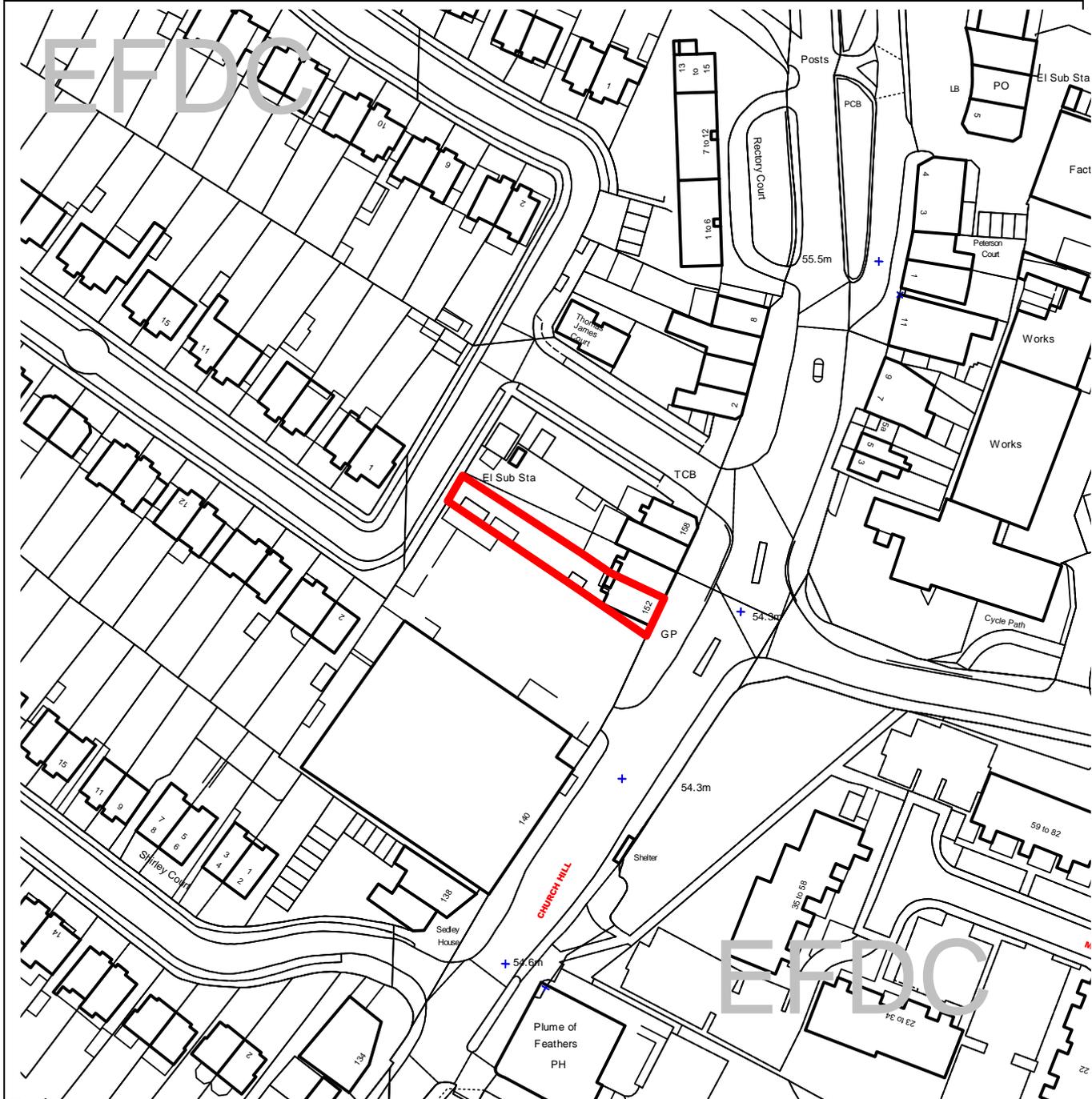




# Epping Forest District Council



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Application Number:	EPF/1169/21
Site Name:	152 Church Hill Loughton IG10 1LJ
Scale of Plot:	1:1250

**Report Item No: 11**

<b>APPLICATION No:</b>	EPF/1169/21
<b>SITE ADDRESS:</b>	152 Church Hill Loughton IG10 1LJ
<b>PARISH:</b>	Loughton
<b>WARD:</b>	Loughton St Johns
<b>APPLICANT:</b>	Drazal Ltd
<b>DESCRIPTION OF PROPOSAL:</b>	Proposed rear extensions to ground floor retail unit with internal alterations and new shopfront. New first floor rear extension and alterations to form a 1 bedroom self-contained flat.
<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=651733](http://planpub.eppingforestdc.gov.uk/NIM_websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=651733)

**CONDITIONS**

- 1 The development hereby permitted shall be begun before the expiration of three years from the date of this permission.
- 2 The development hereby permitted shall be carried out and retained strictly in accordance with the following approved plans: 2562; 1, 2, 3
- 3 The materials to be used in the construction of the external surfaces of the development hereby permitted shall match those in the existing building, unless otherwise agreed in writing by the Local Planning Authority.
- 4 Access to the flat roof over the extension hereby approved shall be for maintenance or emergency purposes only and the flat roof shall not be used as a seating area, roof garden, terrace, patio or similar amenity area.
- 5 Prior to first occupation of the development, measures shall be incorporated within the development to ensure a water efficiency standard of 110 litres (or less) per person per day.
- 6 No deliveries, external running of plant and equipment or demolition and construction works, other than internal works not audible outside the site boundary, shall take place on the site other than between the hours of 07:30 to 18:00 on Monday to Friday and 08:00 to 13:00 on Saturday and not at all on Sundays, Public or Bank Holidays without the prior written permission of the Local Planning Authority.

*This application is before this committee since the recommendation is for approval contrary to an objection from a Local Council which is material to the planning merits of the proposal, supported by 1 local resident (Pursuant to The Constitution, Part 3: Scheme of Delegation to Officers from Full Council)*

### **Description of Site:**

The site is located on the Northwest side of Church Hill in the built up area of Loughton. It is a two storey end of terrace building with a ground floor retail unit and first floor residential accommodation above, currently used by the occupant of the retail unit. Vehicular access is provided to the rear of the site. There are no listed buildings attributed to the site and it is not within a Conservation Area. The site is not within the Metropolitan Green Belt.

### **Description of Proposal:**

Proposed rear extensions to ground floor retail unit with internal alterations and new shopfront. New first floor rear extension and alterations to form a 1 bedroom self-contained flat.

### **Relevant Site History:**

EPF/0674/04 - Two storey and single storey rear extensions to rear of retail shop (revised application). – Grant Permission (With Conditions)

EPF/0109/04 - Two storey and single storey rear extensions to rear of retail shop – Refuse Permission

### **Policies Applied:**

CP1 - Achieving sustainable development objectives

CP2 - Quality of rural and built environment

CP3 - New development

H3A - Housing density

DBE2 - Effect on neighbouring properties

DBE8 - Private amenity space

DBE9 - Loss of amenity

ST1 - Location of development

ST4 - Road safety

ST6 - Vehicle parking

LL10 - Adequacy of provision for landscape retention

LL11 - Landscaping scheme

RP4 - Contaminated land

### *National Planning Policy Framework (NPPF) (2021)*

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.

*Epping Forest District Local Plan Submission Version (LPSV) (2017)*

Although the LPSV does not currently form part of the statutory development plan for the district, on 14<sup>th</sup> 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. The appointed Inspector has indicated an intention to provide advice to the Council by 12<sup>th</sup> July 2019; this advice will be given without prejudice to the Inspector's 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:

SP1 - Presumption in Favour of Sustainable Development

SP6 - Green Belt and District Open Land

T1 - Sustainable Transport Choices

DM9 - High quality design

DM10 - Housing Design and Quality

DM11 - Waste Recycling Facilities on New Development

DM18 - On Site Management of Waste Water and Water Supply

DM21 - Local Environmental Impacts, Pollution and Land Contamination

**Summary of Representation:**

5 Neighbours were consulted as part of this application and 16 Objections were received – all concerned with the lack of off-street parking. 3 comments were received also querying the lack of off-street parking.

LOUGHTON RESIDENTS ASSOCIATION: no objection in principle, however feels that the scheme could be improved by the inclusion of an off-street parking space.

TOWN COUNCIL: The Committee OBJECTED to the proposal for the one-bedroom flat, stating it was too cramped and of poor design, falling below the national minimum space standards. Members expressed concern for the loss of parking provision, particularly due to high parking stress in this area. If the local planning authority was minded to grant this application, they requested a consideration for dedicated off-street parking to the rear of the unit be made, in the area currently being used for storage containers.

## **Main Issues and Considerations:**

The main issues to consider for the assessment of this application are as follows:

Principle of Development  
Parking  
Design  
Impact on Living Conditions of Neighbours

### Principle

There is a current residential use at first floor level on the site and therefore the principle of development is acceptable.

### Parking

Neighbouring residents and the Town Council have objected to the proposal with concerns over the lack of an off-street parking space on the site.

Policy T1 (F) of the Epping Forest District local Plan (Submission Version) 2017 states that Development will be permitted where 'Reduced car parking, including car free, development in sustainable locations will be supported'. The application site is considered to be within a sustainable location due to the site having access to local shops and public transport links nearby, which would help to limit the reliance on a private motor vehicle by occupiers of the residential unit. It is therefore considered that the premise of a car-free development in this location is acceptable.

### Design

The Town Council have objected to the proposal stating that it is of poor design, overly cramped and would not meet the national minimum space standards.

The proposal includes the erection of a flat roofed ground floor extension serving the retail unit 7.7 metres in depth and 3.5 metres in height. It would be adjacent to the boundary with 154/154A Church Hill. The hipped first floor rear extension would measure 3 metres in depth, 4.8 metres in width and approximately 4.5 metres in height. It would be approximately 1.4 metres from the shared boundary with 154/154A Church Hill. The appearance and scale of the extensions are common within urban locations such as this and pose no concern in terms of design.

Currently, the national minimum space standards for a 1 bedroom, 2 person flat is 50sqm. The gross internal area of the proposed residential unit would be 51.7sqm – thereby exceeding this requirement. Amenity space in the form of a balcony is being provided which would be acceptable. Cycle storage for 2 bicycles is to be provided at ground floor level toward the front boundary of the site.

It is considered that the design of the proposal would be acceptable.

### Impact on Living Conditions

It is considered that due to the distance between the first floor extension and adjacent first floor flat at 154A Church Hill as described above, it is considered that the proposal would not cause excessive harm to the living conditions of neighbouring properties in relation to loss of outlook, loss of privacy or loss of light. There would be no harm caused by the single storey rear extension due to the adjacent ground floor retail unit extending beyond the proposed extension to the application site by approximately 0.5 metres.

## **Conclusion**

It is considered that the proposal is acceptable for the above reasons and it is recommended that planning permission is granted 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: Alastair Prince  
Direct Line Telephone Number: 01992 564462***

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