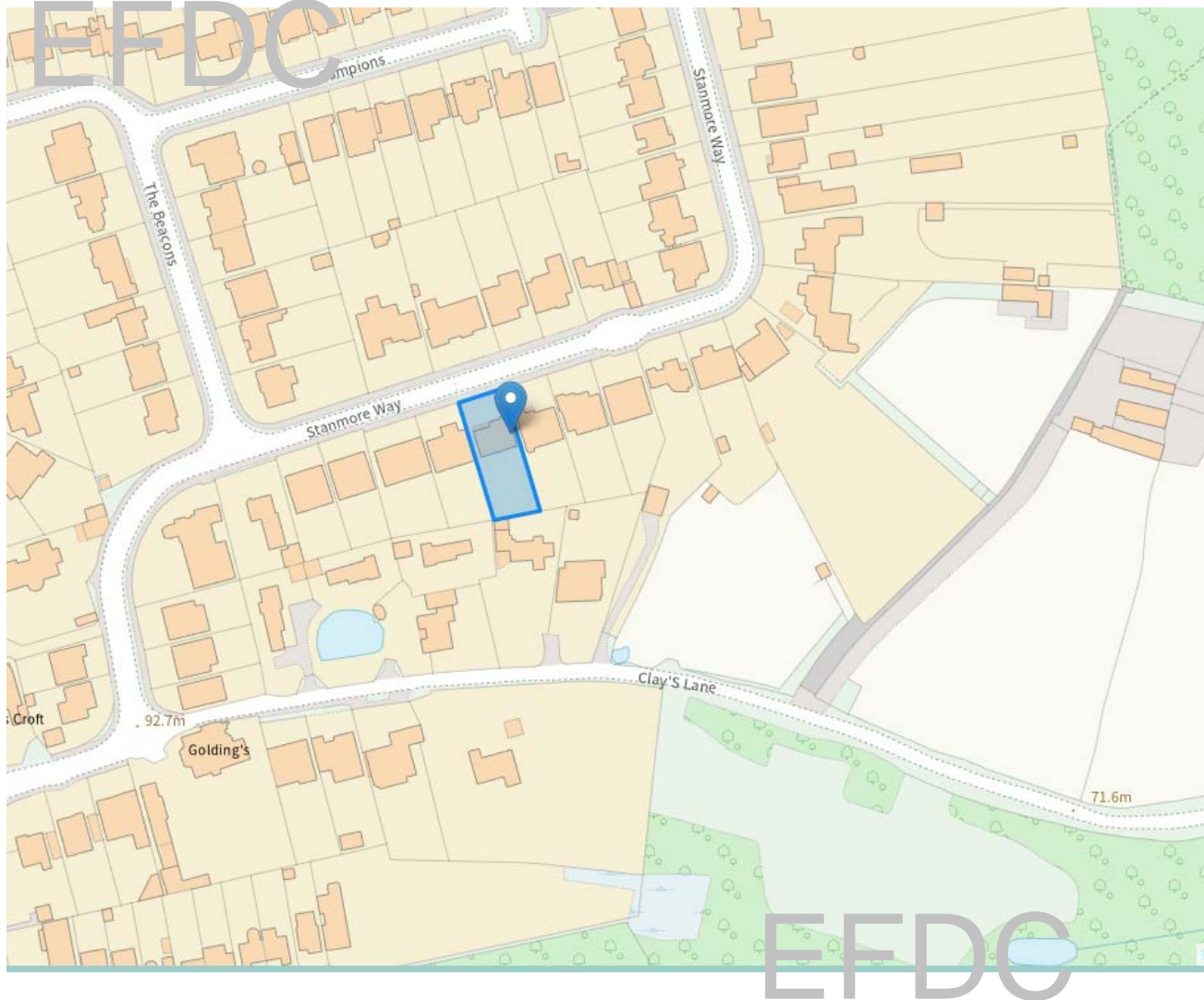




# Epping Forest District Council



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|                     |                                      |
|---------------------|--------------------------------------|
| Application Number: | EPF/0979/23                          |
| Site Name:          | 16 Stanmore Way Loughton IG10<br>2SA |
|                     |                                      |

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# OFFICER REPORT

**Application Ref:** EPF/0979/23  
**Application Type:** Full planning permission  
**Applicant:** Mr H. Ubhi  
**Case Officer:** Marie-Claire Tovey  
**Site Address:** 16, Stanmore Way, Loughton, IG10 2SA  
**Proposal:** Demolition of existing detached dwelling house, and replacement with a two storey detached dwelling house with part basement and rooms in the roofspace. New landscape works to the front and rear. New railings and gate along the street frontage. Front and rear landscape works.  
**Ward:** Loughton St. John's  
**Parish:** Loughton  
**View Plans:** <https://eppingforestdcpr.force.com/pr/s/planning-application/a0h8d000001WAFr>  
**Recommendation:** Approve with Conditions

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

## **Description of Site:**

The application site consists of a single one and a half storey dwelling house located on the south side of Stanmore Way within the built up area of Loughton. The site is not within the Green Belt or a Conservation Area.

## **Description of Proposal:**

The application seeks consent for the demolition of the existing detached dwelling and replacement with a two storey detached dwelling house with part basement and rooms within the roofspace. The proposal also includes new landscape works to the front and rear including railings and gates to the front boundary.

## **Relevant History:**

EPF/1728/22 - Part demolition of existing building. Two storey front, side and rear extensions. Conversion of part of garage to habitable space. Alterations to roof including raising height and adding loft rooms. Rear roof terrace. Twelve roof windows. Photovoltaic roof panels. Alterations to fenestrations. Part removal of chimney – Approved

## **Policies Applied:**

Epping Forest District Local Plan (2023)

|      |  |
|------|--|
| DM3  | Landscape Character, Ancient Landscapes and Geodiversity |
| DM5  | Green and Blue Infrastructure                            |
| DM9  | High Quality Design                                      |
| DM12 | Subterranean, basement development and lightwells        |

## Consultation Carried Out and Summary of Representations Received

LOUGHTON TOWN COUNCIL: The Committee NOTED the contents of a letter of objection. The Committee OBJECTED to this application on the grounds that it was an overdevelopment. The proposal was overbearing, it was bulky and the raising of the ridge height was too high. The application was too close to the boundary, it was out of keeping and would result in a detrimental impact on the street scene.

Also, the proposed new dwelling would further place extra stress on the EFSAC. Natural England and Loughton Town Council have both advised in their main modifications responses to the Inspector (autumn 2021) that the LPSV cannot yet be considered justified, effective or consistent with national policy in relation to detriment to the SAC. Therefore, we **object to this application** because of the urbanisation effect, burden on recreational pressure, and damage to air quality in the SAC that the application, alone or with other projects, will engender.

In addition, the Committee supported the comments of the LRAPG, regarding this application, which were *"We object to this application. It is not sustainable to knock down existing buildings and replace them with completely new builds. The existing building represented an enormous investment in carbon and energy already, and to simply throw it into the skip is unacceptable. Historic England's Heritage Counts report confirms knocking down buildings releases embodied carbon dioxide (CO2) which is stored inside them and contributes to climate change. An owner can adapt an old building and reduce CO2 emissions by more than 60%. Historic England claim replacing a traditional Victorian terrace property with a new building of the same size produces up to 13 times more embodied carbon, which equates to about 16.4 tonnes of CO2. This proposed development will be significantly higher than that.*

*No reason has been given to justify the loss of the existing dwelling and the embodied carbon dioxide which is stored inside it. The council needs to resist the loss of existing fabric and insist the existing dwelling is retro fitted with sustainable energy efficiencies and improved rather than allowing it to be demolished and sent to landfill. Any scheme that replaces an existing building should have a carbon assessment of the whole-life carbon footprint of it compared to the option of re-use.*

*The additional vehicular movements to remove the entire existing building and replace it with a brand new one will also impact on the EPSAC. The recent Marks and Spencer decision at Oxford Street, W1 shows you do not need a current planning policy to resist the loss of embedded carbon now.*

*In addition, we object to the railings and gates which would be wholly out of character with this part of Stanmore Way. All the surrounding houses have low walls and no gates".*

Number of neighbours consulted: 12

Neighbour responses:

5 STANMORE WAY – No objection to demolition but objection to the railings

LRA (Plans Group) – Objection (comments as above)

## Main Issues and Considerations:

### Design

This replacement dwelling, is very similar in design to the previously approved extensions to the dwelling with the main difference being the slight further increase in height. The proposal to the front forms a traditional cohesive design with two front gables, and a well designed stepping up from No.18. The proposal does result in a crown roof, though as with the earlier extension approval, this will not be overly apparent.

The 1.8m high railings have previously been approved with the 2022 approval, and are considered acceptable given the very open nature of the railings and low wall.

## **Impact on Neighbouring Amenity**

The proposal brings the first floor in line with the first floor of No.16 and the ground floor extends only marginally beyond so no excessive amenity concerns.

With regards to No. 18 the first floor will extend some 1.9m beyond the existing first floor at No. 18, but again this is not considered excessive particularly as the roof on this side almost forms a catslide to increase gradually to full two storey height some 4m away from the boundary.

The ground floor element does not extend beyond the rear of No. 18.

There is a proposed balcony/terrace at first floor, views may be possible, but side screens can be conditioned to avoid these being excessive and these have been shown on the submitted plans. To the rear the property is close to the boundary but giving the existing screening is not considered to result in any excessive overlooking.

## **Trees**

The Tree Officer has no objection to the proposal subject to conditions to ensure the retention of trees, submission of landscaping, removal of excavated material and tree protection.

## **Other Issues**

The proposal includes a basement. A Basement Impact Assessment was submitted as part of the application which confirms that a basement is possible with limited impacts.

## **Comments on Representations Received**

The Parish and LRA (Plans Group) have both commented with regards to the impact on the EFSAC. As this is a replacement house, not an additional dwelling, the APMS does not require mitigation or contribution from such developments.

With regards to the comments on carbon and energy, and justification for a replacement building – adopted planning policy does not require justification for the demolition and replacement of a building. The application has been accompanied by the required sustainability checklist and includes features such as PV panels and will have to include an electric vehicle charging point. In addition, given the changes in Building Regulations since the time of the construction of the original building the insulation and thermos efficiency are likely to be vastly improved.

## **Conclusion:**

The proposal is considered on balance to comply with relevant planning policy, particularly given the previous and extant 2022 extension approval, and it is recommended that planning permission with conditions be **granted**.

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

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

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

**Conditions: (13)**

- 1 The development hereby permitted shall begin not later than three years from the date of this decision.

Reason: To comply with the requirements of Section 91 of the Town and Country Planning Act 1990 (as amended).

- 2 The development hereby permitted shall be carried out and retained strictly in accordance with the following approved plans: 332\_SL\_01 Site location plan 332\_BL\_01 Block Plan - Existing 332\_BL\_101 Block Plan - Proposed 332\_EX\_01-10incl Existing drawings 332\_PR\_101-113incl Proposed drawings

Reason: For the avoidance of doubt and to ensure the proposal is built in accordance with the approved plans.

- 3 Prior to any above ground works, details of levels shall have been submitted to and approved by the Local Planning Authority showing cross-sections and elevations of the levels of the site prior to development and the proposed levels of all ground floor slabs of buildings, roadways and accessways and landscaped areas. The development shall be carried out in accordance with those approved details.

Reason: To ensure the impact of the intended development upon adjacent properties and the street scene is acceptable, in accordance with Policy DM9 of the Epping Forest District Local Plan 2011-2033 (2023) and the NPPF.

- 4 The materials to be used in the construction of the external surfaces of the development hereby permitted shall match those specified in the submitted application form.

Reason: To ensure a satisfactory appearance in the interests of visual amenity of the area, in accordance with Policy DM9 of the Epping Forest District Local Plan 2011-2033 (2023) and the NPPF.

- 5 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.

Reason: To comply with requirements of Section 197 of the Town and Country Planning Act 1990 as well as to safeguard the amenity of the existing trees, shrubs or hedges and to ensure a satisfactory appearance to the development, in accordance with Policies DM3 & DM5 of the Epping Forest District Local Plan 2011-2033 (2023) and the NPPF.

- 6 Other than shrub or tree planting, the front boundary railings and gates hereby permitted shall not be infilled or enclosed by, or supplemented by any fence, screen or other means of enclosure without prior consent from the local planning authority through submission of a planning application.

Reason: To ensure a satisfactory appearance in the interests of visual amenity of the area, in accordance with Policy DM9 of the Epping Forest District Local Plan 2011-2033 (2023) and the NPPF.

- 7 Prior to the first use of the balcony, the privacy screens as approved shall be implemented before occupation in accordance with the approved details and retained thereafter.

Reason: To prevent overlooking and loss of privacy to the occupants of neighbouring properties, in accordance with Policy DM9 of the Epping Forest District Local Plan 2011-2033 (2023) and the NPPF.

- 8 Prior to first occupation, the applicant/developer shall ensure that each dwelling has been provided with the necessary infrastructure to enable its connection to a superfast broadband network or alternative equivalent service.

Reason: To ensure the development contributes to supporting improved digital connectivity throughout the District and supports the wider aims and objectives for reducing car-led air pollution, improving the health and wellbeing of residents and visitors including the EFSAC, in accordance with Policies D5, DM2, DM9 & DM22 of the Epping Forest District Local Plan 2011-2033 (2023) and the NPPF.

- 9 Prior to any above groundworks, all material excavated from the below ground works hereby approved shall have been removed from the site.

Reason: In order to ensure that levels are not altered across the site as a result of deposited materials, in the interests of amenity, in accordance with Policies DM9, DM12 & DM21 of the Epping Forest District Local Plan 2011-2033 (2023) and the NPPF.

- 10 Prior to first occupation of the development, measures shall be incorporated within the development to ensure a water efficiency standard of 110 litres (or less) per person per day.  
Reason: The District is classed as being in an area of severe water stress and the reduction of water use is therefore required in the interests of sustainability, in accordance with Policy DM19 of the Epping Forest District Local Plan 2011-2033 (2023) and the NPPF.

- 11 Prior to first occupation of the development hereby approved, 1 Electric Vehicle Charging Point shall be installed and retained thereafter for use by the occupants of the site.

Reason: To help support improvements to air quality in accordance with Policies T1 & DM22 of the Epping Forest District Local Plan 2011-2033 (2023) and the NPPF.

- 12 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.

Reason: To comply with requirements of Section 197 of the Town and Country Planning Act 1990 as well as to safeguard the amenity of the existing trees, shrubs or hedges and to ensure a satisfactory appearance to the development, in accordance with Policies DM3 & DM5 of the Epping Forest District Local Plan 2011-2033 (2023) and the NPPF.

- 13 Tree protection shall be installed as shown on OMC Arboriculture Tree Protection Plan, Drawing Ref: 2011\_TPP dated 22/05/2023, prior to the commencement of development activities (including any demolition). The methodology for development (including Arboricultural supervision) shall be undertaken in accordance with the submitted Tree Survey/ Arboricultural Method Statement reports.

Reason: To comply with the duties indicated in Section 197 of the Town and Country Planning Act 1990, and to enable full and proper consideration be given to the impact of the proposed development on existing trees / hedges, so as to safeguard and enhance the visual amenities of the area and to ensure a satisfactory appearance to the development in accordance with policies DM3 and DM5 of the Epping Forest District Local Plan 2011-2033, and the NPPF 2021.

**Informatives: (1)**

- 14 Subterranean development informative  
“In certain soil conditions, particularly in areas with known springs, subterranean development can impact on groundwater flows and levels. This form of development has been known to block or redirect natural groundwater flows, causing subsidence, instability, saturation and/or flooding where this was not previously occurring. If your proposed development leads to these effects on neighbouring property and structures, you could be liable for civil litigation. You are advised to thoroughly investigate the hydrological and flooding implications of your proposed development.”