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Application Number:	EPF/2472/20
Site Name:	91 Queens Road Buckhurst Hill IG9 5BW
Scale of Plot:	1:1250

Report Item No: 10

APPLICATION No:	EPF/2472/20
SITE ADDRESS:	91 Queens Road Buckhurst Hill IG9 5BW
PARISH:	Buckhurst Hill
WARD:	Buckhurst Hill West
APPLICANT:	Mr S Moore
DESCRIPTION OF PROPOSAL:	Proposed demolition of the existing dwelling and the construction of a semi-detached pair of dwellings. **SAC CASE NOW PROGRESSING**
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=643875

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: 110K; 111H; 112C and 113C.
- 3 Prior to any above ground works, documentary and photographic details of the type and colours of the external finishes 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.
- 4 Prior to any above groundworks, a strategy to facilitate super-fast broadband for future occupants of the site shall have been submitted to and approved in writing by the Local Planning Authority (LPA). The strategy shall seek to ensure that upon occupation of a dwelling, either a landline or ducting to facilitate the provision of a broadband service to that dwelling from a site-wide network, is in place and provided as part of the initial highway works and in the construction of frontage thresholds to dwellings that abut the highway, unless evidence is put forward and agreed in writing by the LPA that technological advances for the provision of a broadband service for the majority of potential customers will no longer necessitate below ground infrastructure. The development of the site shall be carried out in accordance with the approved strategy.
- 5 Prior to first occupation of the building/extension hereby permitted the window(s) in the flank elevation(s) at ground and first floor levels, shall have been fitted with obscure glass with a minimum privacy level 3 obscurity, and no part of that/those window[s] that is less than 1.7 metres above the internal floor level of the room in which it is installed shall be capable of being opened. Once installed the obscure glass shall be retained thereafter.

- 6 A) No work on any phase of the development (with the exception of demolition works where this is for the reason of making areas of the site available for site investigation), shall commence until an assessment of the risks posed by any contamination within that phase shall have been submitted to and approved in writing by the Local Planning Authority. This assessment must be undertaken by a suitably qualified contaminated land practitioner, in accordance with British Standard BS 10175: Investigation of Potentially Contaminated Sites - Code of Practice and the Environment Agency's Guidelines for the Land Contamination: Risk Management (LCRM 2020) (or equivalent if replaced), and shall assess any contamination on the site, whether or not it originates on the site. The development shall only be carried out in accordance with the approved details unless the Local Planning Authority gives its written consent to any variation. The assessment shall include: (1) A survey of the extent, scale and nature of contamination and (2) An assessment of the potential risks to: human health; property (existing or proposed) including buildings, crops, livestock, pets, woodland, service lines and pipes; adjoining land; groundwater and surface waters; ecological systems; and archaeological sites and ancient monuments.
- B) If following the risk assessment unacceptable risks are identified from land affected by contamination in that phase, no work on any phase of the development shall take place, until a detailed land remediation scheme has been completed. The scheme will be submitted to and approved in writing by the local planning authority. The scheme shall include an appraisal of remediation options, identification of the preferred option(s), the proposed remediation objectives and remediation criteria, and a description and programme of the works to be undertaken including the verification plan. (The remediation scheme shall be sufficiently detailed and thorough to ensure that after remediation, as a minimum, land should not be capable of being determined as contaminated land under Part IIA of the Environmental Protection Act 1990). The development shall only be carried out in accordance with the approved scheme. Following the completion of the remediation works and prior to the first occupation of the development, a verification report by a suitably qualified contaminated land practitioner shall be submitted to and approved in writing by the local planning authority.
- 7 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.
- 8 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.
- 9 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.
- 10 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.

- 11 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.
- 12 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.
- 13 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 DCCLA 'Tree Protection Plan (demolition phase) drawing number TPPDP/91QRBH/010/B1 and DCCLA 'Tree Protection plan (construction phase) drawing number TPPCP/91QRBH/010/B2 respectively.
- 14 Prior to any above groundworks, details and location of the parking spaces (including garages) equipped with active Electric Vehicle Charging Point(s) shall have been submitted to and approved in writing with the Local Planning Authority (LPA), unless otherwise agreed in writing with the LPA. The installation of EVCP shall be completed in accordance with the approved details and made operational prior to first occupation. The details must include details as follows:
- Location of active charging infrastructure; and
 - Specification of charging equipment to be used.
- 15 Prior to the first occupation of the development the access arrangements and the vehicle parking area, as indicated on the approved plans, shall be provided and retained as such in perpetuity for their intended purpose.
- 16 The redundant vehicle dropped kerb crossover shall be fully reinstated with full footway construction and full height kerbing.

17 Prior to the first occupation of the development, the Developer shall be responsible for the provision, implementation and distribution of a Residential Travel information Pack for sustainable transport, approved by Essex County Council, to include six one day travel vouchers for use with the relevant local public transport operator. These packs (including tickets) are to be provided by the Developer to each dwelling free of charge.

...and subject to the completion of a s106 Legal Agreement.

This application is before this Committee since the recommendation is for approval contrary to an objection from a Local Council and an objection has been received from at least one non-Councillor resident material to the planning merits of the proposal. (Pursuant to The Constitution, Part Three: Scheme of Delegation from Full Council).

Description of site

The application site lies to the north side of Queens Road within the Buckhurst Hill Parish. The site currently comprises an extended detached 2-storey dwellinghouse with detached garage to the side and glazed conservatory in the rearmost part of the garden. The parent building appears to have been constructed in brick and finished in white render with plain tiles to its roof. Due to its hillside location, ground levels rise from the east to west.

A TPO (Strawberry Tree) is located to the front (southwest corner) of the site including several non-TPO trees located within the rear garden curtilage.

The property is located in the central part of Queens Road which extends from its junction with High road in the west to Victoria Road in the east. Generally, the road has a mixed character with incidence of mixed commercial/residential uses to the western and eastern ends of the road. Architectural styles vary considerably, with examples of modern and older vernaculars. The application site is not designated within a conservation area nor is it protected by statutory listing or locally listed status.

Resident permit and non-resident parking controls apply in Queens Road between the hours of 10am to 5:30 pm Mondays to Saturdays (max stay 2 hours).

Description of Proposal

The proposals involve the demolition of the existing detached dwellinghouse in situ with a pair of semi-detached dwellinghouses.

The proposed semi-detached pair has been designed in a Victorian vernacular with robust symmetrical features to both the front and rear elevations. In terms of physical dimensions, the approximate height of the building(s) are 11.2metres to ridge level; 6.4 metres wide and 22 metres in depth.

The internal living accommodation is arranged over three floors; ground, first and roof each with a total of 5 bedrooms.

Each dwellinghouse will be provided with a garden/gym located at the rearmost part of the respective gardens measuring approximate dimensions of 5m (w) x 5m (d) and 5m (h).

The respective rear gardens will be landscaped with the front part assigned for car parking.

Relevant Planning History

EPF/2832/21: Partial demolition of the existing structure, extension at ground & first floor towards the rear & construction of a mansard roof. **REFUSED 06/05/2022.**

EPF/2441/19: Proposed demolition of the existing dwelling & the construction of x 8 no. new dwellings. **REFUSED 27/05/2020.**

Development 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:

CP1	Achieving Sustainable Development Objectives
CP3	New Development
CP5	Sustainable Building
CP6	Achieving Sustainable Urban Development Patterns
CP7	Urban Form and Quality
CP9	Sustainable Transport
NC1	SPAs, SACs and SSSIs
H2A	Previously Developed Land
H3A	Housing Density
H4A	Dwelling Mix
H9A	Lifetime Homes
DBE1	Design of New Buildings
DBE2	Effect of Neighboring Properties
DBE3	Design in Urban Areas
DBE6	Car parking in new development
DBE8	Private Amenity Space
DBE9	Loss of Amenity
DBE11	Sub-Division of Properties
LL7	Planting, Protection and Care of Trees
LL10	Adequacy of Provision for Landscape Retention
LL11	Landscape Schemes
ST1	Location of Development
ST4	Road Safety
ST6	Vehicle Parking
I1A	Planning Obligations
U2A	Development in Flood Risk Areas
U2B	Flood Risk Assessment Zones
U3B	Sustainable Drainage Systems

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 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. On the 2nd August, the appointed inspector provided her interim advice to the Council covering the substantive matters raised at the hearing

and the necessary actions required of the Council to enable her to address issues of soundness with the plan without prejudice to her final conclusions.

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

POLICY	WEIGHT AFFORDED
SP1 - Presumption in Favour of Sustainable Development	Significant
SP2 - Spatial Development Strategy 2011-2033	Significant
SP7 - The Natural Environment, Landscape Character and Green and Blue Infrastructure	Significant
H1 - Housing Mix and Accommodation Types	Significant
T1 - Sustainable Transport Choices	Significant
DM1 - Habitat Protection and Improving Biodiversity	Significant
DM2 - Epping Forest SAC and the Lee Valley SPA	Significant
DM3 - Landscape Character, Ancient Landscapes and Geodiversity	Significant
DM9 - High Quality Design	Significant
DM10 - Housing Design and Quality	Significant
DM11 - Waste Recycling Facilities on New Development	Significant
DM15 - Managing and Reducing Flood Risk	Significant
DM16 - Sustainable Drainage Systems	Significant
DM18 - On Site Management of Waste Water and Water Supply	Significant
DM19 - Sustainable Water Use	Significant
DM21 - Local Environmental Impacts, Pollution and Land Contamination	Significant
DM22 - Air Quality	Significant
D1 - Delivery of Infrastructure	Significant
D3 - Utilities	Significant

National Planning Policy Framework (July 2021)

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.

Summary of Representations

Number of neighbours consulted: **22**

To date, **5** neighbour objections have been received as follows:

82 High Road, Buckhurst Hill: Objects to demolition of house and should be renovated to former condition.

89 Queens Road: Proposals would intrude into rear garden to a greater depth and will dominate my property. Block out sunlight for greater part of afternoon. Proposals are out of keeping with existing houses in the road and will lead to further increase of traffic and parking difficulty in Queens Road.

93 Queens Road: Does not respect setting in terms of scale, proportion, siting, massing, bulk, depth, height, orientation or roof line. Front elevation is bulkier and greater in mass. South facing windows in hallways, kitchen and 1st floor bedroom will breach natural light. Closer in proximity. Loss of daylight sunlight to garden and south facing kitchen windows. Overbearing. Proposals should respect existing boundaries. Overdevelopment of site. Applicant has not provided and sunlight or daylight report.

13 Mountbatten Court: Objects to loss of an architectural beautiful property important to the village character of Queens Road. Appearance of replacement dwellings are not satisfactory. Should not be demolished.

Flat 2, Blackborough House, 23 Beatrice Court: Objects to demolition of property as it positively contributes to the character of the local area. Loss of aesthetically and historically important building.

Buckhurst Hill Parish Council: OBJECTS on the following grounds:

Accuracy of drawings regarding distance to boundaries;
Bulk and mass of the development to the rear;
Loss of privacy to neighbouring properties; and
Light pollution.

Issues and Considerations

The main issues for consideration in this case are as follows:

- Principle of redevelopment
- Scale, siting and appearance
- Trees and landscaping
- Impact on amenities of neighbouring residents
- Highways and parking
- Impact on EFSAC

Principle of redevelopment

The demolition of the existing property and its redevelopment to provide 2 new dwellings is considered acceptable in principle subject to other design and amenity requirements being satisfied. The proposal seeks to reuse existing urban land which is a central tenet of achieving sustainable development as prescribed in National Planning Guidance.

Officers acknowledge neighbour objections in relation to the loss of the existing dwelling on grounds that the building has historical and architectural merit and should be retained and refurbished. However, the Council's Heritage Officer has confirmed to officers that No.91 Queens Road does not merit special protection and is not considered to meet the minimum criteria for local listing as a non-designated heritage asset.

Accordingly, the proposed redevelopment of the site to provide new housing complies with policies CP1, CP3, CP5 and CP6 of the adopted adopted Local Plan (2008); policies SP1 and SP2 of the emerging SVLP (2017) and the National Planning Framework which advocates for the presumption in favour of sustainable development.

Scale, siting and appearance

The proposed semi-detached pair of dwellings would maintain a forward building line analogous to the existing dwellinghouse and Nos. 89 and 93 Queens Road whilst maintaining a minimum 1 metre separation to their respective side boundaries (for an approximate depth of 14 metres - front to rear) before stepping further inwards to the rear. The roof ridge and eaves levels of the proposals are set lower than those at Nos.93 and 95 Queens Road and taller than No.89 Queens Road in order that the proportions and regularity in the streetscene is maintained. Therefore, officers consider the siting and scale of the proposals to be visually compatible with adjacent properties and the streetscene in general.

The appearance of the proposal seeks to replicate a Victorian vernacular which comprise tall/robust bay protruding elements to the front, sash style windows with stone cills and surrounds and portico style entrances. Queens Road is mixed in character although it the proposed architectural approach would comfortably complement the immediate built form in the area. Officers have recommended a planning condition is included to ensure that the intended Victorian aesthetic can be successfully executed.

The internal accommodation for each dwellinghouse would exceed the minimum recommended gross internal floor areas as set out in the National Technical Space Standards for 5 bedroom sized properties.

The proposed garden/gym buildings are acceptable in terms of their size, siting and design.

Overall the proposed scale, siting and appearance and its impact on the existing streetscene of Queens Road are acceptable and therefore would comply with the requirements of policies DBE1, DBE4 and DBE5 of the adopted Local Plan (2008) and policies DM 9 and DM 10 of the emerging SVLP (2017).

Trees and landscaping

The proposals would retain the sole TPO tree to the front southwest corner of the site. Non-TPO trees that are currently located to the rear garden curtilage of the application site and part of the neighbouring gardens either side will be protected during construction and re-landscaping works.

Overall, the quality of the proposed hard and soft landscaping elements is acceptable and complies with policies LL10 and LL11 of the adopted Local Plan (2008) and policies DM3 and DM9 of the emerging SVLP (2017).

Impact on amenities of neighbouring residents

The neighbouring properties most likely to be affected by these proposals are Nos. 89 and 93 Queens Road.

In terms of No.89 Queens Road, the main area that is likely to be impacted by the proposals is the glass conservatory to the rear side (northwest). The extent of natural daylight and sunlight to the conservatory is already compromised by its north facing aspect and would be overshadowed to some extent by the existing two storey outrigger of the original building. Officers acknowledge that the flank of the proposed building will come nearer to the separating boundary, and whilst some change in terms of light and outlook may be noticeable as a result, the impact is not considered to be detrimental to the continued enjoyment of the conservatory. With regards to overlooking and privacy, Members will have noted that the existing two storey outrigger currently allows significant overlooking of the boundary at No.89 (from its bedrooms at ground and first floor levels). The design and layout of the proposed building would remove the incidence of overlooking of No.89. The windows proposed to the ground floor east flank of the proposed building are recommended to be obscured by planning condition to ensure any additional overlooking and resulting loss privacy to the occupiers of No.89 can be avoided.

With regard to No.93 Queens Road, officers note that there are various openings along the east facing flank of the building which will be affected by these proposals. At ground level, there is a doorway and three windows. The doorway and small window (nearest) would appear to serve a hallway/circulation space and therefore any impacts to light in both respects is acceptable. The 2 other windows located to the rear are secondary windows and similarly the impact in terms of daylight and outlook is acceptable. The 2 first floor window appear to serve a hallway/circulation area and therefore the impact is acceptable again. The window located within the (side) roof would likely serve a bedroom although given the lower height and separation between proposals the impact on light and outlook to this area is acceptable. The Right of Light representation submitted by the occupiers in support of their current objections (albeit they were prepared in relation to the refused scheme under EPF/2441/19) is not a planning consideration but a civil matter to be resolved between both applicant and No.93. The windows proposed to the ground floor west facing flank of the proposed building are also recommended to be obscured by planning condition to ensure any additional overlooking and resulting loss privacy to the occupiers of No.93 can be avoided.

Overall, the proposals will not have an adverse impact on neighbouring living conditions of Nos.89 and 93 Queens Road in terms of daylight, sunlight and privacy and is therefore considered acceptable and would comply with policy DBE9 of the adopted Local Plan (2008) and policy DM 9 of the emerging SVLP (2017).

Highways and Parking

The application provides 4 parking spaces in total of which 2 spaces will be assigned to each property. The installation of a double width crossover and removal of the existing low garden wall to enable the off-street parking is supported by officers and ECC Highways. Existing resident and public parking controls currently in operation in Queens Road would discourage and minimise the potential for additional on-street parking demand as a result of these proposals.

To encourage sustainable travel choices, ECC Highways have requested that a planning condition be included to ensure the applicant provides the future occupiers of these properties with residential travel packs and travel vouchers. This matter is included as part of the officer recommendation.

Accordingly, the impact of the proposals on the highways and parking are acceptable and therefore comply with policy ST6 of the adopted local plan (2008) and policy T 1 of the emerging SVLP (2017).

Epping Forest Special Area of Conservation (EFSAC)

Screening Assessment

This application has been screened in relation to both the recreational pressures and atmospheric pollution Pathways of Impact and concludes as follows:

- a) The site lies within the Zone of Influence as identified in the Interim Approach to Managing Recreational Pressure on the Epping Forest Special Area of Conservation' (the Interim Approach) adopted by the Council on 18 October 2018 as a material consideration in the determination of planning applications. In addition the site lies within the parish of Loughton/Buckhurst Hill/Theydon Bois (delete as appropriate). Consequently the development would result in a likely significant effect on the integrity of the EFSAC as a result of recreational pressures.
- b) The development has the potential to result in a net increase in traffic using roads through the EFSAC.

Consequently, the application proposal would result in a likely significant effect on the integrity of the EFSAC in relation to recreational pressures and atmospheric pollution Pathways of Impact.

Having undertaken this first stage screening assessment and reached this conclusion there is a requirement to undertake an 'Appropriate Assessment' of the application proposal in relation to both recreational pressures and atmospheric pollution.

'Appropriate Assessment'

Recreational Pressures

The application proposal has the potential to increase recreational pressures on the EFSAC. However, the Council, through the development of the Interim Approach and identification of Infrastructure Enhancement Projects in the Council's Green Infrastructure Strategy, has provided a strategic, district wide approach to mitigating recreational pressures on the EFSAC through the securing of financial contributions for access management schemes, monitoring proposals and Infrastructure Enhancement Projects specifically related to development within the parishes of Loughton, Buckhurst Hill and Theydon Bois. Consequently, this application can be assessed within the context of the Interim Approach and the Green Infrastructure Strategy. In doing so the Council has sought to take a proportionate approach to the securing of such financial contributions, and currently only seeks these from proposals for new homes within 3km of the EFSAC, as is the case with this planning application. The applicant has agreed to make a financial contribution in accordance with the Interim Approach and the Green Infrastructure Strategy. Consequently, the Council is satisfied that the application proposal would not have an adverse effect on the integrity of the EFSAC subject to the satisfactory completion of a Section 106 planning obligation.

Atmospheric Pollution

The application proposal has the potential to result in a net increase in traffic using roads through the EFSAC. However, the Council, through the development of an Interim Air Pollution Mitigation Strategy (IAPMS), has provided a strategic, district wide approach to mitigating air quality impacts on the EFSAC through the imposition of planning conditions and securing of financial contributions for the implementation of strategic mitigation measures and monitoring activities. Consequently, this application can be assessed within the context of the IAPMS. The applicant has agreed to make a financial contribution in accordance with the IAPMS. In addition the application will be subject to planning conditions to secure measures as identified in the IAPMS. Consequently, the Council is satisfied that the application proposal would not have an adverse impact on the integrity of the EFSAC subject to the satisfactory completion of a Section 106 planning obligation and the imposition of relevant planning conditions.

The Council is satisfied that, subject to the satisfactory completion of a Section 106 planning obligation and the imposition of relevant planning conditions as set out above, the application proposal would not have an adverse effect on the integrity of the EFSAC and therefore complies with policy NC1 of the adopted Local Plan (2008) and policy DM 2 and DM 22 of the emerging SVLP (2017).

Miscellaneous matters

In terms of flood risk and contamination impacts the Council's respective technical teams do not object to the proposals in principle subject to appropriate planning conditions being included.

Conclusion

This application proposals provide a well-designed residential scheme that makes good use of an existing urban site. The proposed design in terms of its scale, bulk and mass including its relationship with neighbouring buildings is acceptable as are the impacts on neighbouring

amenities. The proposed development will not cause harm to highway safety and the level of parking close to local services and local transport modes is acceptable. Accordingly, it is recommended that planning permission is granted subject to planning conditions and a Section 106 Agreement to secure recreation and air pollution mitigations in relation to the Epping Forest SAC.

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: Cuma Ahmet

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