

**Report to District Development Control
Committee**

Date of meeting: 2 February 2010



**Subject: Planning Application EPF/1994/09 – Plots 3 to 6 Kings Wood Park,
St. Margaret’s Hospital, The Plain, Epping, Essex – Erection of four
detached houses (re-design of the approved Type A house)**

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Committee Secretary: S Hill Ext 4249

Recommendation:

That the Committee considers a planning application on Plots 3 to 6 Kings Wood Park, which form part of the previously approved housing estate on the St. Margaret’s Hospital site, for the redesign of these houses, which has been referred by Area Plans Subcommittee East without a recommendation.

Report

1. This application was submitted to Area Plans Subcommittee East on 16/12/09 with a recommendation for approval, however at that meeting four Members of the Committee exercised the right under Part 4 of the Constitution to require that no further action be taken on the matter until it had been considered by the District Development Committee.
2. The application is therefore brought before the Committee with no recommendation from Area Plans Subcommittee East. The Officers report is reproduced in full below.

Planning Issues

3. The application proposes a redesign of the Type A houses within plots 3 to 6 (inclusive) on the former St. Margaret’s Hospital Site, which would result in a 10% increase in size to each of these houses and an alternative design to that previously approved as part of EPF/1350/08.

Conclusion

4. Should the Committee grant planning permission this should be subject to a condition ensuring the dwellings are built in accordance to the stated external materials.

ORIGINAL AREA PLANS SUBCOMMITTEE EAST REPORT

Conditions:

The development hereby permitted must be begun not later than the expiration of three years beginning with the date of this notice.

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

The materials used in the development shall be those set out in the application forms unless otherwise agreed in writing by the Local Planning Authority.

Reason: In the interest of visual amenity.

This application is before this Committee since it is an application for non-householder development and 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:

Consent is being sought for the erection of four detached houses to replace those originally approved on Plots 3 to 6 of the recently approved St. Margaret's hospital development (EPF/1350/08). The proposed new dwellings are larger than those on the original scheme and have altered the design of the properties.

Description of Site:

The site was formerly occupied by the single storey hospital wards of St Margaret's and a number of two and single storey associated hospital buildings. These formed part of the old facilities at the hospital before the new community hospital was built and opened. The entire site (marked blue on Plan Ref: BW032-01-04) is approximately 5.5 hectares in area. A reserved matters application was granted for 132 dwellings in 2008, which covered the entire site outlined in blue. This specific application only refers to four plots towards the front (east) of the site, known as Plot No's. 3 to 6.

Relevant History:

In 2000 outline planning permission was granted for redevelopment proposals to provide new hospital accommodation and housing (EPF/1586/97). This followed on from consideration by the District Development Control Committee of a long-term plan for the entire hospital site. The outline permission was renewed in 2002 (EPF/1949/02) and again in 2006 (EPF/2297/04). Details of the new hospital building were approved in 2004 (EPF/0600/04) with an application for 46 key worker units on an adjacent hospital site approved in February of this year. A reserved matters application was approved for 132 dwellings in 2008 (EPF/1350/08).

Since this date there has been an application to amend Plots 2, 13, 14 and 15 (EPF/1054/09), which was approved with conditions at Area Plans Sub-Committee East on 14/10/09.

Policies Applied:

East of England Plan (Regional Spatial Strategy)

SS1 - Achieving Sustainable Development
H1 - Regional Housing provision 2001 – 2021
H2 - Affordable housing
T1 - Regional Transport Strategy Objectives and Outcomes
T8 - Local Roads
ENV3 - Biodiversity and Earth Heritage
ENV7 - Quality in the Built Environment

Epping Forest District Local Plan and Alterations

CP1 - Achieving Sustainable Development Objectives
CP2 - Protecting the Quality of the rural and built environment
CP3 - New Development
CP7 - Urban Form and Quality
GB7 - Conspicuous Development
NC1 - Sites of Special Scientific Interest
NC4 - Protection of Established Habitat
RP4 - Contaminated Land
H2A - Previously Developed land
H3A - Housing Density
H4A - Dwelling Mix
H5A - Provision of Affordable Housing
H6A - Site Thresholds for Affordable Housing
H7A - Levels of Affordable Housing
H8A - Availability of Affordable Housing In Perpetuity
DBE1 - Design of New Buildings
DBE2 - Effect on Neighbouring Properties
DBE3 - Design in Urban Areas
DBE5 - Design and Layout of New development
DBE6 - Car Parking in New Development
DBE7 - Public Open Space
DBE8 - Private Amenity Space
DBE9 - Loss of Amenity
LL10 - Adequacy of Provision for Landscape Retention
LL11 - Landscaping Schemes
ST1 - Location of Development
ST4 - Road Safety
ST6 - Vehicle Parking
ST7 - New Roads and Extensions or improvements to Existing Roads
I1A - Planning Obligations.

Summary of Representations:

15 neighbours were consulted and a Site Notice displayed for this application.

TOWN COUNCIL – No objection.

PLAINLY SAY NO CAMPAIGN – Object as the total of all 15 type A houses would result in an additional build of 4890 sq. ft. and would result in these buildings increasing in height.

7 TIDYS LANE – Object as the total increase of all type A houses would result in an additional 4890 sq. ft. and as this is piecemeal development.

Issues and Considerations:

The main issues that arise with this application are with regards to the design of the four dwellings, the impact within the newly created street scene, and the impact on neighbouring properties.

Design

The proposed redesigned house type have enlarged the previously approved dwellings and altered the design. The proposed new dwellings would have a total floor area of 319 sq. m, which equate to a 10% increase on the previously approved houses (which had a total floor area of 289 sq. m.). The new house design would involve a 300mm increase in ridge height and a reduced roof pitch of 40 degrees (as opposed to the previous roof pitch of 45 degrees). The front elevation of the dwellings would remain unchanged (with the exception of the slight increase in ridge height), however the flank and rear elevations would be significantly altered.

The previously approved dwellings had shallower depth flank walls with a central two storey rear protrusion with hipped roof, and a single storey addition to the rear with a catslide roof. The previous scheme proposed two flat roofed rear dormers and velux windows in the rear hipped roof protrusion.

The redesigned dwellings under consideration here have enlarged the depth of the flank walls and propose a dual pitched roof stretching the entire span of these. This has been achieved by the altered roof pitch and raised ridge height. A considerably shallower two storey rear protrusion is proposed with a hipped roof, with two flat roofed rear dormers remaining. No velux windows have been indicated within the roof slopes. The number of bedrooms has not increased, both the approved and proposed house types have five bedrooms and a study within the upper 2 floors.

The redesign of these houses is identical to the amended design of Plots 2, 13, 14 and 15 (EPF/1054/09), which were previously approved at Plans Sub Committee East in October 2009. As with the previous application, although there has been an increase in size, bulk and height it is considered that the overall design of these dwellings is acceptable. The two storey appearance of the houses has been retained, with rooms in the roof being incorporated as before, and there are no incongruous additions or features to the building. Although relatively uninspired the houses are of a fairly standard and traditional design that would reflect the character of the larger housing estate.

Impact on street scene

As previously agreed in EPF/1054/09 it is considered that the proposed dwellings are acceptable in terms of their design. Although the height has increased by 300mm and the roof pitches have altered since the previous approval, it is considered that this would be a negligible alteration when viewed from the street. Furthermore there are a range of roof pitches approved on the larger scheme (under EPF/1350/08) and surrounding the site in The Plain.

Impact on neighbouring amenity

Concern has been raised with regards to impact of the proposed alterations on existing neighbouring dwellings in The Plain. Although the overall size and bulk of these dwellings have increased as a result of the redesign the distances from

adjoining neighbours still complies with the requirements laid out in the Essex Design Guide. Furthermore, the rear boundaries of these plots adjoin a public highway (The Plain), and do not therefore face any form of private amenity space. As such it is not considered that the redesigned houses would impact any further on neighbouring residents than the previously approved scheme.

Other matters

Objections have been raised with regards to the overall increase in floor area that results from the alterations to all type A houses, and with this being a 'piecemeal development' that could result in further amended applications during construction. The total increase of floor area that would result from the amendment to all type A houses would not alter the density of the development which is measured in number of units per hectare. Nor is it considered that this 450 sq. m. increase across the whole site would impact on such issues as flood risk, visual impact or further intensification of use of the site.

Conclusion:

In conclusion it is considered that the proposed alterations to the four plots would not impact on the existing or future neighbouring residents or on the character and appearance of the street scene and surrounding area. Due to this the proposal complies with all relevant Local Plan policies and is therefore recommended for approval.