



# Epping Forest District Council

# EFDC



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Application Number:	EPF/0030/23
Site Name:	7 Brook Road Loughton IG10 1BW

# OFFICER REPORT

**Application Ref:** EPF/0030/23  
**Application Type:** Householder planning permission  
**Applicant:** Mr Bernard Singer  
**Case Officer:** Kie Farrell  
**Site Address:** 7, Brook Road, Loughton, IG10 1BW  
**Proposal:** Construction of a single-storey ground floor infill extension, new front window dormer to the main roof with the reconfiguration of the main roof and the first-floor front and rear gable roofs  
**Ward:** Loughton St. Mary's  
**Parish:** Loughton  
**View Plans:** <https://eppingforestdcpr.force.com/pr/s/planning-application/a0h8d000001V4dq>  
**Recommendation:** Approve with Conditions

*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:**

Brook Road is located within the built up area of Loughton. The existing building is a two storey detached property situated within a long plot. The neighbours are either detached or semi detached properties, some of which have been extended to the side and rear elevations.

The application site is not located within the Metropolitan Green Belt and it is not in a conservation area.

## **Description of Proposal:**

*Construction of a single-storey ground floor infill extension, new front window dormer to the main roof with the reconfiguration of the main roof and the first-floor front and rear gable roofs.*

Single storey rear infill extension 2.7m deep and 4.7m wide with a flat roof with a maximum height of 3.0m (and increased depth of existing ground floor extension)

Roof extension including front dormer, rear gable features formed from existing hipped roofs and crown roof.

## **Relevant Planning History:**

PRE/0112/22

Pre application for a proposed single story rear extension and a loft conversion.  
Advice given 15.11.2022.

EPF/1312/14

Part single, part two storey rear extension. Alteration to front of property and pitched roof over existing porch.  
Approved 13.08.2014.

## **Policies Applied:**

### Adopted Plan (March 2023):

SP1: Presumption in Favour of Sustainable Development.  
DM9: High Quality Design.

### Adopted Plan (1998):

CP2 Protecting the quality of the built environment  
DBE 9 Loss of amenity  
DBE10 Residential Extensions

## **Consultation Carried Out and Summary of Representations Received:**

Loughton Town Council: Objection:

*“The Committee NOTED the contents of a letter of objection.*

*The Committee OBJECTED to this application on the grounds that the proposed raising of the roof was out of keeping with the street scene. The two upper most rear windows were incongruous, large, and out of proportion.”*

Number of neighbours consulted: 9. 1 objection received:

### 18 Station Road:

*The proposed windows on the rear elevation top storey will overlook our garden and reduce our privacy. We would have no objection to velux windows but these windows are large and face towards our garden and house.*

An Objection was also received from the Loughton Residents Association Plans Group:

*We object to this application. There are 19 houses on this part of Loughton Brook. 14 of the 19 houses have original roof features projecting over a second storey window and the other five have none. The application includes a front dormer high in the roof. There aren't any front dormers nearby on Brook Road. The proposed dormer on No 7 will be out-of-keeping with its surroundings and harmful to the streetscape.*

## **Main Issues and Considerations:**

The main issues in this case are:

- Design, Character and Appearance
- Residential Amenity

### Design, Character and Appearance:

The application proposes:

Single storey rear infill extension 2.7m deep and 4.7m wide with a flat roof with a maximum height of 3.0m (and increased depth of existing ground floor extension)

Roof extension including front dormer, rear gable features formed from existing hipped roofs and crown roof.

The single storey rear extension is an acceptable addition in design, character and appearance terms.

The proposed roof extension element would introduce a crown roof and front dormer to an area where these are not predominant features.

The submitted Design and Access Statement provides examples of other crown roofs and front dormers found on other dwellings in Loughton.

The proposed crown roof would have limited impact in terms of its appearance in the street scene, appearing as a hipped roof form.

Whilst front dormers are not a feature found on immediate neighbouring dwellings there are some examples in the wider Loughton area and the design of the proposed dormer is such that it would not have a harmful impact on the appearance of the existing dwelling or immediate surrounding area.

The proposed development is considered to be acceptable in design, character and appearance terms.

#### Residential Amenity:

The proposed development would not have a harmful impact on the residential amenity of the occupiers of No. 5 Brook Road.

The proposed rear extension would be set 0.8m off the boundary with No. 9. Whilst the land levels at No. 9 are lower than the pre-application site therefore exacerbating impact, the 2.7m depth and maximum height of 3m will ensure that there is no significant harmful impact to the occupiers of No. 9.

An objection has been received from the occupier of 18 Station Road stating that the proposed windows on the rear elevation top storey will overlook their house and garden, reducing privacy.

Officer response: The proposed second floor rear windows are small compared to the existing first floor rear windows. It is not considered that the proposed second floor rear facing windows would have a materially greater impact in terms of overlooking / loss of privacy than the existing situation.

There is a distance of over 25m from the proposed second floor windows to the end of No.18's rear garden and approximately 60m between facing habitable room windows.

It is not considered that the proposed second floor rear facing windows would have a harmful impact on the privacy of the occupiers of 18 Station Road or any other neighbouring property.

The proposal is considered to be acceptable in terms of impact on residential amenity.

#### Conclusion:

Recommended for approval, 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: Kie Farrell***

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

**Conditions: (5)**

- 1 The development hereby permitted shall begin not later than three years from the date of this decision.

Reason: To comply with the requirements of Section 91 of the Town and Country Planning Act 1990 (as amended).

- 2 The development hereby permitted shall be carried out and retained strictly in accordance with the following approved plans:

Drawing 22103\_01 – Location Plan  
Drawing 22103\_02 – Existing Block Plan  
Drawing 22103\_03 – Existing Ground Floor Plan  
Drawing 22103\_04 – Existing First Floor Plan  
Drawing 22103\_05 – Existing Roof Plan  
Drawing 22103\_06 – Existing North Elevation  
Drawing 22103\_07 – Existing West Elevation  
Drawing 22103\_08 – Existing South Elevation  
Drawing 22103\_09 – Existing East Elevation  
Drawing 22103\_10 – Proposed Block Plan  
Drawing 22103\_11 – Proposed Ground Floor Plan  
Drawing 22103\_12 – Proposed First Floor Plan  
Drawing 22103\_13 – Proposed Loft Plan  
Drawing 22103\_14 – Proposed Roof Plan  
Drawing 22103\_15 – Proposed North Elevation (Front)  
Drawing 22103\_16 – Proposed West Elevation  
Drawing 22103\_17 – Proposed South Elevation (Rear)  
Drawing 22103\_18 – Proposed East Elevation  
Drawing 22103\_19 – Proposed Section AA  
Drawing 22103\_20 – Proposed Section BB  
Planning Statement, October 2022  
Design and Access Statement, Black Elephant, January 2023.

Reason: For the avoidance of doubt and to ensure the proposal is built in accordance with the approved plans.

- 3 The materials to be used in the construction of the external surfaces of the development hereby permitted shall match those of the existing building or those specified on the approved plans, or those specified in the submitted application form.

Reason: To ensure a satisfactory appearance in the interests of visual amenity of the area, in accordance with Policy DM9 of the Epping Forest District Local Plan 2011-2033 (2023) and the NPPF, and Policies CP2 & DBE10 of the adopted Local Plan 1998 & 2006.

- 4 Access to the flat roof(s) 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.

Reason: To safeguard the privacy of adjacent properties, in accordance with Policy DM9 of the Epping Forest District Local Plan 2011-2033 (2023) and the NPPF, and Policies CP7 & DBE9 of the adopted Local Plan 1998 & 2006.

- 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 08:00 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.

Reason: To ensure that the proposed construction work does not cause undue nuisance and disturbance to neighbouring properties at unreasonable hours, in accordance with Policies DM9 & DM21 of the Epping Forest District Local Plan 2011-2033 (2023) and the NPPF, and Policies RP5A and DBE9 of the adopted Local Plan and Alterations 1998 & 2006.

**Informatives: (1)**

- 6 The Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against all material considerations, including planning policies and any representations that may have been received and subsequently determining to grant planning permission in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.