

Our Ref: EPF/2298/21

**TOWN AND COUNTRY PLANNING ACT 1990**  
**Town and Country Planning General Development Orders**  
**PLANNING DECISION NOTICE**



**Planning Services Directorate**  
Civic Offices,  
323 High Street,  
Epping,  
Essex CM16 4BZ

An electronic version of this  
decision notice is available  
on our website:  
[www.eppingforestdc.gov.uk/iplan](http://www.eppingforestdc.gov.uk/iplan)

Case Officer was: Ian Ansell  
Direct Line: 01992564481  
Email:  
[iansell@eppingforestdc.gov.uk](mailto:iansell@eppingforestdc.gov.uk)

To: Cooley Architects  
123 Aldersgate Street  
London  
EC1A 4JQ  
United Kingdom

**Proposal:** Proposed development of 4 two storey terraced houses - Proposed 4 new car parking spaces - Proposed landscaped access way

**Location:** Garages to the rear of 2-12 Station Way, Station Way, Buckhurst Hill, IG9 6LN

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, for the reasons listed below.

**Signed**

A handwritten signature in black ink, appearing to read 'N. Richardson'.

N. Richardson  
Planning Services Director.

**Date:** 30 March 2022

**Reasons for Refusal**

- 1 The proposed development would be a cramped and inappropriate development out of character with the built form of the surrounding area, contrary to policy CP2, DBE1 and DBE5 of the adopted Local Plan and Alterations, policy DM 9 of the Submitted Version Local Plan (2017), and the guidance contained within the National Planning Policy Framework.
- 2 The proposed development would provide inadequate private amenity space for future residents, contrary to policy DBE8 of the adopted Local Plan and Alterations, policy DM 9 and DM 10 of the Submitted Version Local Plan (2017), and the guidance contained

**TOWN AND COUNTRY PLANNING ACT 1990**  
**Town and Country Planning General Development Orders**  
**PLANNING DECISION NOTICE**



within the National Planning Policy Framework.

- 3 The proposal, due to the overall bulk and scale, roof design, and detailing, would be an incongruous development out of character with the character and appearance of the area, contrary to policy DBE1 of the adopted Local Plan and Alterations, policy CP2 and DM 9 and DM 10 of the Submitted Version Local Plan (2017), and the guidance contained within the National Planning Policy Framework.
- 4 The proposal would provide inadequate off-street parking provision that may lead to additional vehicle displacement onto the public highway, contrary to policy ST6 of the adopted Local Plan and Alterations, policy T 1 of the Submitted Version Local Plan (2017), and the guidance contained within the National Planning Policy Framework.
- 5 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:**

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.

This decision is made with reference to the following plan numbers:

1037-CYA-AA-OO -DR-A-02100 Rev J  
1037-CYA-AA-00 -DR-A-04100 Rev A  
1037-CYA-AA-01 -DR-A- 02101 Rev I  
1037-CYA-AA-0R -DR-A- 02102 Rev I  
1037-CYA-AA-XX -DR-A- 01000 Rev B  
1037-CYA-AA-XX -DR-A- 01100 Rev I  
1037-CYA-AA-ZZ -DR-A- 01001 Rev B  
1037-CYA-AA-ZZ -DR-A- 01002 Rev A  
1037-CYA-AA-ZZ -DR-A- 03100 Rev G  
1037-CYA-AA-ZZ -DR-A- 03101 Rev H  
1037-CYA-AA-ZZ -DR-A- 03102 Rev I  
1037-CYA-AA-ZZ -DR-A- 03103 Rev I  
CCL/10657/TPP

**NOTES RELATING TO PLANNING APPLICATIONS TOWN AND COUNTRY PLANNING ACT 1990**

1. If the applicant is aggrieved by the decision of the Local Planning Authority to refuse permission or approval for the proposed development, he may appeal to the Secretary of State for Communities and Local Government, in accordance with Section 78 of the Town and Country Planning Act 1990. If an Enforcement Notice is served relating to the same or substantially the same land and development as in your application and if you want to appeal against the Local Planning Authority's decision on your application, then you must do so within 28 days of the date of the Enforcement Notice or within 6 months of the date of this notice, whichever period expires earlier. In all other cases, if you want to appeal then

**TOWN AND COUNTRY PLANNING ACT 1990**  
**Town and Country Planning General Development Orders**  
**PLANNING DECISION NOTICE**



you must do so within 6 months of receipt of this notice. (Appeals must be made on a form which is obtainable from the Planning Inspectorate, Customer Support Unit, Temple Quay House, 2 The Square, Temple Quay, Bristol, BS1 6PN. Tel: 0303 444 5000, or online at the following website: [www.planningportal.gov.uk/pcs](http://www.planningportal.gov.uk/pcs)) The Secretary of State has power to allow a longer period for the giving of a notice of appeal but he will not normally be prepared to exercise this power unless there are special circumstances which excuse the delay in giving notice of appeal. The Secretary of State is not required to entertain an appeal if it appears to him that permission for the proposed development could not have been granted by the Local Planning Authority or could not have been so granted otherwise than subject to the conditions imposed by them, having regard to the statutory requirements, to the provisions of any development order, and to any directions given under the order. He does not in practice refuse to entertain appeals solely because the decision of the Local Planning Authority was based on a direction given by him. There is no time limit for appealing against a decision relating to a Certificate of Lawful Use or Development.

2. If permission to develop land is refused, or granted subject to conditions, whether by the Local Planning Authority or by the Secretary of State for Communities and Local Government and the owner of the land claims that the land has become incapable of reasonably beneficial use in its existing state and cannot be rendered capable of reasonably beneficial use by the carrying out of any development which has been or would be permitted, he may serve on the Council of the County District in which the land is situated a purchase notice requiring that Council to purchase his interest in the land in accordance with the provisions of Part VI of the Town and Country Planning Act 1990.
3. In certain circumstances, a claim may be made against the Local Planning Authority for compensation, where permission is refused or granted subject to conditions by the Secretary of State on appeal or on a reference of an application to him. The circumstances in which such compensation is payable are set out in Section 114 of the Town and Country Planning Act 1990.

If you intend to submit an appeal that you would like examined by inquiry then you must notify the Local Planning Authority and Planning Inspectorate ([inquiryappeals@planninginspectorate.gov.uk](mailto:inquiryappeals@planninginspectorate.gov.uk)) at least 10 days before submitting the appeal. Further details are on GOV.UK.