

**Report Item No: 1**

<b>APPLICATION No:</b>	EPF/0187/08
<b>SITE ADDRESS:</b>	Land to rear of 114 Old Nazeing Road Nazeing EN10 6QY
<b>PARISH:</b>	Nazeing
<b>WARD:</b>	Lower Nazeing
<b>APPLICANT:</b>	Mrs E W Vinden
<b>DESCRIPTION OF PROPOSAL:</b>	Outline permission for the erection of a detached dwelling.
<b>RECOMMENDED DECISION:</b>	Grant Permission (With Conditions)

**CONDITIONS**

- 1 Application for the approval of details reserved by this permission must be made not later than the expiration of three years from the date of this notice. The development hereby permitted must be begun not later than the expiration of two years from the date of the final approval of the details reserved by this permission or, in the case of approval on different dates, the final approval of the last matter approved.
- 2 The development hereby permitted shall be carried out in accordance with detailed plans and particulars which shall have previously been submitted to and approved by the Local Planning Authority, showing the layout of proposed development including the provision of garaging, and the design and external appearance of the dwelling.
- 3 Details of the types and colours of the external finishes shall be submitted for approval by the Local Planning Authority in writing prior to the commencement of the development, and the development shall be implemented in accordance with such approved details.
- 4 Wheel washing or other cleaning facilities for vehicles leaving the site during construction works shall be installed in accordance with details which shall be submitted to and agreed in writing by the Local Planning Authority and these facilities installed prior to the commencement of any building works on site, and shall be used to clean vehicles leaving the site.
- 5 The development, including site clearance, must not commence until a tree protection plan, to include all the relevant details of tree protection has been submitted to the Local Planning Authority and approved in writing.

The statement must include a plan showing the area to be protected and fencing in accordance with the relevant British Standard (Trees in Relation to Construction-Recommendations; BS.5837:2005). It must also specify any other means needed to ensure that all of the trees to be retained will not be harmed during the development, including by damage to their root system, directly or indirectly.

The statement must explain how the protection will be implemented, including responsibility for site supervision, control and liaison with the LPA.

The trees must be protected in accordance with the agreed statement throughout the period of development, unless the Local Planning Authority has given its prior written consent to any variation.

- 6 A flood risk assessment shall be submitted to and approved by the Local Planning Authority prior to commencement of the development. The assessment shall demonstrate compliance with the principles of Sustainable Drainage Systems (SuDS). The approved measures shall be carried out prior to the first occupation of the building hereby approved and shall be adequately maintained in accordance with a management plan to be submitted concurrently with the assessment.
- 7 All construction/demolition works and ancillary operations (which includes deliveries and other commercial vehicles to and from the 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.
- 8 Prior to the commencement of the development details of the proposed surface materials for the driveway shall be submitted to and approved in writing by the Local Planning Authority. The agreed surface treatment shall be completed prior to the first occupation of the development.
- 9 The parking area shown on the approved plan shall be provided prior to the first occupation of the development and shall be retained free of obstruction for the parking of residents and visitors vehicles.
- 10 Unless there is a minimum distance of 6m between garage door and the site boundary, no garage shall be erected on the site and the dwellinghouse hereby approved shall not be altered to provide a garage within it. Any garage on the site shall have a minimum internal area measuring 6m by 3m for each car it is designed to accommodate.
- 11 No development approved by this permission shall be commenced until details of the existing and proposed finished floor levels have been submitted to and approved by the Local Planning Authority. Finished floor levels shall be sited no lower than 25.21m AOD. The scheme shall be completed in accordance with the approved plans.

*This application is before this Committee since the recommendation differs from the views of the local council (Pursuant to Section P4, Schedule A (g) of the Council's Delegated Functions) and since it is an application for development for which the recommendation differs from more than one expression of objection (Pursuant to Section P4, Schedule A (f) of the Council's Delegated Functions).*

### **Description of Proposal:**

The applicant seeks outline planning permission for the erection of a dwelling in the rear garden of number 114 Old Nazeing Road on an area of 297 square metres.

Given that the application is for outline planning permission, the Council can only assess the principle, scale and siting of the proposed development. Other issues such as the design and appearance of the development would be assessed under a reserved matters application if outline permission for the development is granted.

The proposed dwelling is to be double storey with a single storey element to the north west of it likely to be a single garage. The double storey element is to have a width of 8 metres by a depth of 7 metres and will have an overall height of 7.5 metres to the ridge of the roof. Overall, the dwelling is to have an internal floor area of 144.5 square metres.

Access to the site will be via North Barn. The dwelling is to be setback 3 metres from the highway and 2 metres from each of the side boundaries. A private open space area (approximately 120 square metres) is to be located behind the proposed dwelling. Two off street vehicle spaces are proposed, one within the garage and one on the hard surface in front of the garage.

A number of mature trees and vegetation would have to be removed to make way for the proposed development. It should be noted that none of these trees are protected by a tree preservation order.

### **Description of Site:**

The site is located on the southern side and at the end of a cul-de-sac known as North Barn. The site itself is relatively level and has an area of 297 square metres. Currently located on the boundaries is a high timber paling fence. Scattered throughout the site and on the boundaries are mature trees and vegetation.

The site is located within a well established residential area where the majority of buildings comprise double storey detached dwellings, all of which are similar in building form, scale, bulk and size. Front setbacks from the highway are consistent and spaces/gaps between building blocks form an important part to the character of the streetscene.

### **Relevant History:**

EPF/0240/64 – Double storey rear extension (approved)

EPF/0793/06 – Outline permission for residential development (withdrawn)

### **Policies Applied:**

CP2 Protecting the quality of the rural and built environment.

CP3 New Development

DBE1 Design of New Buildings

DBE2 Effect on Adjoining Properties

DBE3 Design in Urban Areas

DBE8 Private Amenity Space

DBE9 Loss of Amenity

LL10 Adequacy of provision for landscape retention.

LL11 Landscaping Schemes

ST1 Location of development.  
ST2 Accessibility of development.  
ST4 Road safety.  
ST6 Vehicle Parking.  
H1A Housing Provision

### **Issues and Considerations:**

The main issues to be addressed regarding the proposed development and use are as follows:

- The principle and siting of the proposed development in this location
- Traffic and parking considerations
- Landscaping
- Whether there would be any effects on the amenities of adjoining properties.

#### *1. Principle of Residential Development:*

The site lies outside the Metropolitan Green Belt, Employment Area and Commercial Areas and is, therefore appropriate for residential development. The principle of residential development is therefore considered acceptable in land use terms and the provision of additional housing is consistent with Policy H1A as the application site is within an established urban area.

#### *2. Design and appearance:*

Indicative elevation plans have been submitted as part of the application, which provide an indication of scale. The intention of the applicant is to keep the design of the building similar to the scale and size of the adjoining and adjacent dwellings within the streetscene. However, as mentioned above the application is for outline approval only and hence issues such as detailed design and appearance are to be taken into consideration when a reserved matters application is submitted to Council if outline permission is granted.

However it appears from the indicative plans and the site plan that the building bulk and scale would be consistent with the nature of the surrounding and it would reflect the character of the area.

In relation to the siting of the development, the dwelling would be required to conform to the existing street pattern and little deviation from the general building line. It is considered that the proposed dwelling would integrate well into the street scene in terms of siting. The development will maintain the existing pattern of spaces between buildings and respect the basic scale of neighbouring houses thereby ensuring that the development accords with the character of the surrounding area. Although the front façade of the proposed dwelling is not setback as far from the highway as that of other dwellings within the street, this is a consequence of the conflicts between accommodating the relationship to the street and to adjacent houses. The solution proposed successfully respects the character of the locality while providing sufficient room for landscaping and vehicle parking.

It should also be noted that there would be a distance of 21 metres between the rear façade of the proposed dwelling and the rear façade of number 114 Old Nazeing Road. This is considered to be sufficient to avoid any excessive overlooking.

Approximately 120 square metres of private open space is to be located behind the proposed dwelling. This is considered to be sufficient to meet the recreational needs of future residents.

### 3. Highway and parking considerations:

Policy ST6 of the Epping Forest District Local Plan states that the Council will ensure that all new developments make adequate provisions for car parking normally in accordance with the adopted standards. Two off street car parking spaces are provided. This is considered to be sufficient to meet the needs of future residents and meets requirements.

The application was referred to Essex County Council's Highways who advised that they had no objections to the application subject to conditions. The design and layout of access and vehicle parking arrangement would not cause traffic congestion nor have an impact to the highway and pedestrian safety. The usability of the turning area at North Barn would not be adversely affected by the proposal. This turning head is used for parking at present but, in highway terms, the proposal would result in less kerbside parking without adding to demand. Keeping the turning head clear of parked cars is an advantage from a highways point of view.

### 4. Landscaping:

As mentioned above most of the existing vegetation would have to be removed from the site to make way for the new development. Although some of the trees are in good condition and provide a lot of greenery, none of the vegetation is protected and they can be removed from the site at any time, with or without outline permission for the proposed development.

The Council's Landscaping officers have no objection regarding the proposed development subject to conditions being placed on any recommendation that the applicant provides a landscape plan and how existing vegetation is to be protected on and off the site.

### 5. Impact on adjoining properties:

Consideration has been given to the impact of the proposal on adjacent properties, primarily in respect to visual impact and overshadowing. As it is an outline application, impact on privacy of adjoining properties should be addressed under the reserved matters application.

Given the orientation of the site and the siting of the dwelling, there would be no excessive overshadowing of the adjoining properties.

It is considered that there is sufficient separation between building blocks as not to cause harm to the visual amenities of the occupants of adjacent properties.

### **Conclusion:**

In conclusion the proposed scheme is acceptable in terms of its size, siting, impact on highway safety and amenity. Accordingly, outline planning permission should be granted subject to conditions.

### **SUMMARY OF REPRESENTATIONS:**

NAZEING PARISH COUNCIL: The committee objects to the application – DB2 street scene and T14 re loss of facilities in that the entrance would be on North Barn at a point used for parking and turning.

104 OLD NAZEING ROAD – The proposed development would increase the chance of flash floods, reduce havens for wildlife and increase traffic problems and pollution.

6 NORTH BARN – The proposed dwelling would have an impact to traffic and parking within the streetscene. It would be an overdevelopment that would have an impact to the existing vegetation and result in a loss of privacy.

17 NORTH BARN - The proposed dwelling would have an impact to traffic and parking within the streetscene. It would also cause a loss of privacy to adjoining properties and would cause noise and disruption during construction works.

1 NORTH BARN – The new dwelling would take away a safe environment for kids to play at the end of the cul-de-sac and remove extra parking available to residents if they receive visitors.

20 NORTH BARN – The proposed development would result in a loss of parking for visitors at the end of the cul-de-sac and have an impact to turning circle of delivery vehicles. Also have an impact to the safety of children playing in the North Barn and cause noise and disruption during construction works. It would also cause a loss of privacy to adjoining properties and result in a loss of vegetation.

HENDRA 112 OLD NAZEING ROAD – The siting of the development would be too close to the rear elevation of no 112 and would result in a loss of privacy. The development would result in the loss of mature vegetation on the site. The plans are incorrect as they don't show the true position of the crown of neighbouring trees. The proposed dwelling would be an overdevelopment of the site and out of character to the surrounding area.

8 NORTH BARN – The proposed development would not be in keeping with the front setbacks of the surrounding area. It would also have an impact to parking facilities and traffic flow at the end of the cul-de-sac. The development would have an impact to the existing infrastructure within the surrounding area in relation to water and drainage. It would also have an impact to existing vegetation, in particular the adjoining willow.

11 NORTH BARN – Strongly against the proposal as there is no significant difference from the last proposal.

3 NORTH BARN – The proposed development would seriously affect emergency services and refuse collections at the end of the cul-de-sac. It would have an impact to parking and would cause noise and disruption during construction.

104A OLD NAZEING ROAD – The proposed development would be an overdevelopment and out of character with the surrounding area causing traffic and highway concerns

116 OLD NAZEING ROAD – The proposed development would result in a loss of privacy. The plans are inaccurate as it shows the willow tree further from the boundary than it actually is.

2 NORTH BARN – The proposed development would disrupt the peace of the neighbourhood. The safety of residents would be compromised as this application proposes to cut down trees and limit the turning area for emergency vehicles. Cause noise and disturbance during construction.

7 NORTH BARN – The proposed development would devalue my property. It would cause visual blights from the outlook of my dwelling. The development would have an impact to traffic and parking facilities. It would have an impact to the safety of children playing on the road. Cause noise and disturbance during construction. The development would result in the loss of vegetation. Overall the development is unsuitable for this particular development.

10 NORTH BARN – The proposed development would result in an overdevelopment of the area and would result in the loss of vegetation and wildlife. Result in more traffic and cause noise and disturbance during construction. Would have an impact on emergency services turning at the end

of the cul-de-sac. It would cause visual blight and material detriment. Loss of privacy. It would devalue my property.

12 NORTH BARN – The proposed development would result in a loss of vegetation and hence would create a loss of privacy to our place. Vehicle access would cause an increase in noise and disturbance. The development would result in traffic and parking concerns at the end of the cul-de-sac. Noise and disturbance during construction. It would have an impact to the safety of residents. It would have an impact to wildlife due to the removal of vegetation.

5 NORTH BARN – The proposed development would overlook my property resulting in a loss of privacy. It would cause highway/traffic and parking concerns at the end of the cul-de-sac. The development would devalue my property and would have an impact to refuse collection

24 NORTH BARN – The proposed development is not suitable for this particular site as it would have an impact to the amenities of adjoining property owners and the surrounding area.

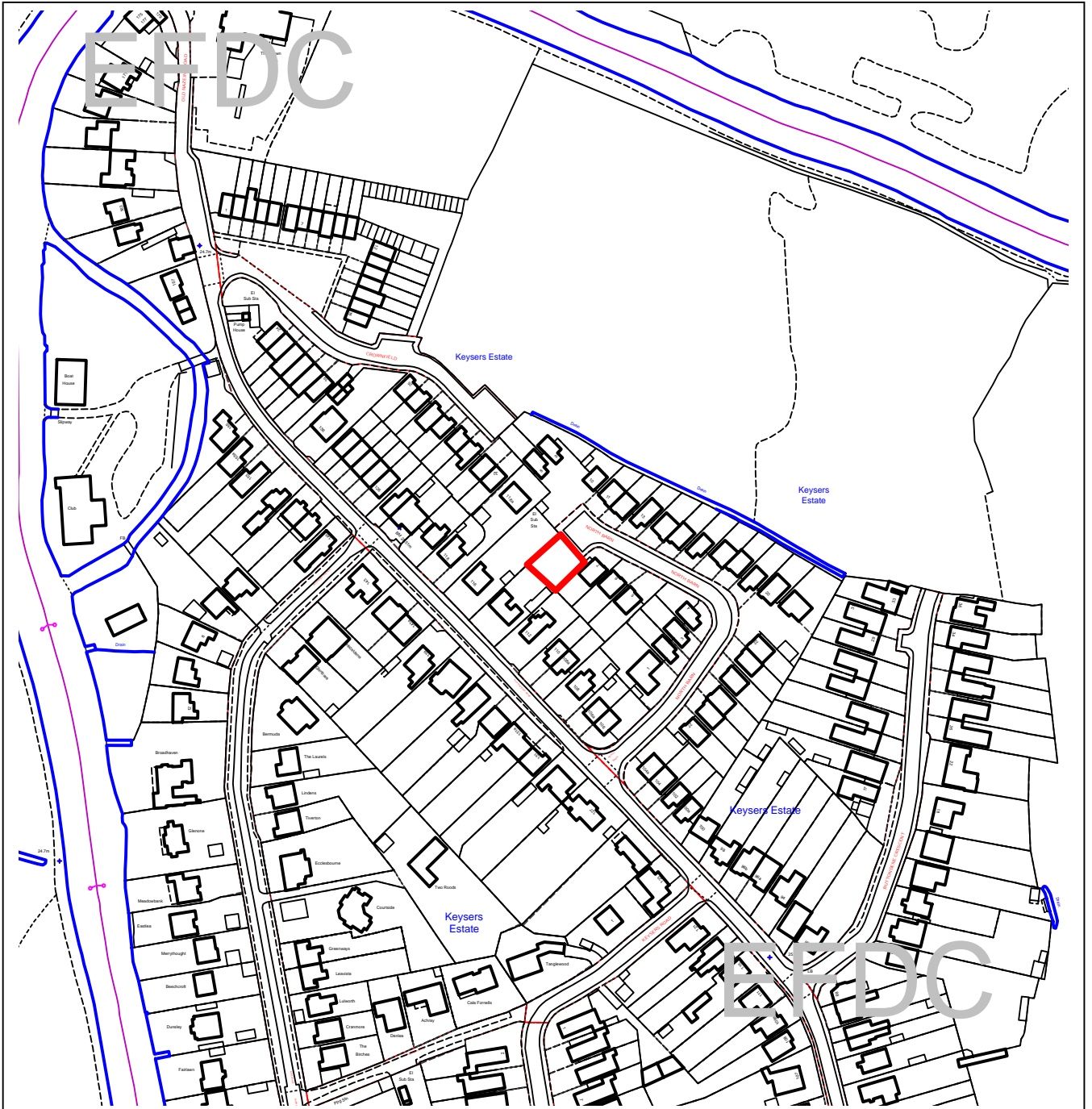
23 NORTH BARN – The proposed development is unacceptable as it would have an impact to the character of North Barn and result in noise and disturbance during construction. The proposal would also have an impact to the turning area for service vehicles and result in a loss of vegetation.

15 NORTH BARN – The proposed development would have a detriment to the limited parking that is currently available and have an impact to the turning capabilities of larger vehicles. There would be an increase in noise and disturbance during construction. It would also be an overdevelopment of the area.



# Epping Forest District Council

## Area Planning Sub-Committee West



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Site Name:	Land to rear of 114 Old Nazeing Road, Nazeing, EN10 6QY
Scale of Plot:	1/2500