are to be powder coated metal slats.

Relevant History:

No relevant history

Policies Applied:

Adopted Local Plan:

CP2	Protecting the Quality of the Rural and Built Environment
DBE1	Design of New Buildings
DBE9	Loss of Amenity
DBE10	Design of Residential Extensions
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.

Epping Forest District Local Plan (Submission Version) 2017:

On 14 December 2017, full Council resolved that the Epping Forest Local Plan Submission Version 2017 be endorsed as a material consideration to be used in the determination of planning applications and be given appropriate weight in accordance with paragraph 216 of the NPPF.

Paragraph 216 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).

In general terms it is considered that the Submission Version of the Plan is at an advanced stage of preparation and the policies are considered to be consistent with the NPPF. As regards unresolved objections, some policies within the Submission Version have more unresolved objections than others. All of these factors have been taken into consideration in arriving at the weight accorded to each of the relevant policies in the context of the proposed development listed below:

SP1	Presumption in Favour of Sustainable Development
DM9	High Quality Design
DM10	Housing Design and Quality
T1	Sustainable Transport Choices

Consultation Carried Out Summary of Representations Received

Number of neighbours Consulted: 9. No response received

Site notice posted: No, not required

ECC HIGHWAYS – No Objection in principle, but recommended a condition be implemented in the decision notice regarding the redundant crossover to be reinstated to its full height of the existing footway and kerbing.

BUCKHURST HILL PARISH COUNCIL – OBJECTION - due to the proposal having an adverse impact to the street scene – a way forward has been suggested as outlined in the conclusion.

Main Issues and Considerations:

The main issues to be considered with this application relates to the impact on the character and appearance of the locality and neighbouring amenities and whether it is acceptable from a highway safety point of view.

Character and appearance:

The proposal front boundary treatment would be of modern design and materials that would contrast with the more traditional appearance of the host house. At a height of 1.6m it is also significantly higher than the predominant form of front boundary treatment to houses in The Drive. Moreover, the combination of painted render and thick horizontal metal slats between piers would have a significantly harder appearance to the softer materials at neighbouring houses.

It is therefore concluded that by reason of the cumulative impact of its height, design and materials of construction, the proposed boundary treatment would appear incongruous and over dominant in relation to the host house and within the context of the street scene. Consequently it would cause harm to the character and appearance of the locality.

Highways:

The proposed boundary wall, gates and railings replace an existing wall along the site frontage. It is not considered that the proposal will adversely affect highway or pedestrian safety since sufficient room exists between the front boundary and the road for vehicles to stand and see in both directions, in addition to the gate it would be sideways opening and access would be remote controlled. This would significantly limit the potential for vehicles waiting to access the gates to cause an obstruction to oncoming traffic and pedestrians.

Therefore, the proposal is not considered to be of any risk to highway safety.

Living conditions of neighbours:

The proposal by its nature would not cause excessive harm to neighbouring amenities.

Conclusion:

The proposal would be of a height and appearance that is not compatible with its setting. It is therefore recommended that planning permission be refused.

Way Forward:

It is recommended that the front boundary treatment be redesigned to be in keeping with the locality and that the north end of the front boundary treatment is reduced to an appropriate height.

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: Muhammad Rahman
Direct Line Telephone Number: 01992 564415***

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

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Agenda Item Number 6



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Application Number:	EPF/1285/18
Site Name:	6 Forest Side, Buckhurst Hill, IG9 5SL
Scale of Plot:	1/1250

Report Item No: 6

APPLICATION No:	EPF/1285/18
SITE ADDRESS:	6 Forest Side Buckhurst Hill Essex IG9 5SL
PARISH:	Buckhurst Hill
WARD:	Buckhurst Hill West
APPLICANT:	Mr Kam Dhillon
DESCRIPTION OF PROPOSAL:	Loft conversion comprising alteration to main roof, 1 no. dormer to rear and 2 no. dormers to each side.
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=609204

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 Prior to first occupation of the development hereby approved, the proposed side dormers in both the flank elevations 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.
- 4 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:

The application site comprises of a two storey detached house. It has a hipped roof over the original house and a flat roof over a first floor rear extension. The site is within a built up area of Buckhurst Hill. It is not within a conservation area, nor is it within the Green Belt. PD rights are intact.

Description of Proposal:

The application proposes to carry out alterations and enlargements to form a crown roof over the entire house that would include a rear dormer and 2 side dormers on each end of the roof and 3 roof lights to the front elevation.

The rear dormer is set 200mm below the ridge line and set in by 2.1 metres to the west and 2.6 metres to the east and has a remaining section of eaves of 1.8 metres and will maintain a hipped roof to tie in with the main roof.

The 4 side dormers are set 200mm below the ridge line and set in by 1.8 metres on both ends and have a remaining section of eaves of 2 metres and will maintain a hipped roof to tie in with the main roof.

Submitted plans show three front roof lights and these associated alterations to the external appearance of the house are Permitted Development therefore the Council cannot exercise planning control over them. Consequently, they will not be assessed in this report.

Relevant History:

EPF/0618/84 – First Floor Rear extension - APPROVED

EPF/1723/04 – Single storey side infill extension - APPROVED

Policies Applied:

Adopted Local Plan:

CP2	Protecting the quality of the rural and built environment
DBE9	Excessive loss of amenity for neighbouring properties
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.

Epping Forest District Local Plan (Submission Version) 2017:

On 14 December 2017, full Council resolved that the Epping Forest Local Plan Submission Version 2017 be endorsed as a material consideration to be used in the determination of planning applications and be given appropriate weight in accordance with paragraph 216 of the NPPF.

Paragraph 216 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).

In general terms it is considered that the Submission Version of the Plan is at an advanced stage of preparation and the policies are considered to be consistent with the NPPF. As regards unresolved objections, some policies within the Submission Version have more unresolved objections than others. All of these factors have been taken into consideration in arriving at the weight accorded to each of the relevant policies in the context of the proposed development listed below:

SP1	Presumption in Favour of Sustainable Development
DM9	High Quality Design
DM10	Housing Design and Quality

Consultation Carried Out Summary of Representations Received

Number of neighbours Consulted: 5. 4 response received

Site notice posted: No, not required

Responses received:

67 GLADSTONE ROAD – OBJECTION - due to the trees at the rear of the property being trimmed down which acts as a screening to my property as a result of the proposed works it would result in a loss of privacy to my property.

73 GLADSTONE ROAD – OBJECTION – the proposed rear dormer windows will result in a loss of privacy

75 GLADSTONE ROAD – OBJECTION, summarised as

- Loss of privacy
- Loss of value to property (Not a planning Matter)

8 FOREST SIDE – OBJECTION – to the side dormers as they will overlook into my property (this can be dealt with by a condition for it to be obscured glazed)

BUCKHURST HILL PARISH COUNCIL - The Council OBJECTS to this application, because of the side dormers not in keeping with the street scene.

A way forward has been suggested to put roof lights instead of the side dormers.

Main Issues and Considerations:

The main issues to be considered with this application relate to the impact on the character and appearance of the locality and neighbouring amenities.

Character and appearance:

The proposed enlargement of the roof to a crown roof form is an appropriate design solution for this house. The rear dormer and the side dormers are similar to what can be achieved under permitted development. The side dormers are recessed significantly from the front elevation and are narrow subordinate features. When seen from ground level within the street they would complement the appearance of the house and certainly would not appear over-dominant. Moreover, the roof forms on this street vary slightly and there are a few with front dormers. In relation to the rear dormer, that would be set in significantly from the roof edges and would have a crown roof complementing the appearance of the proposed enlarged roof.

On the basis of this assessment the roof enlargement together with proposed dormers would be consistent with the established character of the locality and are considered to respect the street scene as well as the appearance of the host house.

Living conditions of neighbours:

The proposal would not have a harmful impact on the living conditions of neighbouring dwellings. No excessive additional overlooking would arise from the side or rear dormers given the relationship of the house to its immediate neighbours.

On the basis of that assessment it is concluded the proposal would safeguard the living conditions of the neighbours.

Other matters:

With regards to the neighbours concerns any removal of trees carried out could not have been to facilitate the proposed works, which would all take place at roof level. Their loss did not require the Council's permission and is not a material consideration for this application. The loss of value to neighbouring properties is also not a material consideration since it is a matter that is not relevant to planning.

Conclusion:

The proposal would be a simple design and the alterations and enlargements to the roof would be consistent with the character of the locality. No harm would be caused to neighbours amenities. It is therefore concluded the proposal would safeguard the appearance of the existing house and the street scene while safeguarding the living conditions of neighbouring dwellings. Accordingly, it is recommended that planning permission be granted subject to the conditions outlined in the council decision notice

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: Muhammad Rahman
Direct Line Telephone Number: 01992 564415***

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