

Delegated Report
Cornerways Turpins Lane Chigwell
EPF/1880/24

Site and Surroundings

The site comprises an existing building providing four independent residential units, located to the southeast of Turpins Lane, on a corner plot by Manor Road. The site is not within a Conservation Area, nor within the Metropolitan Green Belt.

Proposal

The proposal is for a loft conversion, including roof alterations to facilitate the provision of one new home

Relevant Planning History

EPF/3436/17 - Conversion and extension of single dwelling house into 4 flats. Approved

EPF/1137/19 - Proposed conversion of an existing vacant loft space into a one bedroom apartment. Refused

EPF/2448/19 - Conversion of an existing vacant loft space into a one bedroom flat including 2 no. front dormer windows and 5 no. rooflights.(Revised application to EPF/1137/19). Withdrawn

Development Plan Context

Epping Forest Local Plan 2011-2033 (2023);

On 9 February 2023, the council received the Inspector's Report on the Examination of the Epping Forest District Local Plan 2011 to 2033. The Inspector's Report concludes that subject to the Main Modifications set out in the appendix to the report, the Epping Forest District Local Plan 2011 to 2033 satisfies the requirements of Section 20(5) of the Planning and Compulsory Purchase Act 2004 and meets the criteria for soundness as set out in the National Planning Policy Framework and is capable of adoption. The proposed adoption of the Epping Forest District Local Plan 2011 to 2033 was considered at an Extraordinary Meeting of the Council held on 6 March 2023 and formally adopted by the Council.

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

T1	Sustainable Transport Choices
DM2	Epping Forest SAC and the Lee Valley SPA
DM9	High Quality Design
DM10	Housing Design and Quality
DM11	Waste Recycling Facilities on New Development
DM22	Air Quality

National Planning Policy Framework 2023 (Framework)

The Framework is a material consideration in determining planning applications. The following paragraphs are considered to be of relevance to this application:

Paragraph	7
Paragraph	123

Summary of Representation

Comments received from Chigwell Parish Council, no.32 Manor Road and Newlands,

summarised as:

- Concerns regarding design, refuse storage location, lack of electric charging point, accommodation design and layout, accessibility, appearance, set-in balcony, overlooking, loss of privacy, overdevelopment, address changes, takeaway deliveries, devaluation

The application has been assessed against material planning considerations, as set out in the Officer's Report. The concern regarding takeaway deliveries is not considered to impact the existing use more than that which has already been considered. The concerns regarding address changes and devaluation, are not material planning considerations.

Planning Considerations

The main issues for consideration in this case are:

- a) Principle of New Housing;
- b) The impact on the character and appearance of the locality;
- c) The impact to the living conditions of neighbours;
- d) Standard of Accommodation;
- e) Waste Recycling Facilities;
- f) Highway safety and parking provision.
- g) Impact on EFSAC

Principle of New Housing

The site benefits from residential use where the existing building is used to provide four independent residential units. An additional unit to the site, within the loft space, is considered to be acceptable in principle.

Character and appearance

It is noted that the design of the proposal has been revised in comparison to the refused scheme under reference EPF/1137/19, where this proposal comprises a front dormer on the southwest roofslope, a rear dormer to the west roofslope, a set-in balcony within the north roofslope, and rooflights to the north and south. The proposed dormers are situated centrally on the roof slopes, where they are set in from the sides, set down from the ridge height and set back from the eaves, with a pitched roof form. The rooflights are low profile and would not protrude the roof slopes by more than 0.15 metres. The set-in balcony would comprise an obscured glazed balustrade with a height of 1.7 metres. The refuse and cycle store would be located and positioned within a space to the south of the building.

The set in balcony is considered to be an odd addition to the roofslope, where it conflicts with the existing character and appearance of the subject building and neighbouring properties. The set in balcony appears as an addition rather than a cohesive part of the host building. The proposed set-in balcony, due to its design and siting, is considered to be inappropriate to the site and the surrounding area. It is considered to be poor design and unsympathetic to character and appearance of subject dwellinghouse and the immediate area; it fails to comply with Policy DM9 of Epping Forest District Local Plan 2011-2033.

Living conditions of neighbouring amenities

Given the existing situ of the dwellinghouse and its relationship with the surrounding area, it is not considered to result in a loss of light. The set-in balcony, however, is considered to result in a perception of overlooking which is considered to result in adverse impact to the amenity of the occupiers of the host dwelling and that of neighbouring sites.

The proposed set-in balcony, due to its design and siting, is considered to result in unacceptable adverse conditions to the amenity of the subject dwelling and surrounding area. It is therefore considered conflict with Policy DM9 of Epping Forest District Local Plan 2011-2033.

Standard of Accommodation

The proposal would exceed the National Described Space Standards for a 1 bed dwelling (58m²) at approximately 71m² and have a functional external amenity space of approx. 5.5m² with adequate light levels by virtue of the rooflights and set-in balcony.

It is therefore considered to comply with Policy DM9 and DM10 of Epping Forest District Local Plan 2011-2033.

Waste Recycling Facilities

The proposal would create a refuse and cycle store, creating on-site provision for general waste, the separation of recyclable materials and organic material for composting. The provision is considered to be adequate to manage the waste, accessible and safe, and located and screened in a suitable area to avoid nuisance and adverse impact that may arise.

It is therefore considered to comply with Policy DM11 of Epping Forest District Local Plan 2011-2033.

Highway safety and parking provision

The proposal would create an additional two bed dwelling and therefore an additional parking space is proposed in accordance with the requirement set out in the Parking Standards (2009) - Essex County Council. There would be no loss of parking or impact to highway safety. The proposal would create cycling storage area, where it is considered to promote sustainable transport modes, improve accessibility to services and support the transition to a low carbon future.

It is therefore considered to comply with Policy T1 of Epping Forest District Local Plan 2011-2033.

EFSAC

In the absence of a completed s106 planning obligation the proposed development fails to mitigate against the adverse impact that it will have on the Epping Forest Special Area of Conservation in terms of recreational pressure and air pollution. Failure to secure such mitigation is contrary to Policy DM2 and DM22 of the Epping Forest District Local Plan (2023) and the requirements of the Habitats Regulations 2017.

Conclusion

In light of the above assessment, the application is recommended for refusal.