

Extract from Area Planning Subcommittee West 24 November 2010

APPLICATION No:	EPF/1662/10
SITE ADDRESS:	1 Norman Close Waltham Abbey Essex EN9 1PY
PARISH:	Waltham Abbey
WARD:	Waltham Abbey North East
APPLICANT:	Mrs Maurene Garvey
DESCRIPTION OF PROPOSAL:	Erection of two storey detached house.
RECOMMENDED DECISION:	Refuse Permission

Click on the link below to view related plans and documents for this case:

http://planpub.eppingforestdc.gov.uk/AniTelM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=520517

REASON FOR REFUSAL

- 1 The proposed new dwelling is located on a visually prominent junction plot where the proposed new dwelling would appear visually dominant and overbearing resulting in a visually cramped junction and setting an undesirable precedent for similar works contrary to the aims and objectives of policies CP1, CP2, CP3, DBE1 and DBE3 of the Adopted Local Plan and Alterations.

This application is before this Committee since it has been 'called in' by Councillor Brooks (Pursuant to Section CL56, Schedule A (h) of the Council's Delegated Functions).

Description of Proposal:

The applicant seeks permission to erect a detached 2 bedroom dwelling house on the land adjacent to 1 Norman Street. The dwelling would maintain a pitched roof with gable ends to match the existing 1 Norman Street, fronting onto 1 Norman Street and backing onto the frontage of 20 Tudor Way.

The dwelling would provide two parking spaces, one to the front, one to the rear, a private rear garden area and lounge, kitchen/diner and hall on ground floor with two bedroom sand a bathroom at first floor.

Description of Site:

The application site comprises the present garden area for 1 Norman Close. The remainder of the garden area, some 75sqm would remain as rear garden serving the donor dwelling number 1. The site is located immediately on the junction between Norman Close and Tudor Way forward of number 20 Tudor Way.

The site is in the generally urban area of Waltham Abbey, outside of the Green Belt and any Conservation Areas.

Relevant History:

None relevant

Policies Applied:

Epping Forest District Local Plan and Alterations policies:

CP1 Achieving Sustainable Development Objectives
CP2 Protecting the Quality of the Rural and Built Environment
CP3 New Development
H2A Previously Developed Land
H3A Housing Density
H5A Provision of affordable Housing
DBE1 Design of new buildings
DBE2 Effect on neighbouring properties
DBE3 Design in Urban Areas
DBE8 Private Amenity Space
DBE9 Loss of Amenity
ST1 Location of development
ST6 Vehicle Parking
I1A Planning Obligations

SUMMARY OF REPRESENTATIONS:

10 neighbouring properties have been notified. No objections have been received.

WALTHAM ABBEY TOWN COUNCIL: No objection

Issues and Considerations:

The main issues that arise with this application relate to the principle of residential development, density, design, layout, parking and amenity space, impact on the street scene and neighbouring amenity.

In principle the more efficient use of presently residential land is in keeping with the Council's broader sustainability objectives.

The site area is 150sqm, equivalent to 0.015ha resulting in a density equivalent to 66 dwellings per hectare. This is an indicative measurement and should not be used alone to assess the acceptability of proposals but in the context of design, layout, impact to amenity and street scene.

The design of the dwelling as a detached gable ended property is not considered unacceptable, the height and scale of the dwelling is in keeping with the design of neighbouring properties and whilst the street is predominantly comprised of semi-detached homes, a detached property would not be unacceptable. The proposed property provides a comparable depth of garden to neighbouring properties and two off street parking spaces, this is considered acceptable. The donor dwelling would retain sufficient parking and amenity also.

With regard to street scene, the proposed new dwelling is constructed entirely forward of the building line as viewed from Tudor Way. As a junction plot the site is visibly prominent and any two storey development in this position would appear visually prominent and crowd the appearance of

the junction particularly on the approach into the cul-de-sac from Saxon Way and Tudor Way. Furthermore properties 19 and 22 Tudor Way and 16 Norman Close occupy a similar position on junction plots and whilst some of these properties have erected single storey side additions, two storey development so close to the junction has not been provided and the proposals would set an undesirable precedent. Officers are of the view that that a new dwelling in this location irrespective of scale or design would appear visually prominent and dominant at the junction to the detriment of the street scene and contrary to policies CP2, DBE1 and DBE3 of the Adopted Local Plan and Alterations.

Policies DBE2 and DBE9 seek to prevent unacceptable impacts to neighbouring amenity by ensuring new developments do not have unacceptable adverse impacts on outlook, privacy and overshadowing. The proposed new dwelling would not have any significant adverse impacts on the donor dwelling being well aligned to minimise impacts. Notwithstanding direct impacts, the proposed new dwelling would be set significantly forward of number 20 Tudor Way and as a result would have a significant impact on the outlook from this dwelling less than 10m away.

Conclusion:

The proposed new dwelling, whilst meeting minimum requirements in terms of parking and amenity, the junction location is visually prominent, forward of the built form along Tudor Way and number 20 in particular and would result in the crowding of the junction also setting an undesirable precedent for similar development in the locality, therefore the proposals are considered unacceptable and Officers recommend refusal.

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:

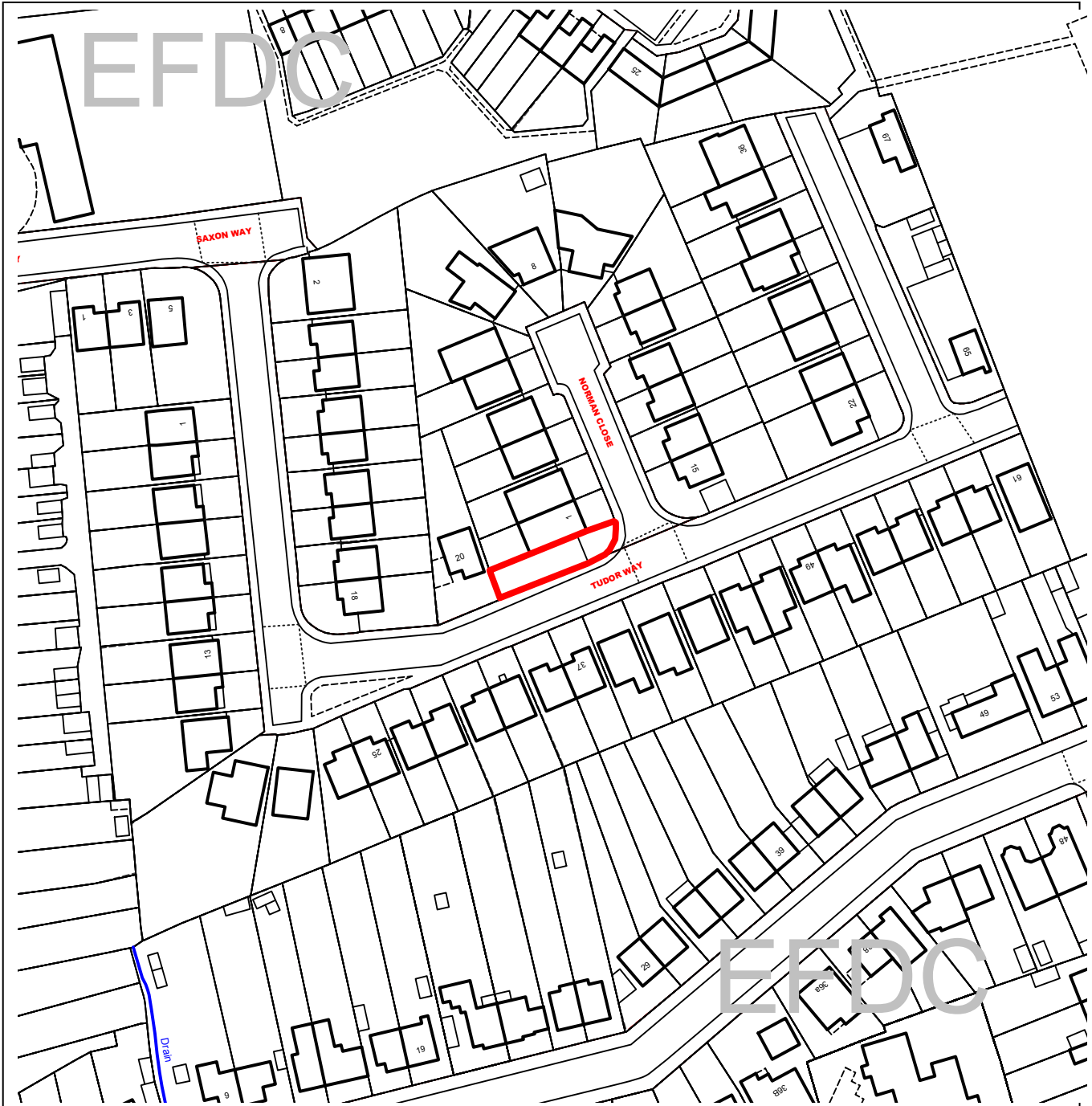
***Planning Application Case Officer: Jenny Cordell
Direct Line Telephone Number: 01992 564294***

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



Epping Forest District Council

Area Planning Sub-Committee West



The material contained in this plot has been reproduced from an Ordnance Survey map with the permission of the Controller of Her Majesty's Stationery. (c) Crown Copyright. Unauthorised reproduction infringes Crown Copyright and may lead to prosecution or civil proceedings.

EFDC licence No.100018534

Agenda Item Number:	8
Application Number:	EPF/1662/10
Site Name:	1 Norman Close, Waltham Abbey EN9 1PY
Scale of Plot:	1/1250