

Planning Services Directorate

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A.R. Property Designs
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8 August 2022

TOWN AND COUNTRY PLANNING ACT 1990**Town and Country Planning (Development Management Procedure) Order 2010****REFUSAL TO GRANT PLANNING PERMISSION**

Application Type: Outline planning permission: Some matters reserved
Application Ref: EPF/0172/21

Site Address: 5 Grange Crescent Chigwell IG7 5JB

Proposal: Outline application for demolition of the existing dwellinghouse and its replacement with a new build to provide 5 new flats (Revised scheme to EPF/1146/20).

In pursuance of the powers exercised by the Local Planning Authority this Council do hereby give notice of their decision to **REFUSE PERMISSION** for the development described above.

Signed

Nigel Richardson
Planning Service Director

Case Officer | Muhammad Rahman | mrahman@eppingforestdc.gov.uk

Refusal Reasons: (3)

- 1 The proposed erection of five flatted dwellings amounts to a harmful overdevelopment of the site which is out of keeping with the street scene and the prevailing character of the wider area, which predominantly consists of single family homes. Therefore, the proposal will result in a jarring and harmful development which is contrary to Policies CP2, CP7 & DBE1 of the adopted Local Plan 1998 & 2006, Policy DM9 of the Local Plan Submission Version 2017, and the NPPF 2021.
- 2 The proposal, fails to provide adequate on-site parking provision, which would add to the severe parking stress within the nearby streets, contrary to Policies ST4 & ST6 of the adopted Local Plan 1998 & 2006, Policy T1 of the Local Plan Submission Version 2017, and the NPPF 2021.
- 3 In the absence of a completed Section 106 planning obligation the proposed development fails to mitigate against the adverse impact that it will have on the Epping Forest Special Area for Conservation in terms of recreational pressure and air pollution. Failure to secure such mitigation is contrary to policies CP1 and CP6 of the adopted Local Plan 1998 & 2006, Policies DM2 and DM22 of the Local Plan Submission Version 2017, Paragraph 180 of the NPPF 2021, and the requirements of the Habitats Regulations 2017.

Informatives: (2)

- 4 The Local Planning Authority has identified matters of concern within the officer's report and clearly set out the reason(s) for refusal within the decision notice. The Local Planning Authority is willing to provide post-application advice in respect of any future application for a revised development.
- 5 This decision is made with reference to the following plan numbers: 01, 02, 03, 04 Rev A, 05 Rev A, and 06 Rev A.

It is important that you read and understand all the following:

a Limitation of Permission

This decision is for planning purposes only and for no other purpose including Building Regulations. Separate approval may be required for these works.

b Sustainable Drainage Systems

The Council encourages all developers to follow the principles of Sustainable Drainage Systems (SuDS) in designing facilities for the handling of rainwater run-off. Furthermore, if storm drainage discharges to an existing ditch or watercourse and/or if any works are to take place to, or within 8 metres of, any open or piped watercourse, then Land Drainage Consent is required from the Council under its byelaws.

c Appeals to the Secretary of State

If you are aggrieved by the decision of your Local Planning Authority to refuse to grant permission you may wish to consider making an appeal.

Details of how to appeal can be found at

<https://www.gov.uk/government/publications/planning-appeals-procedural-guide>

d Purchase Notices

If either the Local Planning Authority or the Secretary of State refuses permission to develop land or grants it subject to conditions, the owner may claim that he can neither put the land to a reasonably beneficial use in its existing state nor can he render the land capable of a reasonably beneficial use by the carrying out of any development which has been or would be permitted.

In these circumstances, the owner may serve a purchase notice on the Council of the District or London Borough in which the land is situated. This notice will require the Council to purchase his interest in the land in accordance with the provisions of Part VI of the Town and Country Act 1990

e Compensation

In certain circumstances compensation may be claimed from the Local Planning Authority if permission is refused or granted subject to conditions by the Secretary of State on appeal or on reference of the application to him. These circumstances are set out in Sections 114 and related provisions of the Town and Country Act 1990.

