

CHRIS FLINT ASS LTD  
CHRIS FLINT  
2 Emerald Close  
Waterlooville  
P07 8NZ

11 July 2022

**TOWN AND COUNTRY PLANNING ACT 1990  
Town and Country Planning (Development Management Procedure) Order 2015  
REFUSAL TO GRANT PLANNING PERMISSION**

**Case Reference** EPF/2787/21

**Site Address** 172 Manor Road Chigwell IG7 5PX

**Proposal** Extension to form x2 no. additional apartments, with associated parking, cycles, refuse & landscaping with access taken from Mount Pleasant Road.

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**



N. Richardson  
Planning Service Director



## **Refusal Reasons: (4)**

- 1 The proposed building, by reason of its scale, bulk, mass, and form, constitutes an inappropriate form of overdevelopment in the context of the site and its surroundings. The building would be visually prominent and would be detrimental to the character and appearance of the area, contrary to policies CP2, CP7, DBE1, DBE2, DBE3 and DBE9 of the adopted Local Plan and Alterations, policies DM 9 and DM 10 of the Local Plan Submission Version (2017), and the NPPF.
  
- 2 The proposal would result in the loss of existing amenity space for occupiers of the existing site, contrary to policies DBE8 of the Adopted Local Plan (1998/2006) and policy DM 9 (High Quality Design) of the Local Plan Submission Version 2017.
  
- 3 The proposed development would result in insufficient parking provision to serve the proposed development as well as the existing property on the site, contrary to policy ST6 of the adopted Local Plan, T 1 of the Submission Version Local Plan (2017), and the NPPF.
  
- 4 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 CP1 and CP6 of the Epping Forest Local Plan, Policies DM 2 and DM 22 of the Epping Forest District Local Plan Submission Version 2017 and the requirements of the Habitats Regulations 2017.

## **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.

