

Application Ref: EPF/2635/22
Application Type: Prior approval Part 20 Class A: New dwellinghouses on detached block of flats
Case Officer: Ian Ansell
Site Address: Glenmead, Palmerston Road, Buckhurst Hill, IG9 5NL
Proposal: Application for Prior Approval (dwellinghouses on detached blocks of flats) for a proposed single storey extension over part of the flat roof of the existing 3 storey building, to provide 5 additional one and two bed flats.
Ward: Buckhurst Hill West
Parish: Buckhurst Hill
View Plans: <https://eppingforestdcpr.force.com/pr/s/planning-application/a0h8d000001UiFh>
Decision: Refused

- 1 By reason of its excessive height, bulk, scale and massing on a prominent position on the junction of Palmerston Road and Westbury Road, the proposed development will appear as an incongruous and jarring feature in the street scene thereby causing it significant harm. The proposal fails to achieve the high level of design required and therefore it is contrary to polices CP2 and DBE1 of the Adopted Local Plan and with Policy DM 9 paragraphs A and D of the Epping Forest District Local Plan (Submission Version) 2017 and with the design policies of the National Planning Policy Framework 2021.
- 2 By reason of its excessive height, bulk, scale and massing within close proximity to neighbouring properties, the proposal will cause significant harm to the living condition of no.66 and 68 Palmerston Road by causing a significant loss of light and appearing overbearing. The proposal is therefore contrary to policy DBE9 of the Adopted Local Plan and with policy DM 9 paragraph H of the Epping Forest District Local Plan (Submission Version) 2017 and with the standards required by the National Planning Policy Framework 2021.
- 3 The introduction of the new parking area and bin store will significantly reduce the usable green space currently enjoyed by existing residents thereby significantly harming their existing living conditions. The proposal is therefore contrary to policy DBE8 of the Adopted Local Plan and with policy DM 10 of the Epping Forest District Local Plan (Submission Version) 2017 and with the objectives of the National Planning Policy Framework 2021
- 4 Since there is no appropriate mechanism to secure the necessary financial contribution towards managing the effects of recreational pressure or air pollution on the Epping Forest Special Area of Conservation, the proposal fails to demonstrate its compliance with policies DM 2 and DM 22 of the Epping Forest District Local Plan, policy NC1 of the Adopted Local Plan and Alterations (2006), with paragraphs 181 and 182 of the National Planning Policy Framework (2021) and with the requirements of the Habitat Regulations (2017)

Informatives: (2)

5 The Local Planning Authority has identified matters of concern within the officer's report and clearly set out the reason(s) for refusal within the decision notice. The Local Planning Authority has a formal post-application advice service. Please see the Councils website for guidance and fees for this service - <https://www.eppingforestdc.gov.uk/planning-and-building/apply-for-pre-application-advice/>. If appropriate, the Local Planning Authority is willing to provide post-application advice in respect of any future application for a revised development through this service.

6 This decision is made with reference to the following plan numbers: 2102_L_005 Rev B, 010 Rev B, 011 Rev B, 013 Rev B, 020 Rev C, 030 Rev C, 031 Rev C, 032 Rev C, 055 Rev C, 060 Rev B, 061 Rev C, 063 Rev C, 066 Rev C, 070 Rev E, 080 Rev E, 081 Rev E, 082 Rev E and 083.