

Report Item No: 1

APPLICATION No:	EPF/0150/13
SITE ADDRESS:	Leverton Junior and Infant School Honey Lane Waltham Abbey Essex EN9 3BE
PARISH:	Waltham Abbey
WARD:	Waltham Abbey Honey Lane
APPLICANT:	Leverton Junior and Infant School
DESCRIPTION OF PROPOSAL:	Outline application for the erection of a single dwelling house and ancillary works, change of use of land, construction of new highway access and provision of pedestrian visibility splays. Construction of drive, turning area and car bays.
RECOMMENDED DECISION:	Grant Permission (With Conditions)

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

http://planpub.eppingforestdc.gov.uk/AniteIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=545216

CONDITIONS

- 1 The development hereby permitted shall be commenced before the expiration of three years from the date of this permission or two years from the approval of the last of the reserved matters as defined in condition 2 below, whichever is the later.
- 2
 - a) Details of the reserved matters set out below ("the reserved matters") shall be submitted to the Local Planning Authority for approval within three years from the date of this permission:
 - (i) layout;
 - (ii) appearance;
 - b) The reserved matters shall be carried out as approved.
 - c) Approval of all reserved matters shall be obtained from the Local Planning Authority in writing before any development is commenced.
- 3 No development shall take place, including site clearance or other preparatory work, until full details of both hard and soft landscape works (including tree planting) and implementation programme (linked to the development schedule) have been submitted to and approved in writing by the Local Planning Authority. These works shall be carried out as approved. 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, unless the Local Planning Authority gives its written consent to any variation.

- 4 No development, including works of demolition or site clearance, shall take place until a Tree Protection Plan, Arboricultural Method Statement and site monitoring schedule in accordance with BS 5837:2012 (Trees in relation to design, demolition and construction - Recommendations) has been submitted to the Local Planning Authority and approved in writing. The development shall be carried out only in accordance with the approved documents unless the Local Planning Authority gives its written consent to any variation.
- 5 Prior to commencement of the development details showing the means to prevent the discharge of surface water from the development onto the highway shall be submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be carried out in its entirety prior to the access becoming operational and shall be retained at all times.
- 6 Prior to the first occupation of the development, a 1.5m by 1.5m pedestrian visibility splay, as measured from and along the highway boundary, shall be provided on both sides of the vehicular access. Such visibility splays shall be part of the vehicular surface access.
- 7 No unbound material shall be used in the surface of the access within 6 metres of the highway boundary of the site.
- 8 Any gates provided at the vehicular access shall only open inwards and shall be set back a minimum of 6 metres from the nearside edge of the carriageway.
- 9 No development shall take place until details of foul and surface water disposal have been submitted to and approved in writing by the Local Planning Authority. The development shall be implemented in accordance with such agreed details.
- 10 A flood risk assessment and management and maintenance plan shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of the development. The assessment shall demonstrate that adjacent properties shall not be subject to increased flood risk and, dependant upon the capacity of the receiving drainage, shall include calculations of any increased storm run-off and the necessary on-site detention. The approved measures shall be carried out prior to the substantial completion of the development hereby approved and shall be adequately maintained in accordance with the approved management and maintenance plan.

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).

Description of Site:

Leverton County Junior School is located on the southern side of Honey Lane within the Town of Waltham Abbey.

The site subject to this application is currently located within the north western corner of the Leverton County Junior School as outline in red on the submitted location plan. This area would be sold off separately from the school if planning permission is obtained.

The site has a frontage onto Honey Lane of approximately 21 metres before it widens to approximately 25 metres along the rear boundary with a depth of 50 metres. The total area is approximately 1180 square metres.

Located towards the rear of the site is a small flat roofed two bedroom bungalow finished from facing brickwork. There is currently no vehicle access leading to the bungalow or off street parking. A number of mature trees are located throughout the site including a modest size oak tree that it situated close to the north western corner of the site. This oak tree is protected by a tree preservation order. Boundary treatments include a timber paling fence along the western side boundary and a small iron and timber picket fence along the front and eastern side boundaries.

Apart from the school itself, the site is located within a well established residential area that comprises a mixture of building styles and forms. The site is not located within the Metropolitan Green Belt or within a Conservation Area.

Description of Proposal:

The applicant seeks outline planning permission for the erection of a single dwelling house, alterations to the existing dwelling and the creation of a new vehicle access along with associated landscaping and parking.

Given that the application is for outline planning permission, officers can only assess the principle, scale, siting and access 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 would be a single storey bungalow that would have a building footprint of 9m by 9m and a height of 6m to its ridge. It would be sited between the highway and the existing bungalow on the site. The dwelling would be setback 9.6m from Honey Lane and 10m from the existing bungalow. Two off street vehicle spaces and a private amenity area of 124sqm has been provided for the new dwelling.

The main alteration to the existing dwelling on the site would be the construction of a pitch roof. Other alterations such as the internal layout and external appearance would once again be assessed under a reserved matters application. The existing dwelling would also be provided with two off street parking spaces and a private amenity area of 190sqm.

In addition, a new vehicle access is proposed onto Honey Lane approximately 6m from the north western corner of the site. The access would be located 3 metres from the trunk of the existing oak tree.

Relevant History:

EPF/2268/12 - Erection of a single dwelling house, alterations to the existing dwelling and the creation of a new vehicle access along with associated landscaping (withdrawn).

Policies Applied:

Local Plan policies relevant to this application are:

- CP1 Achieving Sustainable development objectives
- CP2 Protecting the quality of the rural and built environment
- CP3 New Development
- DBE1 Design of new buildings
- DBE2 Detrimental effect on existing surrounding properties
- DBE6 Car Parking in new development
- DBE8 Private amenity space
- DBE9 Loss of Amenity
- ST4 Highway safety
- ST6 Vehicle parking
- LL10 Adequacy of provision for landscape retention.
- LL11 Landscaping Schemes
- H1A Housing Provision

The above policies form part of the Councils 1998 Local Plan. Following the publication of the NPPF, policies from this plan (which was adopted pre-2004) are to be afforded due weight where they are consistent with the Framework. The above policies are broadly consistent with the NPPF and therefore are afforded full weight.

Summary of Representations

WALTHAM ABBEY TOWN COUNCIL - Object

Strongly object on the grounds of highway safety due to proximity to school entry and exit point. Also concerns were raised regarding the overdevelopment of the site.

NEIGHBOURS

Adjoining and adjacent neighbours notified plus a site notice displayed. One representation was received from the adjoining occupier of 139 Honey Lane who objected to the proposed development for the following reasons:

- The proposal would be an inappropriate development within the green belt.
- The addition of a new vehicle crossover would cause harm to highway safety and traffic congestion.
- The existing tree would need to be trimmed or removed as there is not a sufficient amount of room for vehicles to pass under the existing branches.
- Dwelling opposite the site would suffer from additional glare of vehicle headlights shining through windows when they exit the site at certain times of the day.

The subject site is not located within the green belt and as such this are no merits to assessing the proposal against green belt policies. The remainder of the neighbours concerns are addressed under the issues and considerations below.

Issues and Considerations:

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

- The principle and siting of the proposed development in this location
- Design and appearance
- Highway and parking considerations
- Landscaping
- Neighbouring amenities

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.

Design and appearance:

Indicative front elevation plans have been submitted as part of the application, which provide an indication of scale for both buildings on the site. The intention of the applicant is to keep the design of both the new dwelling and the existing dwelling similar to one another and to reflect the form of the surrounding locality, particular the adjoining bungalows to the north west of the site.

It is officer's opinion that the dwellings are similar to the scale and size of the adjoining dwellings within the streetscene. However, as mentioned above the application is for outline 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 dwellings and it would reflect the character of the area.

In relation to the siting of the development, the new dwelling would be required to conform to the existing street pattern and little deviation from the general front 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.

Both the new dwelling and the existing would be provided with an appropriate amount of private amenity space to meet the recreational needs of future occupants. Although not entirely ideal to have the private amenity space position up against the flank wall of the existing dwelling as this could potentially lead to overlooking, the applicant has ensured that no windows would be proposed along this elevation and the existing openings are to be blocked up under a reserve matters application if outline is granted. As such no overlooking of the amenity of the new dwelling house would occur.

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.

Although the amount of bedrooms for each of the dwellings is unknown, the applicant has provided two off street vehicle spaces for each. This meets the minimum parking standards for a two or more bedroom dwelling and is therefore appropriate.

The application was referred to Essex County Council's Highways to assess whether the construction of a new crossover would result in any harm upon highway safety. The highways officer noted that the new crossover was in close proximity to the school entrance and exit, however it was considered that it would be set an appropriate distance away and that there were adequate sight splay lines as not to result in any traffic congestion or harm upon highway safety to motorists and pedestrians along Honey Lane and those using the school entrance. An appropriate turning area provided within in the site will ensure that vehicles can enter and exit the site in a forward gear. The highways officer had no objections to the proposed development.

Landscaping:

There are a number of mature trees on the site including one that is protected by a tree preservation order located towards the front of the site within the north western corner. It is vital that this tree, along with the others is not harmed in any way during and after construction particular given that the new crossover and driveway would be in close proximity to it. As such a condition relating to protection measures regarding this tree and other vegetation on the site would be required on any granted permission. Council landscape officer has no objection to the proposed development subject to conditions.

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 new dwelling, there would be no excessive overshadowing of the adjoining properties including the existing dwelling to warrant a reason of refusal. Adequate sun light and daylight would be achieved to habitable room windows and private open spaces areas of adjoining properties for most periods of the day.

It is also considered that the proposed development would not result in an overbearing of visually intrusive development when viewed from public vantage points and from adjoining occupiers.

Conclusion:

In conclusion the proposed scheme is acceptable in terms of its size, siting, impact on highway safety, landscaping and amenity. The development is in accordance with the policies Contained within the Adopted Local Plan and Alterations which are consistent with the National Planning Policy Framework. It is therefore recommended that outline planning permission be granted subject to conditions.

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:

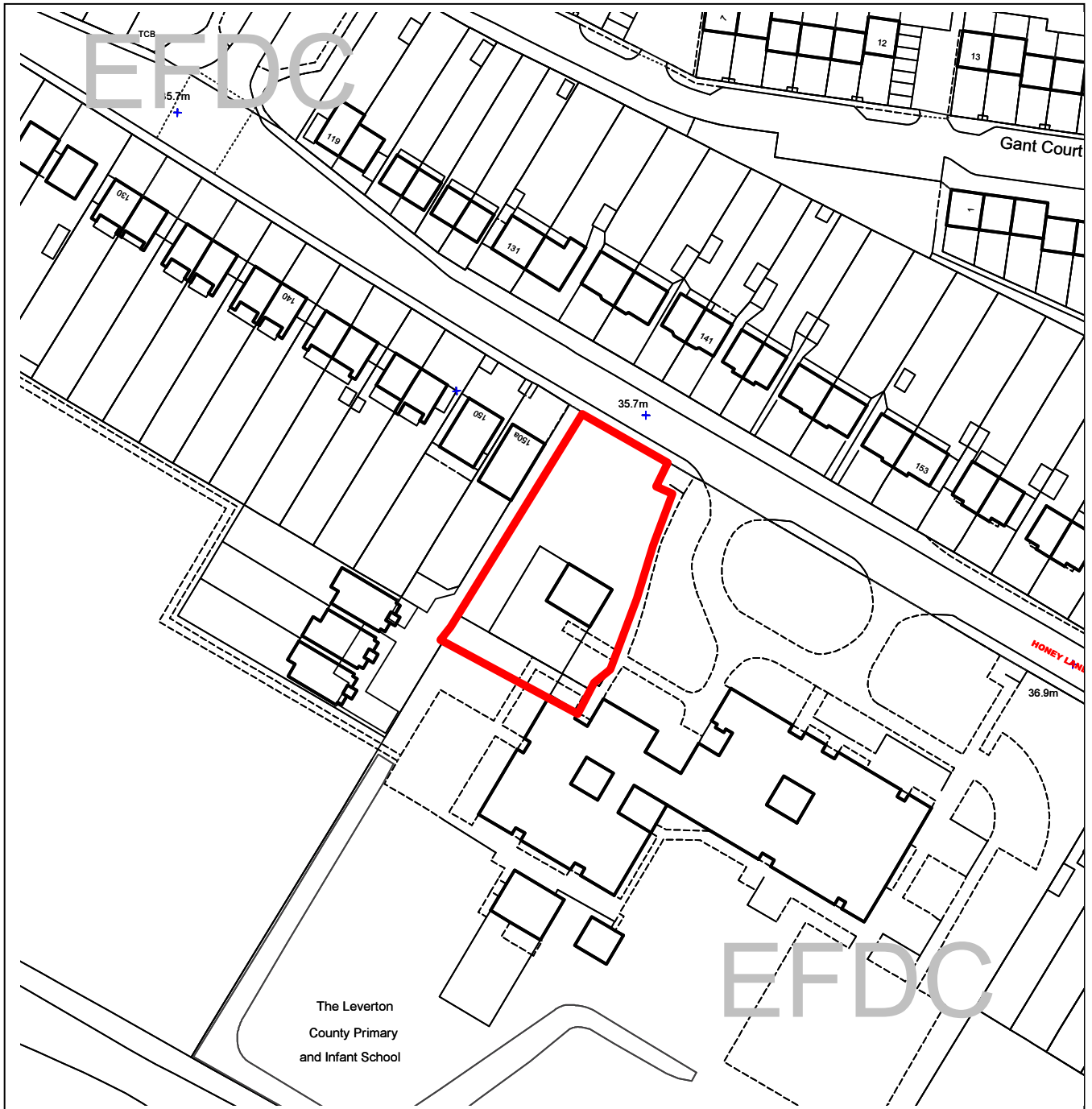
**Planning Application Case Officer: Lindsay Trevillian
Direct Line Telephone Number: 01992 564 337**

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



Epping Forest District Council

Area Planning Sub-Committee West



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Scale of Plot:	1/1250