

APPLICATION No:	EPF/0448/07
SITE ADDRESS:	92 Crooked Mile Waltham Abbey Essex EN9 1QN
PARISH:	Waltham Abbey
WARD:	Waltham Abbey North East
APPLICANT:	Mr D Demitriou
DESCRIPTION OF PROPOSAL:	Two storey side extension and change of use from residential to mixed use of residential and learning disability home.
RECOMMENDED DECISION:	REFUSE

REASONS FOR REFUSAL

- 1 The proposed extension and change of use of the building results in an unacceptable intensification of use of the site which will result in excessive harm to the amenities of neighbouring occupants from visual impact from the extension and disturbance from additional activity at and around the site. The proposal is therefore contrary to policies DBE9 and CP7 of the adopted Local Plan.
- 2 The proposed extension by reason of its size and its position relative to the adjacent property fails to complement or enhance the appearance of either the streetscene or the existing building, contrary to policy DBE10 of the adopted Local Plan.
- 3 The proposed development is within a flood risk area, with a recent history of flooding and it has not been demonstrated to the Local Authority that this development will not result in an increased risk of flooding, either on site or elsewhere. The scheme is therefore contrary Policy U2A of the adopted local Plan and Local Plan Alterations.
- 4 The proposals fail to provide adequate usable amenity space for the number of residents proposed and in addition there is inadequate internal communal space to compensate in any way for this shortcoming. The proposal is therefore contrary to policy DBE8 of the adopted Local Plan and Local Plan Alterations.
- 5 The proposed development will result in additional on street parking, additional turning movements off and onto the Crooked Mile and additional manoeuvring movements within Hereward Close, close to the junction with the Crooked Mile. Additionally the proposal fails to include adequate provision for the parking of bicycles and powered two wheeled vehicles. The proposal is therefore likely to result in harm to highway safety and is contrary to policies ST4 and ST6 of the adopted Local Plan and Alterations.

This application is brought before committee because the applicant is a District Councillor.

Description of Proposal:

The proposal is for the erection of a two-storey side extension and change of use of the premises from a single dwelling house to a mixed use of residential and a residential learning disability care home, for up to 9 adults with learning disabilities. The proposed extension is designed to mirror the existing house and it is proposed to convert the existing garage to a dining room with office above.

The proposal seeks to maintain the proprietors private accommodation within part of the upstairs of the existing building along with a staff lounge and staff bedroom. The plans indicate provision of a new vehicular access into the site off Hereward Close and provision of 5 parking spaces within the front garden area, with a small garden area retained at the rear.

Description of Site:

Number 92 Crooked Mile is a 4 bed detached two-storey house located at the corner of Crooked Mile and Hereward Close within the residential area of Waltham Abbey. The site has a large side garden and only a small rear yard area. There is a detached garage at the rear with garaging for two cars with access off the turning area within Hereward Close. To the front of the site is a watercourse and there is a large Willow tree within the front garden area.

An electricity sub station abuts the rear garden to the southeast. The adjacent house to the north, 96 Crooked Mile faces towards the site.

Relevant History:

EPF/740/06 Proposed dwelling house. Refused.

EPF/1225/06 Proposed dwelling house. Refused.

EPF/1621/06 Proposed dwelling house. Refused

EPF/2481/06 Extension and change of use to residential and learning disability home. Withdrawn for additional information.

Policies Applied:

Structure Plan Policies

CS2 protecting the Environment

CS4 Sustainable new development

BE1 Urban intensification

BE2 Mixed use development.

T3 Accessibility

T12 vehicle parking.

Local Plan and Local Plan Alterations

CP1 – CP7 sustainable development objectives

CF2 Health care facilities

DBE9 Amenity provision

DBE10 Design

ST1 Location of development

ST4 Road safety

ST6 vehicle parking

U2A, U2B, U3A, U3B Flooding and sustainable drainage.

Issues and Considerations:

The proposed development results in a building with 18 habitable rooms, to provide for 9 people with learning difficulties, two live in staff and the proprietors accommodation. The intention is that 4 additional full time staff would be present during the day.

The main issues in the consideration of this application are: Whether the use is appropriate in this location, the design and impact on the street scene, impact on adjacent residents, the living conditions provided for residents, parking and highway issues and flooding.

The Proposed Use:

Policy CF2 of the adopted Local Plan and Alterations, allows for the development of health care facilities to meet local needs provided there is no adverse impact on the locality. In principle this kind of use is appropriate within a residential area; it is essentially an intensive residential use, and the main issue therefore is whether the intensity of use is such as will result in harm to the character and amenity of the area. These issues are examined below.

Design and Impact on the Street Scene

The proposals involve essentially doubling the size of the existing building with a part two storey, part single storey side extension. This results in a property approximately 29m wide situated on a plot just 32 metres wide. It is considered that the resulting building, which sits considerably forward of the adjacent property to the north is excessive in size and is out of character with the street scene and harmful to the visual amenity of the area.

Impact on Adjacent Residents.

The scheme has been carefully designed to ensure that there is no direct overlooking of the private amenity areas of any of the surrounding properties and to minimise loss of light and overshadowing. Whilst it is accepted that surrounding residents may be concerned about the large increase in volume of the building it is unlikely that the building itself will result in a significant loss of amenity to neighbours.

The use of the site is however very intensive, with at least 12 people in full time residence and 4 staff on site each day. The use will inevitably result in considerable comings and goings of staff, residents and visitors, all utilising Hereward Close for access to the site. Hereward Close is a small cul-de-sac of just 8 single-family houses. It is considered that such an intensification of use will have a harmful effect on the residential amenities of adjacent residents and is out of character with this quiet cul-de-sac.

Living Conditions of Residents of the New Development.

The proposed development results in a development with 18 habitable rooms to provide living accommodation for 12 people. If this were a single family dwelling the policy on amenity space would require 360 square metres of private usable amenity space to be provided. The proposal includes a small garden area of only about 150 square metres, which will be directly overlooked by first floor windows in number 96. Given that the internal communal space for residents is also very limited it is considered that the amenity space provided falls well below that which would be necessary to provide for the needs of the residents and is an indication that the development is too large for the site.

Parking and Highway Concerns.

The proposals indicate the provision of 5 car parking spaces within the site close to the front boundary with access from a new crossover to be created about 11 metres from the junction with Crooked Mile. The plans also indicate a further 3 parking spaces outside the site within the turning head of the cul-de-sac but as these 3 are not within the site they cannot be taken into consideration. No provision is made for parking and/or loading and unloading of service vehicles on the site.

As the site is within the urban area of Waltham Abbey the adopted maximum standard for parking for a facility of this type is 8 spaces. Technically therefore the 5 spaces proposed would be an appropriate number. However the spaces shown appear somewhat difficult to access and there is no clear turning space within the site, such that vehicles are likely to exit from the site in reverse gear. It is considered that to do so in such close proximity to the junction with Crooked Mile would be likely to cause a hazard to highway safety. Additionally given the intensity of the use proposed it is considered that staff and visitors to the site are likely to visit at times when bus services are limited and that they will use private transport. It is likely therefore that people visiting the site will park on street in Hereward Close and may well utilise the turning area, this again may result in large vehicles needing to reverse away from the site out on to Crooked Mile which is a classified road. In the interests of highway safety all vehicles should exit and enter the development in a forward gear but this proposal fails to achieve this. Finally the application does not indicate any provision for the parking of bicycles and two wheeled powered vehicles in accordance with adopted standards.

It is therefore considered that the proposal would result in harm to highway safety.

Flooding.

The site is within a flood risk zone and has been flooded in the past. No information has been provided with the application to show that the development will not be at risk of flooding or increase the risk of flooding elsewhere.

Conclusion.

In conclusion it is considered that the proposed development is excessive in size and harmful to the character and amenity of the area. The proposed use is likely to result in additional traffic and activity within the small residential cul-de-sac that would be harmful to the residential amenity of the area. The proposal fails to provide adequate suitable private amenity space to meet the needs of the residents of the scheme. The proposal is likely to result in additional on street parking and traffic movements that would be harmful to highway safety and additionally no evidence has been provided that the proposal will not result in an increase in flood risk either to the development itself or to other properties. Whilst there is sympathy with the aims of the development, on the basis of planning merits the development is recommended for refusal.

SUMMARY OF REPRESENTATIONS:

TOWN COUNCIL – Overdevelopment of site and insufficient off street parking.

1 HEReward CLOSE – Strongly object. New building and its use is not appropriate for the area. Business use 24 hours a day seven days a week. The level of occupancy is totally inappropriate, the dining room indicates “22 covers” which suggests a higher occupancy rate. The appearance of the building is unsatisfactory; access ramps, fire escapes etc as well as the size will have a dramatic impact on the surrounding area. Proposal will cause pollution, noise, flooding and other environmental problems. The proposal overlooks our property, loss of privacy. The building is bulky overbearing and out of scale. Road safety will be adversely affected. The parking is

inadequate and includes use of a turning area. There is limited on street parking in the Close for existing residents and visitors. There are likely to be deliveries and servicing in connection with the use. The proposals include land at the front boundary, which we believe is not within the applicants ownership and we object to the loss of any public green space.

2 HEReward CLOSE – Shocked by the scale of the proposal. The new building is totally business premises there are no residential areas within it, this is an inappropriate location for business use. The rear garden overlooks a sub station. Flood risk area and this will increase risk to both the site and properties in the Close. Increased highway danger from increased use of the turning off Crooked Mile. Parking is inadequate and sited too close to the road. The crossover is too close to the junction. The Close is unsuitable for the additional parking and traffic that will be generated. Harm to environmental peace and tranquillity. Harm to amenity of No 96 crooked Mile.

3 HEReward CLOSE – Object. Inadequate parking and turning facilities, loss of property values, dangerous road and a black spot for accidents, noise pollution, flood risk will increase, environmental problems, loss of privacy, the building will be unsightly and overbearing and out of character.

4 HEReward CLOSE – Object. The extension is huge and overbearing, out of scale and inappropriate. Inadequate parking facilities, the cul-de-sac already suffers parking problems, the new access is not well sited, the access onto crooked Mile is notoriously dangerous, extra traffic will cause problems. Harm to environment of quiet peaceful cul-de-sac.

5 HEReward CLOSE – Oppose. Change from residential to commercial out of keeping with the area, parking in the close cannot be allocated to this development. The development is in the flood plain; the proposal will create traffic difficulties on the Crooked Mile. The close cannot contain the extra parking.

7 HEReward CLOSE – Already parking problems in the close that will be exacerbated. The access drive is too close to the junction and will cause problems; the proposed use is 24/7 commercial business use and is not suitable to a residential area. The 5 parking spaces have no turning area, which means vehicles would have to back out. Are 5 spaces enough?

88 CROKED MILE – Oppose. Commercial use is inappropriate in the residential area. The development is out of scale with the adjacent residential properties. The area is liable to flood, the parking area is over an underground viaduct, if it collapsed this would be catastrophic for Crooked Mile residents, the proposal will cause additional problems on the Crooked Mile, further congestion to an overcrowded cul-de-sac. Inadequate parking is provided.

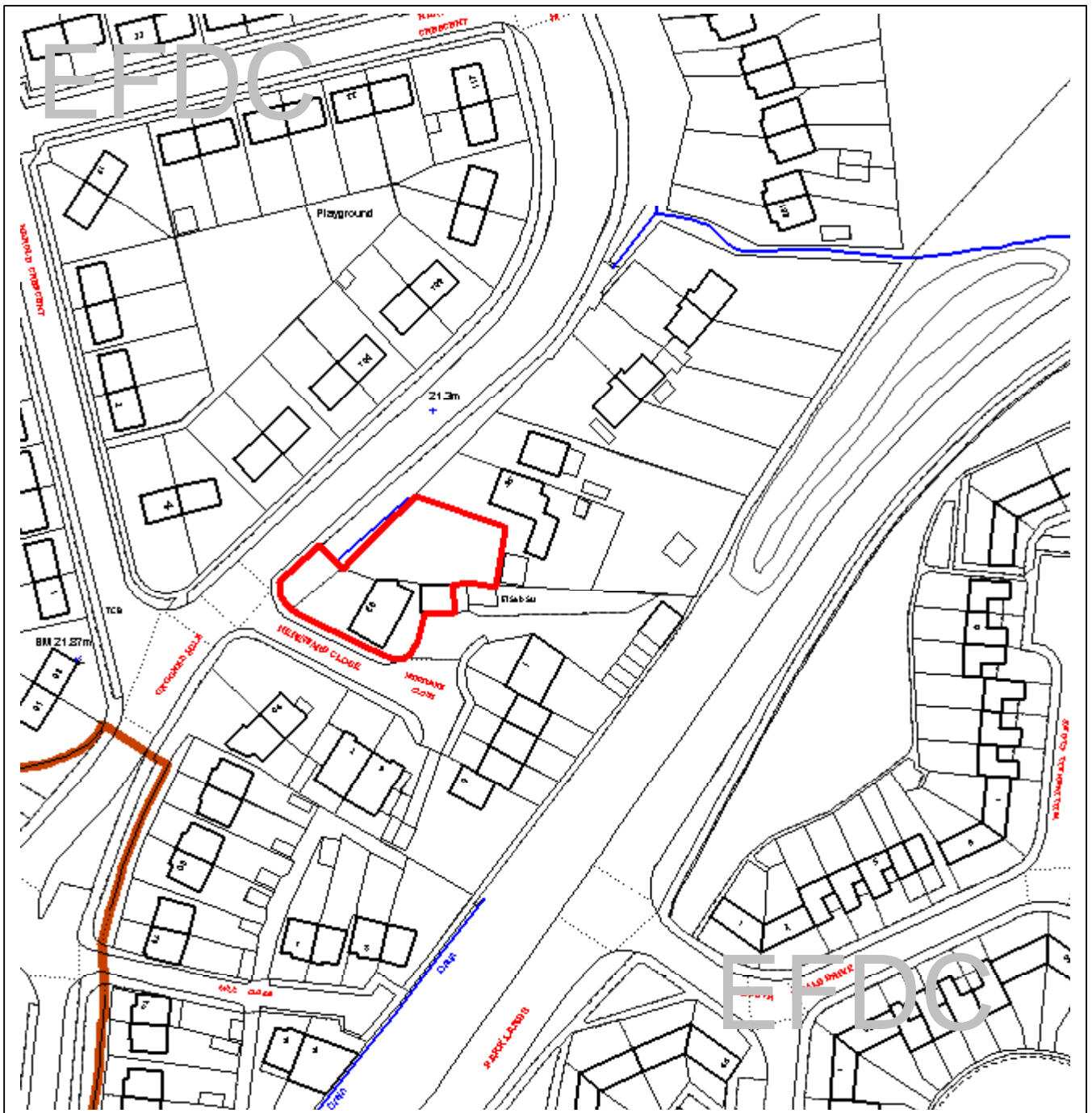
90 CROOKED MILE – Concerned about existing parking problems being made worse. Possible damage to my garage in Hereward close, use of the turning area for parking will cause problems, increased movements off Crooked Mile will cause highway hazard.

6 HEReward CLOSE – The building will completely block our view. There will be constant noise and pollution, there are no allocated parking spaces in the close, the use is commercial not residential, access into and out of the close would be awkward due to new crossover proposed for all residents and emergency vehicles. There will be a loss of property value.



Epping Forest District Council

Area Planning Sub-Committee



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Agenda Item Number:	7
Application Number:	EPF/0448/07
Site Name:	92 Crooked Mile, Waltham Abbey
Scale of Plot:	1/1250