



Epping Forest District Council



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Application Number:	EPF/0163/22
Site Name:	31 Scotland Road Buckhurst Hill, IG9 5NP
Scale of Plot:	1:1250

Report Item No: 14

APPLICATION No:	EPF/0163/22
SITE ADDRESS:	31 Scotland Road Buckhurst Hill IG9 5NP
PARISH:	Buckhurst Hill
WARD:	Buckhurst Hill West
APPLICANT:	Mr Eddie Lindenberg
DESCRIPTION OF PROPOSAL:	Proposed front porch, replacement of existing single storey rear roof (from pitched to flat).
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=662297

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: 2021.075.PA - 01, 2021.075.PA - 02, 2021.075.PA - 03, 2021.075.PA - 04, 2021.075.PA - 05, 2021.075.PA - 06, 2021.075.PA - 07, 2021.075.PA - 08, 2021.075.PA - 09, 2021.075.PA - 10, 2021.075.PA - 11, 2021.075.PA - 12, 2021.075.PA - 13, 2021.075.PA - 14, 2021.075.PA - 15 and 2021.075.PA - 17
- 3 The materials to be used in the construction of the external surfaces of the development hereby permitted shall match those specified on the approved plans, or those specified in the submitted application form.
- 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.

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, and the Local Council confirms it intends to attend and speak at the meeting where the application will be considered (Pursuant to The Constitution, Part 3: Scheme of Delegation to Officers from Full Council)).

Description of Site:

The application site is a detached dwelling situated on the Northern side of Scotland Road. The site is not located within the Metropolitan Green Belt, it is not located within the boundaries of a Conservation Area and is not a Listed Building.

Description of Proposal:

Proposed front porch, replacement of existing single storey rear roof (from pitched to flat).

Relevant History:

CHI/0019/62 - ERECTION OF DETACHED HOUSE + GARAGE – Grant Permission

EPF/1928/07 - Part two storey, part single storey rear extensions and conversion of garage. - Refuse Permission

EPF/2641/07 - Part two storey, part single storey rear extensions and conversion of garage. (Revised application) - Grant Permission (With Conditions)

EPF/0767/08 - Single storey rear extension and front alterations. (Amended application) - Grant Permission (With Conditions)

EPF/1987/16 - Extension and alterations to the rear and front of the property, including the roof and internal refurbishments. - Grant Permission (With Conditions)

EPF/2934/19 - Proposed two storey rear extension. - Refuse Permission – Subsequently allowed at appeal with conditions.

Policies Applied:

Adopted Local Plan:

CP2 – Protecting the Quality of the Rural and Built Environment

DBE9 – Loss of Amenity

DBE10 – Residential Extensions

NPPF:

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) 2017

Although the LPSV does not currently form part of the statutory development plan for the district, on 14 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.

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:

Policy	Weight afforded
SP7 – The Natural Environment, Landscape Character and Green Infrastructure	Significant
DM9 – High Quality Design	Significant
DM10 – Housing Design and Quality	Significant

Consultation Carried Out and Summary of Representations Received

Site notice posted: No, not required

Buckhurst Parish Council: OBJECTION: Concerns that the design is out of keeping with the street scene.

The Parish Council confirmed they would attend and speak at Area plans South.

Number of neighbours consulted: 7

Number of responses received: 1

26 Amberley Road: Comment: Re the rear extension it is difficult as there is no elevation plan showing the visual effect which is what we look out onto. From the side elevation plan it appears they are simply replacing the sloping roof with a flat roof on precisely the same footprint. Presumably this is to allow them to fit full height folding doors across the rear of the extension. If this is the case whilst it may not be as attractive to look at we wouldn't object. If more is involved then we need to know the detail and we would strongly object if the intention now or in the future was to put a balcony on the flat roof or any other first floor extension on the flat roof.

Officer comment: A condition will be attached ensuring the flat roof will not be used as a balcony.

Main Issues and Considerations:

The main issues to consider are the design and impact on neighbouring amenity.

Design

Whilst the proposed front porch would be more contemporary in appearance and would alter the overall character of this dwelling, the street scene has a mixture of house designs. The application site itself differs significantly from its immediate neighbours and the proposal is considered acceptable by reason of its overall design and use of materials, both of which complement the application dwelling.

It is therefore not considered that this modest, modern addition would detrimentally harm the overall character or appearance of the streetscene and therefore would comply with policies DBE10 of the adopted local plan, DM10 of the LPSV 2017 and the NPPF 2021 that all seek to promote high quality design.

Impact on Neighbouring Amenity

The proposed porch is set in from the boundary line with no. 33 by 0.5m and measures 2.2m in height from the land level of this property and is not considered to adversely impact neighbouring amenity. The works to the rear elevation consists of replacing the existing mono pitch roof of the rear extension with a flat roof. Although this will increase the height by 0.6m at the furthest point, this will not adversely impact on living conditions of neighbouring properties by reason of overbearingness, loss of light (daylight and sunlight) or loss of outlook.

The neighbouring resident confirms that they do not object to Juliet balconies being installed, but has concerns about "if more is involved". A condition has been suggested to restrict the access to the flat roof to ensure that this is not used as a roof terrace. The proposal therefore complies with policies DBE9 of the Adopted Local Plan, DM9 of the LPSV 2017 and the NPPF 2021.

Conclusion:

The proposal complies with relevant planning policy and it is recommended that planning permission be **granted**.

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: Zara Seelig

Direct Line Telephone Number: 01992 564379

or if no direct contact can be made please email: contactplanning@eppingforestdc.gov.uk