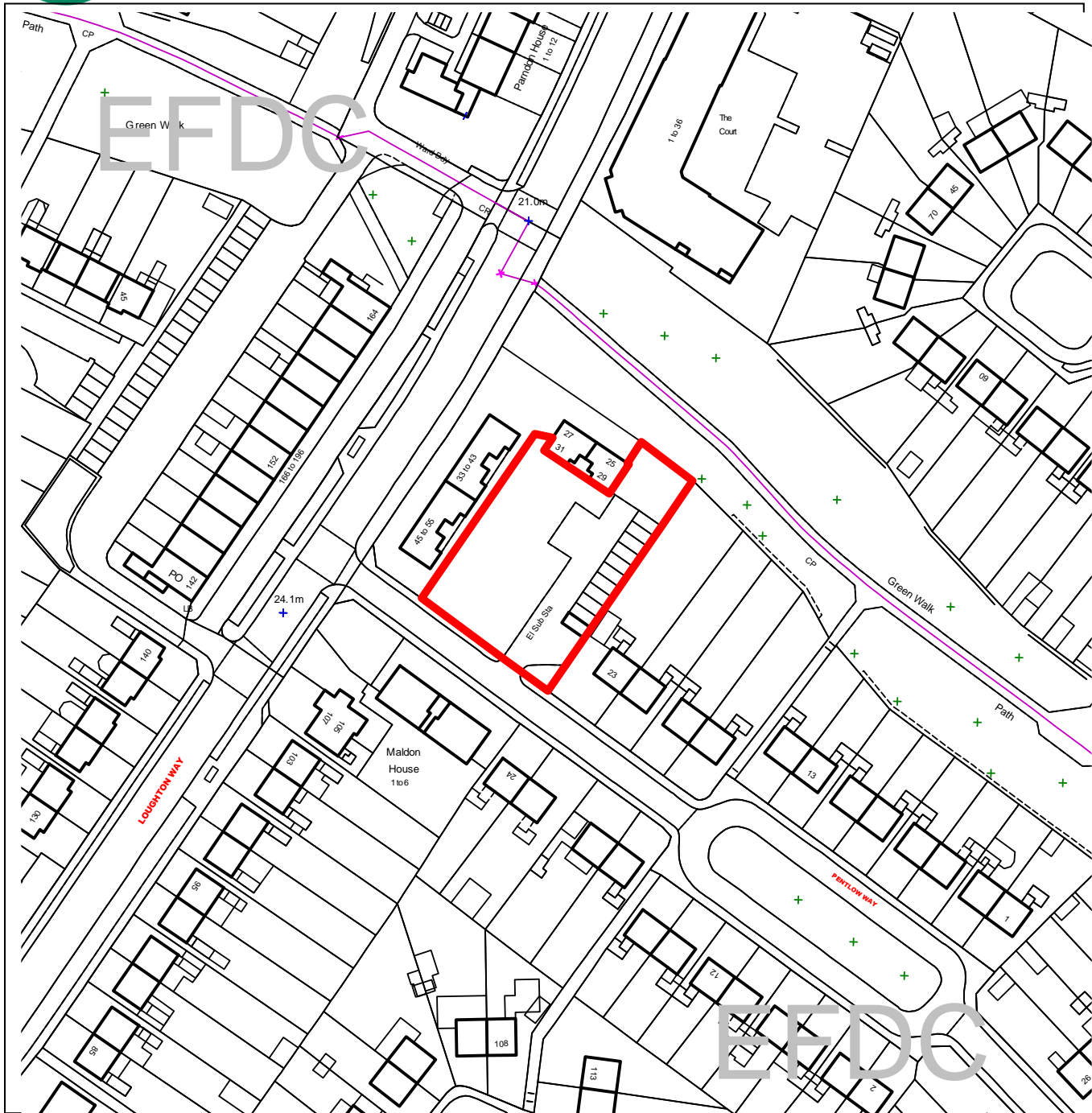




# Epping Forest District Council



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Application Number:	EPF/2021/20
Site Name:	Garage Block Pentlow Way Buckhurst Hill Essex IG9 6BZ
Scale of Plot:	1:1250

**Report Item No: 11**

<b>APPLICATION No:</b>	EPF/2021/20
<b>SITE ADDRESS:</b>	Garage Block Pentlow Way Buckhurst Hill Essex IG9 6BZ
<b>PARISH:</b>	Buckhurst Hill
<b>WARD:</b>	Buckhurst Hill East
<b>APPLICANT:</b>	Epping Forest District Council - Mr John Hayes
<b>DESCRIPTION OF PROPOSAL:</b>	Demolition of existing garages, erection of a residential building with proposed flats with associated parking and landscaping, 7 units in total.
<b>RECOMMENDED DECISION:</b>	Grant Permission (With Conditions)

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

[http://planpub.eppingforestdc.gov.uk/NIM.websearch/ExternalEntryPoint.aspx?SEARCH\\_TYPE=1&DOC\\_CLASS\\_CODE=PL&FOLDER1\\_REF=641836](http://planpub.eppingforestdc.gov.uk/NIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=641836)

**CONDITIONS**

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

2 The development hereby permitted will be completed and retained strictly in accordance with the approved drawings numbers:

200272 ECD ZZ XX DR A 1000 S3 P1, 200272 ECD ZZ 00 DR A 1001 S3 P1, 00272 ECD ZZ XX DR A 1100 S3 P3. 200272 ECD ZZ XX DR A 1101 S3 P1, 200272 ECD ZZ GF DR A 1201 S3 P5, 200272 ECD ZZ 01 DR A 1202 S3 P4, 200272 ECD ZZ 02 DR A 1203 S3 P4, 200272 ECD ZZ RP DR A 1204 S3 P3, 200272 ECD ZZ XX DR A 1255 S3 P3, 200272 ECD ZZ XX DR A 1256 S3 P5, 200272 ECD ZZ XX DR A 1260 S3 P2, 200272 ECD ZZ XX DR A 1261 S3 P2, 2118-T-1231 P3, Phase 1 Contaminated Land Assessment - Revision A by Create Consulting Ltd, Phase 2 Geo-Environmental Assessment - Revision B by Create Consulting Ltd, Remediation Method Statement - Revision A by Create Consulting Ltd, PRELIMINARY DRAINAGE STRATEGY dated 6/12/19, PRIVATE DRAINAGE STANDARD DETAILS (1 OF 3) dated 1/4/20, PRIVATE DRAINAGE STANDARD DETAILS (2 OF 3) dated 1/4/20, PRIVATE DRAINAGE STANDARD DETAILS (3 OF 3) dated 3/1/20 Drawing Base: 2118-T-1201 Preliminary Landscape GA dated 12/6/20, Arboricultural Site Assessment ref EV190925-389Rev02 18/5/2020 by MWA, MWA TCP 001 Tree Constraints Plan, MWA TLP 002 Tree Location Plan, 2118-T-1201 REVISION P4  
MWA TSS 002 - Tree Survey Schedule EV190925-389, Flood Risk Assessment and Drainage Strategy reference EW/CC/P18-1635/05 June 2020 by Create Consulting Ltd, Building External Finishes Schedule AB0272 Revision P1, Landscape finishes schedule - Pentlow Way 2118-T-1241 Revision P1.

- 3 Following completion of the measures identified in the approved remediation scheme, and prior to the first use or occupation of the development, a verification report that demonstrates the effectiveness of the remediation carried out must be produced together with any necessary monitoring and maintenance programme and copies of any waste transfer notes relating to exported and imported soils shall be submitted to the Local Planning Authority for approval. The approved monitoring and maintenance programme shall be implemented.
- 4 In the event that any evidence of potential contamination is found at any time when carrying out the approved development that was not previously identified in the Phase 2 report, work shall be suspended and additional measures for its remediation shall be submitted to and approved in writing by the local planning authority. The remediation of the site shall incorporate the approved additional measures and a verification report for all the remediation works shall be submitted to the local planning authority within 21 days of the report being completed and approved in writing by the local planning authority.
- 5 The development shall be carried out in accordance with the flood risk assessment (Flood Risk Assessment and Drainage Strategy, Ref EW/CC/P18-1635/05, June 2020) and drainage strategy (drainage plan, 2118-T-1201) submitted with the application unless otherwise agreed in writing with the Local Planning Authority.
- 6 Prior to any above ground works, full details of both hard and soft landscape works (including tree planting) and implementation programme (linked to the development schedule) shall be 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.
- 7 Prior to first occupation of the development hereby approved, the proposed window openings in the eastern and western flank elevations shall be entirely fitted with obscured glass and have fixed frames to a height of 1.7 metres above the floor of the room in which the window is installed and shall be permanently retained in that condition.
- 8 Prior to the first occupation of the development, the access arrangements, the vehicle parking and turning areas as indicated on the approved plans shall be provided, hard surfaced, sealed and marked out. The access, parking and turning areas shall be retained in perpetuity for their intended purpose.
- 9 No unbound material shall be used in the surface treatment of the vehicular access within 6 metres of the highway boundary, in accordance with the guidance contained within the National Planning Policy Framework and policy ST4 of the adopted Local Plan and Alterations.

- 10 Prior to the commencement of any works a bat survey of the buildings should be undertaken in accordance with guidelines from Natural England (or other relevant body). These should be submitted to the Local Planning Authority for approval. Should the surveys reveal the presence of bats or their breeding sites or resting places then a detailed mitigation and compensation strategy in accordance with guidelines available from Natural England (or other relevant body) and submitted to the Local Planning Authority for approval. All works shall then proceed in accordance with the approved strategy unless otherwise agreed in writing by the Local Planning Authority.
- 11 Prior to the commencement of above ground works a biodiversity plan shall be submitted to and approved in writing by the Local Planning Authority. This could include native wildlife friendly planting and bird and bat boxes.
- 12 Prior to first occupation of the proposed development, the Developer shall be responsible for the provision and implementation, per dwelling, of a Residential Travel Information Pack for sustainable transport, approved by Essex County Council, to include six one day travel vouchers for use with the relevant local public transport operator.
- 13 The development hereby approved shall not be commenced until details of the siting and design of the proposed relocated electricity sub-station shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the details so approved unless otherwise agreed in writing by the Local Planning Authority.
- 14 No development shall take place, including any works of demolition, until a Construction Method Statement has been submitted to, and approved in writing by, the Local Planning Authority. The approved Statement shall be adhered to throughout the construction period. The Statement shall provide for:
1. The parking of vehicles of site operatives and visitors
  2. Loading and unloading of plant and materials
  3. Storage of plant and materials used in constructing the development
  4. The erection and maintenance of security hoarding including decorative displays and facilities for public viewing, where appropriate
  5. Measures to control the emission of dust and dirt during construction, including wheel washing.
  6. A scheme for recycling/disposing of waste resulting from demolition and construction works.
- 15 All construction/demolition works and ancillary operations, including vehicle movement on 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.
- 16 Prior to first occupation of the development hereby approved, 1 Electric Vehicle Charging Point for each dwelling that has an allocated parking space and 1 Electric Vehicle Charging Point for every 10 properties that share unallocated parking shall be installed and retained thereafter for use by the occupants of the site.
- 17 Details of the layout, design and appearance (shown in context) of the bicycle storage area shall be submitted to and approved in writing by the Local Planning Authority prior to first occupation of the dwellings hereby approved. The storage

shall be covered and secure and provide for no less than 7 cycle spaces.

The bicycle storage area shall be provided strictly in accordance with the details so approved, provided/erected prior to the first occupation of the development, and maintained as such thereafter.

*This application is before this Committee since the recommendation is for approval contrary to an objection from a Local Council and at least one non-councillor resident, on planning grounds material to the application (Pursuant to The Constitution, Part 3: Scheme of Delegation to Officers from Full Council)).*

### **Description of Site:**

The application site comprises an access route and land containing 32 garages. It has an irregular shape and covers an area of 0.1472 hectares. Adjoining its eastern boundary is the residential two storey property and land associated with 23 Pentlow Way. The western boundary is shared by the eastern flank wall of flats within the two-storey building known as 25-31 Pentlow Way. Further west close to Loughton Way is another 3-storey block containing flat nos. 33 to 55.

The wider area is characterised by a mixture of flats, maisonettes and post-war semi-detached housing. The site is in an urban area which is not listed nor within a conservation area.

### **Description of Proposal:**

Permission is sought for the demolition of existing garages, erection of a residential building with proposed flats with associated parking and landscaping, 7 affordable residential units are proposed in total.

10 car parking spaces are proposed, one of which is an accessible space along with 7 cycle spaces.

The proposed changes from the previously approved plans under reference EPF/2650/17 include:-

1. Dormer window: the only bedroom in one of the top floor flats has a dormer window as the only source of daylight and natural ventilation. The approved location of this dormer results in a window sill of 1800mm high. To improve the quality of the dwelling, it is proposed to extend the dormer window outwards in order to lower the window sill to 900mm high;
2. Internal terrace: the back elevation shows an internal terrace on the top floor. To ease the construction and avoid possible future maintenance issues, it is proposed to extend the terrace aligning the end of it with the façade;
3. Roof openings: the approved drawings show external roof openings above one of the terraces. To ease the construction and avoid possible future maintenance issues, it is proposed to omit these openings;
4. Opaque panels: the approved drawings show a few steps of the proposed staircase running in front of the proposed glazing. Opaque panels at the bottom of the proposed glazing it is proposed to hide these steps;
5. External steps guarding: to comply with the Approved Document K, 900mm high protection from falling has been proposed to the external steps that gives access to the communal space from the rear of the site;
6. Openable vent on the roof for fire service, required to satisfy the fire strategy;

7. Parking spaces reduction: the approved drawings show 12 parking bays. However, the road tracking did not provide sufficient turning for the approved parking bays. This has resulted in a reduction of 2 parking spaces. (total of 10 parking spaces);
8. Cycle Store: the relocation of the existing bin store has caused the need to provide a new location for the bin store;
9. Additional trees and pathway: to improve the quality of the amenity space between the proposed and existing buildings, it is proposed to replace the 3 existing trees with a total of 12 trees;
10. Metal cladding replaced by zinc;
11. Building shift 500mm westwards to allow access to the proposed manhole Boundary line extension;
12. Boundary line change to accommodate neighbour's bin store: The redline boundary previously shown on the existing approved plans as dissecting the neighbour's bin store. Changes to the redline of the site now fully accommodate the bin store;
13. Height increase of 500mm: to comply with minimum heights required in the Nationally Described Space Standards (NDSS), Depth increase of 75mm approx, Width increase of 65mm approx;

Materials include Ardleigh yellow brick and dark grey zinc sheet cladding for the walls, concrete plain tiles for the roof, dark grey powder double glazed UPVC fenestration Ground floor terraces: brick and glass boundary.

### **Relevant History:**

<b>Reference</b>	<b>Description</b>	<b>Decision</b>
EPF/2650/17	the demolition of the existing garages and erection of an 'L' shaped block of 7 flats	Granted subject to conditions
EPF/2012/19	Application for Approval of Details Reserved by Conditions 10, 11 & 12 "Phase I, II & Remediation Contamination Reports" for EPF/2650/17 (x 7 no. affordable homes with 12 parking spaces).	Details approved

### **DEVELOPMENT PLAN**

Section 38(6) Planning and Compulsory Purchase Act 2004 requires that planning applications should be determined in accordance with the development plan unless material considerations indicate otherwise. The Development Plan currently comprises the Epping Forest District Council Adopted Local Plan (1998) and Alterations (2006).

The following policies within the current Development Plan are considered to be of relevance to this application:

CP2	Protecting the Quality of the Rural and Built Environment
CP3	New Development
CP5	Sustainable Building
CP6	Achieving sustainable urban development patterns
CP7	Urban Form and Quality
DBE1	Design of New Buildings

DBE2	Effect on Neighbouring Properties
DBE3	Design in Urban Areas
DBE8	Private Amenity Space
ST1	Location of Development
ST4	Road Safety
ST6	Vehicle Parking
H2A	Previously Developed Land
H4A	Dwelling Mix
LL6	Partial Development of urban open spaces
LL10	Adequacy of provision for landscape retention
LL11	Landscaping schemes
NC1	SPAs, SACs and SSSIs
NC3	Replacement of Lost Habitat
NC4	Protection of established Habitat
NC5	Promotion of Nature Conservation Schemes

### NATIONAL PLANNING POLICY FRAMEWORK (FEBRUARY 2019)

The revised NPPF is a material consideration in determining planning applications. As with its predecessor, the presumption in favour of sustainable development remains at the heart of the NPPF. Paragraph 11 of the NPPF provides that for determining planning applications this means either;

(a) approving development proposals that accord with an up-to-date development plan without delay; or

(b) where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date, granting permission unless:

i. the application of policies in the NPPF that protect areas or assets of particular importance provides a clear reason for refusing the development proposed; or

ii. any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in the NPPF taken as a whole

The presumption in favour of sustainable development does not change the statutory status of the development plan as the starting point for decision making, but policies within the development plan need to be considered and applied in terms of their degree of consistency with the Framework.

### EPHING FOREST DISTRICT LOCAL PLAN SUBMISSION VERSION (2017) (LPSV)

Although the LPSV does not currently form part of the statutory development plan for the district, on 14 December 2017 the Council resolved that the LPSV be endorsed as a material consideration to be used in the determination of planning applications.

Paragraph 48 of the NPPF provides that decision-takers may give weight to relevant policies in emerging plans according to:

- The stage of preparation of the emerging plan (the more advanced the preparation, the greater the weight that may be given);
- The extent to which there are unresolved objections to relevant policies (the less significant the unresolved objections, the greater the weight that may be given); and
- The degree of consistency of the relevant policies in the emerging plan to the policies in the NPPF (the closer the policies in the emerging plan to the policies in the NPPF, the greater the weight that may be given).

The LPSV has been submitted for Independent Examination and hearing sessions were held on various dates from February 2019 to June 2019. On the 2nd August, the appointed inspector provided her interim advice to the Council covering the substantive matters raised at the hearing and the necessary actions required of the Council to enable her to address issues of soundness with the plan without prejudice to her final conclusions.

The following policies in the LPSV are considered to be of relevance to the determination of this application, with the weight afforded by your officers in this particular case indicated:

<b>Policy</b>	<b>Weight afforded</b>
SP1 - Presumption in Favour of Sustainable Development	Significant
SP2 - Spatial Development Strategy 2011-2033	Some
SP3 - Place Shaping	Significant
H1 - Housing Mix and Accommodation Types	Some
H2 - Affordable Housing	Significant
T1 - Sustainable Transport Choices	Significant
DM1 - Habitat Protection and Improving Biodiversity	Significant
DM2 - Epping Forest SAC and the Lee Valley SPA	Significant
DM5 - Green and Blue Infrastructure	Significant
DM6 - Designated and Undesignated Open Spaces	Significant
DM9 - High Quality Design	Significant
DM10 - Housing Design and Quality	Significant
DM11 - Waste Recycling Facilities on New Development	Significant
DM15 - Managing and Reducing Flood Risk	Significant
DM16 - Sustainable Drainage Systems	Significant
DM18 - On Site Management of Waste Water and Water Supply	Significant
DM19 - Sustainable Water Use	Significant
DM20 - Low Carbon and Renewable Energy	Significant



DM21 - Local Environmental Impacts, Pollution and Land Contamination	Significant
DM22 - Air Quality	Significant

### **Consultation Carried Out and Summary of Representations Received**

Number of neighbours consulted: 30  
Responses received as follows:-

#### **23 PENTLOW WAY, 33 PENTLOW WAY, 35 PENTLOW WAY, 53 PENTLOW WAY, 55 PENTLOW WAY: OBJECT:**

Currently insufficient parking for number of residents in the area. Currently 16 spaces. Proposal will seriously exacerbate problem. Lack of parking will exacerbate existing dangerous parking due to lack of adequate provision.

Cycle storage provision not secure.

Neighbour suffers from neutropenia, development of this proposal will cause stress, lower air quality will exacerbate the disease.

Overdevelopment of the site.

Loss in property value

Does the scheme comply with the requirements of the Equalities Act?

BUCKHURST TOWN COUNCIL: The previous lapsed application was for affordable housing and the new development is for market housing. Concerns over the lack of parking in the vicinity.

The Conservators of Epping Forest:- OBJECT:- EFDC have yet to complete their Habitats Regulations Assessment (HRA) associated with the Local Plan, In addition the application should be considered in combination with development for which there is not yet a complete mitigation strategy. Air pollution on the SAC also needs to be considered.

#### **Main Issues and Considerations:**

The key considerations for the determination of this application area:

- The principle of the development;
- Impact on the character and appearance of the site and surrounding area;
- Impact on the living conditions of surrounding residents;
- Quality of resulting residential accommodation; and
- Impact on parking provision and highway safety.

#### **Background**

Members of the South Area Planning Committee held on 20 December 2017 decided to grant permission for a scheme which provided 7 affordable homes with 12 parking spaces on the site under reference EPF/2650/17. Condition 1 of this permission requires that the implementation time for this currently extant permission will expire on 21/12/20.

The Business and Planning Act 2020 temporarily modifies the Town and Country Planning Act 1990 and the Planning (Listed Buildings and Conservation Areas) Act 1990 to enable the implementation of this permission to be extended until 1 May 2021. It is for this reason there is still sufficient time to discharge all the remaining pre-commencement conditions attached to that original permission therefore this permission remains extant.

### Principle

Since there is already an extant permission, the principle of the construction of a 7-unit scheme has already been established as acceptable. It is for this reason that this report will only look at the additional impact of the proposed changes. The type of application submitted is a full planning application because there are minor changes to the redline of the site i.e the western boundary has been extended further westwards by 0.5m. If permission is granted, the time permitted to carry out the works will also be extended by three years.

The agent initially made an error on the Planning Application form regarding the type of residential units under Section 17 to be market housing, however the application form has now been corrected to state that the type of housing proposed is to remain as affordable. This correction therefore overcomes the first reason for objection by the Town Council.

### Epping forest Special Area of Conservation

Assessment under the Conservation of Habitats and Species Regulations 2017 (as amended).

A significant proportion of the Epping Forest Special Area of Conservation (the EFSAC) lies within the Epping Forest District Council administrative area. The Council has a duty under the Conservation of Habitats and Species Regulations 2017 (as amended) (the Habitats Regulations) to assess whether the development would have an adverse effect on the integrity of the EFSAC. In doing so the assessment is required to be undertaken having considered the development proposal both alone and in combination with other Plans and Projects, including with development proposed within the Epping Forest Local Plan Submission Version (LPSV).

The Council published a Habitats Regulations Assessment in January 2019 (the HRA 2019) to support the examination of the LPSV. The screening stage of the HRA 2019 concluded that there are two Impact Pathways whereby development within the Epping Forest District is likely to result in significant effects on the EFSAC. The Impact Pathways are effects of urbanisation with a particular focus on disturbance from recreational activities arising from new residents (residential development only) and atmospheric pollution as a result of increased traffic using roads through the EFSAC (all development). Whilst it is noted that the independent Inspector appointed to examine the LPSV, in her letter dated 2 August 2019, raised some concerns regarding the robustness of elements of the methodology underpinning the appropriate assessment of the LPSV, no issues were identified in relating to the screening of the LPSV or the Impact Pathways identified. Consequently, the Council, as Competent Authority under the Habitats Regulations, is satisfied that the Impact Pathways to be assessed in relation to this application pertinent to the likely significant effects of development on the EFSAC alone and in-combination with other plans and projects are:

- Recreation activities arising from new residents (recreational pressures); and
- Atmospheric pollution as a result of increased traffic using roads through the EFSAC (air quality).

This application has been screened in relation to both the recreational pressures and air quality Impact Pathways and concludes that the development would not result in a net increase in traffic using roads through the EFSAC. The proposal will result in a reduction of 2 car parking spaces in comparison with the existing extant permission for 7 residential units and 12 car parking space. An

appropriate assessment therefore does not need to be carried out as there will be a reduction in the number vehicle trips generated by the proposal in comparison with the extant permission. It is therefore considered that the development would **not** result in a likely significant effect on the integrity of the EFSAC as a result of recreational pressures or a net increase in traffic using roads through the EFSAC. Therefore, the proposal will not result in a likely significant effect on the integrity of the EFSAC.

On this basis the Council is satisfied that the application proposal would not result in a likely significant effect on the integrity of the EFSAC. Having undertaken this first stage screening assessment and reached this conclusion there is no requirement to undertake an 'Appropriate Assessment' of the application proposal.

### Housing Provision

The land is Council owned and the proposed houses would be affordable units provided by a registered social landlord to help meet the Council's demonstrated need for affordable units in accordance with chapter 5 of the NPPF and H5A of the Local Plan along with SP 2, H 1 and H 2 of the SVLP.

### Design and appearance

The amendments proposed do not materially alter the appearance of the proposal in comparison with the extant permission.

The application site is surrounded by flatted properties to its north, west and south. The height, size and position of the units are therefore compatible with the design and appearance of the surrounding built form. It is also separated from the lower two storey houses on Pentlow Way by a distance of over 7m. This retained spaciousness will ensure that the appearance of the block does not dominate the appearance of these houses. Furthermore, additional landscaping will further soften the buildings appearance. It is therefore considered that the proposal will have an overall neutral impact on the distinctive local character of this area. The proposal therefore complies with the requirements of policy DBE3 and DBE5 of the Local Plan along with policies SP 3 and DM 9 of the SVLP.

### Trees

The preliminary arboricultural method statement proposes that the 3 existing trees are to be replaced with 12 new trees along with other additional soft landscaping. The Tree officer is satisfied that the existing trees are of poor quality and that the replacement landscaping will be of sufficient quality to compensate for this loss. It is therefore recommended that a condition be attached to any permission requiring that the proposed soft landscaping is of an acceptable standard. On this basis the proposal is considered to comply with the requirements policies LL10 and LL11 of the Local Plan along with DM 3 and DM 5 of the SVLP.

### Impact on neighbouring residential amenity

Residents of the flats within 1 to 6 Maldon House are 20m from the proposal. This distance acceptable given that both opposing elevations are public area facing windows.

Residents of the flats within 27 -31 Pentlow Way located north west of the application site have front facing windows which are 23m away from the closest part of the proposal and over 18m from the north eastern section of the proposal and is perpendicular to it, therefore views would only be oblique.

Residents of flats within 33 to 55 Pentlow Way are 15m west of the building. The kitchen window proposed within the second floor facing this neighbour has been shown to be a high level one and therefore should not cause direct overlooking to this block. There are no other windows facing this neighbouring block of flats.

The proposed building shift 500mm westwards (to allow access to the proposed manhole) from the boundary line along with the side flank wall of the main building at Number 23 Pentlow Way is 7.9m away from the side flank of the proposed building, and is orientated east of the application site.

It is therefore considered that these neighbouring properties will not be excessively affected in terms of loss of light, outlook, dominance or privacy in accordance with policy DBE9 of the Local Plan.

Whilst Officers sympathise with concerns relating to the impact of the proposal on the health of the neighbouring occupier, this issue is personal to that occupier and therefore falls beyond the scope of planning control. Furthermore, the nuisance created as a result of the approving this application will not be significantly greater than that created by the extant permission. Refusal on this basis therefore cannot be justified.

#### Quality of resulting residential accommodation.

The 6 no. one-bedroom flats and a two-bedroom flat are considered suitable for small households, the proposal would therefore meet an existing housing need within the borough in line with the requirements of policy H4A of the Local Plan.

The revisions ensure that all flats have an acceptable internal size and layout and therefore comply with current standards contained within policy DM 10 of the SVLP. (The previous scheme accorded with the Essex Design Guide). There has been no material change to the quantum and quality of the amenity space provided in comparison with the extant permission.

#### Impact on Highway Safety

The site is 0.7km from Buckhurst Hill underground train station and is also in close proximity to a number of bus routes. The site is therefore considered to be in a sustainable location.

The extant permission provided 12 car parking spaces and the current scheme now proposes 10 car parking spaces.

The Highways Authority has not changed its view of the application in comparison with the extant permission. The Highways Engineer states that he *“is satisfied that any displaced parking will not be detrimental to highway safety or efficiency as a result of the development. The submitted Transport Statement has shown that the very worst-case scenario demonstrates that on street parking levels will not reach an unacceptable amount. Although the Highway Authority does not necessarily endorse on street parking, the reality is there will be fewer vehicles actually displaced from the garages than the worst-case scenario, as a reasonable proportion of them will not be used for parking in. Further to this the proposal will not increase vehicles movements above the level of the previous use, operating at full capacity, so the use of the existing access way will not be intensified by the development. There is also sufficient turning provided within the site.”*

The Authority is therefore satisfied, subject to suggested conditions, that the details submitted as part of this application are sufficient to ensure that there is adequate parking to meet current parking standards in compliance with policies ST6 and ST4 and that there will be no undue harm to highway safety. The proposal therefore also complies with the requirements of T 1 of the Submission Version Local Plan.

The cycle store will be constructed from lightweight materials and will not form extension to main brick structure. It is recommended that a condition be attached to any condition requiring further details to demonstrate that it is covered and secure.

### Flood risk

The development is of a size where it is necessary to avoid generating additional runoff and therefore the Council's Land Drainage engineer has requested a Flood Risk Assessment condition to improve existing surface water runoff and a condition requesting details of surface water drainage in accordance with policy U2B of the Local Plan.

### Contaminated Land

The Phase 1, Phase 2 and the Remediation Method Statement have been approved for the proposed development under EPF/2012/19. The applicant is required to provide a Validation report to demonstrate that the site has been successfully remediated for the proposed residential end use with soft landscaping and parking. The Contaminated Land team therefore recommend that this requirement is attached to any permission as conditions. It is on this basis that the proposal accords with RP4A of the Local Plan and DM 21 of the SVLP.

### Ecology

The Countryside Manager when consulted on the previous application under reference EPF/2650/17 had recommended that two conditions be imposed to any grant of permission.

The first requires that a bat survey be undertaken before any permission is implemented and any harm found to their breeding or resting places is mitigated against.

The second requires that a biodiversity enhancement plan be submitted to and approved by the Council. Details should include the installation of bird and bat boxes. It is recommended that these conditions are also imposed on this application to ensure compliance with the requirements of policies NC3 and NC4 of the Local Plan and DM 1 of the SVLP.

### Other matters

The Public Sector Equality Duty contained in section 149 of the Equality Act 2010, sets out the need to eliminate discrimination, harassment and victimisation, and to advance equality of opportunity and foster good relations between people who share a protected characteristic and people who do not share it. Officers do not consider that approval of this proposal will discriminate against any groups with a protected characteristic or create discord between the two groups. Officers therefore consider that the requirements of this legislation have been complied with.

Noise and disturbance during the construction phase of the development would fall outside the scope of planning legislation as it is already covered by Environmental Health legislation.

Reduction in the value of neighbouring residential dwellings is not a material planning consideration.

### Conclusion

There is currently an extant permission for 7 new affordable homes on the site. The type of housing proposed in this application is also affordable. Approval of this application will therefore still provide much needed good quality affordable housing for local people within an existing urban area of Epping Forest District Council.

This proposal seeks minor changes to an extant permission. The proposed changes in comparison with the approved scheme include the loss of two parking spaces (from 12 to 10) in a location which is close to public transport and amenities. Therefore, the level of provision still meets the requirements of the Essex Parking standards.

Other changes proposed are minor in nature and do not materially change the acceptability of the scheme. This conclusion has been reached on the grounds that the proposal will still maintain highway safety; the impact on the living conditions of neighbouring occupiers will not be excessively more harmful than the extant permission; and the design of the new housing will not be materially altered from the extant scheme.

It is therefore considered that the proposal meets the requirements of sustainable development in accordance with national and local policy. Approval is therefore recommended 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: Sukhi Dhadwar  
Direct Line Telephone Number: 01992 564597***

***or if no direct contact can be made please email: [contactplanning@eppingforestdc.gov.uk](mailto:contactplanning@eppingforestdc.gov.uk)***