

Report Item No: 11

APPLICATION No:	EPF/2374/21
SITE ADDRESS:	20 Goldings Rise Loughton IG10 2QP
PARISH:	Loughton
WARD:	Loughton St Johns
APPLICANT:	Mr Gokcek
DESCRIPTION OF PROPOSAL:	Proposed remodelling of existing facade using existing levels and roof remodelling to adapt proposed hip to gable style roof extension
RECOMMENDED DECISION:	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=656955

CONDITIONS

- 1 The development hereby permitted must be begun not later than the expiration of three years beginning with the date of this notice.
- 2 The development hereby permitted shall be carried out and retained strictly in accordance with the following approved plans:

Location Plan BD-191101 A; Location Plan BD-191102 A; Existing Floor Plans BD-191101 A; Proposed Floor Plans BD-191102 A; Existing Roof Plan BD-191103 A; Proposed Roof Plan BD-191104 B; Existing Front Elevation BD-191105 A; BD-191106 A; Existing Front Elevation BD-191109 A; Proposed Front Elevation BD-191107 B; BD-191108 B; Existing Rear Elevation BD-191109 A; Proposed Rear Elevation BD-191110 B; Existing Side Elevation BD-191111 A; Proposed Side Elevation BD-191112 B; Existing Section BD-191113 A; Proposed Section BD-191114 A
- 3 Prior to any above ground works, documentary and photographic details of the type and colours of the external finishes of the development have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.
- 4 Prior to first occupation of the extension hereby permitted the windows in the flank elevations at first floor level and above, shall have been fitted with obscure glass with a minimum privacy level 3 obscurity, and no part of those windows that is less than 1.7 metres above the internal floor level of the room in which it is installed shall be capable of being opened. Once installed the obscure glass shall be retained thereafter.

- 5 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).

Additional comments:

The application was previously put forward to Area Planning Sub-Committee South on 30 March 2022 and was deferred for a Site Visit, which took place on 12 April 2022.

Description of Site:

20 Goldings Rise is a two-storey detached property, with an attached single garage. It has a driveway and garden to the front and a long garden to the rear, which slopes steeply away from the main dwelling. Goldings Rise is a T-shaped cul-de-sac which runs uphill from Goldings Road below; 20 Goldings Rise lies near the top of the hill. Properties on Goldings Rise are of varied character and appearance. For example, numbers 18, 17, 16 and 15, which lie opposite number 20, are all visibly different to each other in architectural style and finish. Number 21, the next-door property, has a large dormer window at roof level to the rear. 20 Goldings Rise is situated in a built-up part of Loughton, it is not a listed building and it does not lie in a conservation area.

Description of Proposal:

The proposal is for the remodelling of the existing facade using existing levels, and roof remodelling to include a hip-to-gable style roof extension. The roof extension would also include a rear dormer. The proposed primary elevation will feature a new front entrance as well as new fenestration and render. The façade will be articulated with a central element built in brick and topped with a small forward-facing gable end.

Relevant Planning History:

No relevant planning history.

It is noted that the applicant applied for pre-application advice for this proposal (EF\2021\ENQ\00354). This pre-application submission was broadly supported and overall, it is considered that the applicants have followed the advice that they received from officers.

Development Plan Context:

Local Plan and Alterations 1998 & 2006 (LP)

Section 38(6) Planning and Compulsory Purchase Act 2004 requires that planning applications should be determined in accordance with the development plan unless material considerations indicate otherwise. The Development Plan currently comprises the Epping Forest District Council Adopted Local Plan (1998) and Alterations (2006).

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

CP2	Protecting the Quality of The Rural and Built Environment
CP7	Urban Form and Quality
DBE9	Loss of Amenity
DBE10	Design of Residential Extensions
LL7	Planting, Protection and Care of Trees
LL10	Adequacy for the Provision of Landscape Retention

National Planning Policy Framework 2021 (Framework)

The Framework 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.

In addition to paragraph 11, the following paragraphs of the NPPF are considered to be of relevance to this application:

Paragraphs 126, 130, 134

Epping Forest District Local Plan Submission Version 2017 (LPSV)

Although the LPSV does not currently form part of the statutory development plan for the district, on 14th 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. On the 2nd August, the appointed inspector provided her interim advice to the Council covering the substantive matters raised at the hearing and the necessary actions required of the Council to enable her to address issues of soundness with the plan without prejudice to her final conclusions.

As the preparation of the emerging Local Plan has reached a very advanced stage, subject to the Inspector's Advice regarding the need for additional MMs, significant weight should be accorded to LPSV policies in accordance with paragraph 48 of Framework. The following table lists the LPSV policies relevant to the determination of this application and officers' recommendation regarding the weight to be accorded to each policy.

Policy	Weight afforded
SP1 Presumption in Favour of Sustainable Development	Significant
DM1 Habitat Protection and Improving Biodiversity	Significant
DM5 Green and Blue Infrastructure	Significant
DM9 High Quality Design	Significant
DM10 Housing Design and Quality	Significant

Consultation Carried Out and Summary of Representations Received:

Seven neighbours were consulted, and a further reconsultation was carried out following the submission of amended plans.

Oak Tree Cottage, Goldings Hill, have objected based on concerns about loss of privacy and overlooking from the proposed rear dormer windows.

Loughton Town Council originally objected to this application, *'on the grounds that the rear roof extension was too bulky, making it appear too large and clumsy'*. They state that, *'it needs to be subservient to the main building and read as a proper dormer. As such it should be reduced in size. The poor example at No 21 should not be used to justify another one in this location. Members expressed concern that this overbearing proposal would have on the neighbours; and with the site being so close to the forest, for the negative impact the extensive glazing at the rear of the property would have on insects and animals caused by light pollution.'*

Following reconsultation, the Town Council considered the amended plans but did not feel that these addressed their concerns and therefore continue to object.

Loughton Residents Association Plans Group object to this application. They state, *'The rear roof extension has too much bulk, making it appear too large and clumsy. It needs to be subservient to the main building and read as a proper dormer. As such it needs to be reduced in size. We do not consider the poor example at No 21 should be used to justify another one in this location.'*

Issues and considerations

The main issues for consideration in this case are:

- a) The impact on the character and appearance of the locality; and
- b) The impact on the living conditions of neighbouring properties.

Character and appearance

Given the variety of building styles in the locality, officers consider that the proposed façade alterations are of acceptable character and appearance in this location. The articulated central brick element ensures that the building is not entirely finished in white render, which is considered

to be a positive design choice. To a degree, this central brick feature provides some stylistic connection back to the character and appearance of the existing building, which is not rendered and has a brick exterior. Following concerns raised by Planning Officer, the glazing has been removed from the front gable projection in order to simplify this element of the proposal.

Officers consider that there is some validity to Loughton Town Council's comments that the rear dormer appears somewhat bulky, and as a result, amendments were sought reducing the scale of the dormer. This is now set away from the edge of the roof by 280mm each side and set down from the ridge by 300mm. It is considered that this additional inseting of the dormer reduces its overall bulk and dominance within the roofslope, particularly when taking into consideration the large dormer on the neighbouring property at 21 Goldings Hill.

Living conditions of neighbours and existing occupiers

Flank windows are to be obscure glazed and the existing separation to the boundary with neighbours is to be maintained on each side. The amount of glazing proposed in the dormer appears reasonable, and no Juliet balcony is proposed. Measuring the submitted location plan, there are circa 18 metres from the back of the proposed development to the back of the garden. This is a built-up area and given the hill, some degree of overlooking between properties is to be expected. Again, it is noted that there is a dormer window featuring a significant amount of glazing at the next-door property. Officers do not believe that the proposed dormer would result in loss of privacy that would be damaging to the living conditions of neighbours, including those at Oak Tree Cottage.

Conclusion

Given the points raised above and the amendments made to the original submission, 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 before the meeting at the latest:

Planning Application Case Officer: Graham Courtney

Direct email: gcourtney@eppingforestdc.gov.uk

or if no direct contact can be made please email:

contactplanning@eppingforestdc.gov.uk