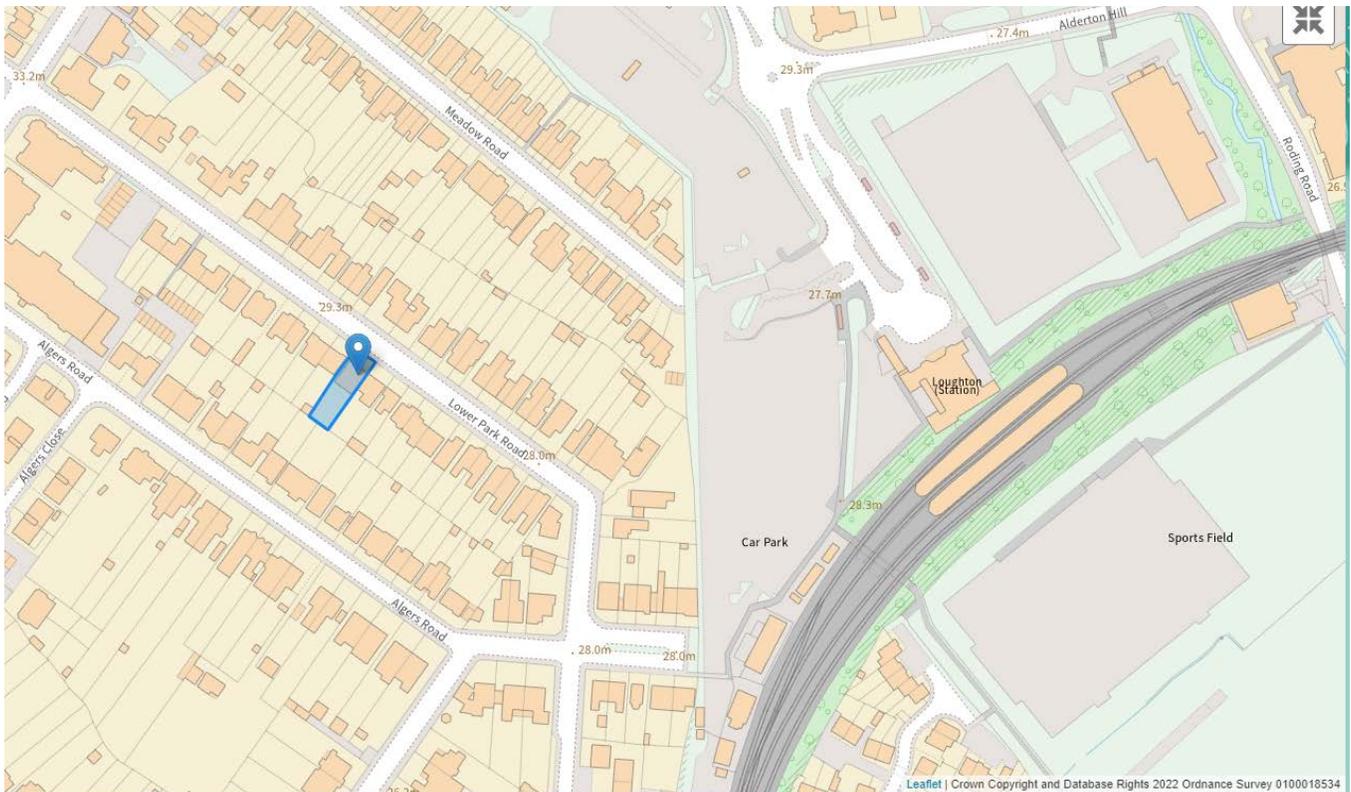


OFFICER REPORT

Application Ref: EPF/1815/23
Application Type: Householder planning permission
Applicant: Mr Jake Marcou
Case Officer: Muhammad Rahman
Site Address: 25, Lower Park Road, Loughton, IG10 4NB
Proposal: Loft conversion with rear dormer and five roof lights to existing front roof slope, first floor side extension and alterations to existing single storey rear extension.
Ward: Loughton Forest
Parish: Loughton
View Plans: <https://eppingforestdcpr.force.com/pr/s/planning-application/a0h8d000001X8z7>
Recommendation: Approve with Conditions



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This application is before this Committee since the recommendation is for approval contrary to an objection from a Local Council and at least one non-councillor resident, on planning grounds material to the application (Pursuant to The Constitution, Part 3: Scheme of Delegation to Officers from Full Council).

Site and Surroundings

The site comprises of a semi-detached house located within a built-up area of Loughton. It is not listed nor in a conservation area or a flood zone. No protected trees lie within the site.

Proposal

The proposal is for a loft conversion with rear dormer and five roof lights to existing front roof slope, first floor side extension and alterations to existing single storey rear extension.

Relevant Planning History

EPF/1504/06 - Single storey side and rear extension - Approved with Conditions

Development Plan Context

Epping Forest Local Plan 2011-2033 (2023)

On 9 February 2023, the council received the Inspector's Report on the Examination of the Epping Forest District Local Plan 2011 to 2033. The Inspector's Report concludes that subject to the Main Modifications set out in the appendix to the report, the Epping Forest District Local Plan 2011 to 2033 satisfies the requirements of Section 20(5) of the Planning and Compulsory Purchase Act 2004 and meets the criteria for soundness as set out in the National Planning Policy Framework and is capable of adoption. The proposed adoption of the Epping Forest District Local Plan 2011 to 2033 was considered at an Extraordinary Meeting of the Council held on 6 March 2023 and formally adopted by the Council.

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

DM9 High Quality Design

National Planning Policy Framework 2023 (Framework)

Paragraphs 131 & 135

Summary of Representations

Number of neighbours Consulted: 7. 1 response(s) received.

Site notice posted: No, not required.

23 LOWER PARK ROAD & LRA PLANS GROUP – OBJECTIONS – Summarised as:

- Out of Character/Loss of Symmetry;
- Terracing Effect;
- Loss of Light/Overshadowing; and
- Loss of privacy.

LOUGHTON TOWN COUNCIL – The Committee OBJECTED to this application on the grounds that No 25 forms part of a pair of dwellings with that of No 27 which has been extended sympathetically. Members believed that the proposed extensions to No 25 would dramatically change the roof form and be detrimental to the townscape and this part of Lower Park Road. The applicant should consider matching the extension to No 27.

Planning 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

The street scene varies in building form and architectural design. The proposed extension would introduce a gable end to the main roof and a stepped down first floor side extension also with a gabled roof. This will clearly unbalance the roof form of this pair of semi-detached dwellings. However, there are some material planning considerations that must be taken into account.

Firstly, permitted development rights are intact for the dwelling, so at present a hip-to-gable extension on the main roof, along with a rear box dormer, could be achieved without the need for planning consent. Whilst this would not allow for the gable roofed side extension to be added, the permitted development fallback option would have a similar unbalancing effect on the dwellings.

Secondly, the attached neighbour has extended right up to the boundary, albeit with a hipped roof and the absence of any loft conversion. Nonetheless, this already causes an imbalance between the pair of semi-detached dwellings weakening any case against further unbalancing of this roof form.

Finally, other examples of side/roof extensions to one half of semi-detached dwellings in the locality can be seen, including at number 21 (two doors down) that has added a gable end to the main roof and a hip ended first floor side extension despite the attached neighbour retaining its original hipped roof design, and at number 64 Algiers Road, where a hip-to-gable extension has been added where none exists on number 66.

The proposed first floor side extension is set in from the common boundary with number 23 Lower Park Road by approx. 1.1m, as shown on the proposed ground floor plan. Number 23 is not fully developed right up to the common boundary. Thus, there would be sufficient visual separation to ensure that no unacceptable terracing effect would occur. The proposed first floor side extension would be stepped down and would appear as a subservient addition that, on balance, would not have a harmful effect to the character and appearance of the street scene or wider area.

Living Conditions

The building is orientated towards the northeast and as the first-floor side extension does not protrude past the existing rear building line of the host house and that of No. 23, together with the visual gap of 1.1m, there will be no material loss of light, overshadowing, overbearing and visual impact that warrants a reason for refusal.

One flank window to the rear box dormer is proposed (this will be required to be obscure glazed secure via condition) and there is no justification to refuse the rear box dormer on overlooking grounds, given that this is a common feature on houses, including some present at neighbouring dwellings. Furthermore, a similar development could be achieved under permitted development.

Therefore, the proposed development safeguards the living conditions of neighbouring amenities, in compliance with Policy DM9 (H) of the LP and Paragraph 130 (f) of the Framework.

Conclusion

For the reasons set out above having regard to all matters raised, it is recommended that conditional planning permission be granted.

If you wish to discuss the contents of this report item please email the case officer by 2pm on the day of the meeting at the latest, or if no direct contact can be made please email: contactplanning@eppingforestdc.gov.uk

Conditions: (6)

- 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 in accordance with the following approved plans: Location Plan, Block Plan, Proposed Block Plan, 2307-01b, 2307-02a, 2307-03a, 2307-04, 2307-05, 2307-06e, 2307-07d, 2307-08d, 2307-09a, 2307-10, 2307-11, 2307-12b, 2307-13b, 2307-14, and 2307-15.

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 and 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.

- 4 Prior to first occupation of the building/extension hereby permitted the window(s) in the flank elevation(s) at first floor level and above, shall have been fitted with obscure glass with a minimum Pilkington privacy level 3 obscurity (or equivalent), and no part of that/those window[s] 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 at these specifications thereafter.

Reason: To prevent overlooking and loss of privacy to the occupants of neighbouring properties, in accordance with Policy DM9 of the Epping Forest District Local Plan 2011-2033 (2023) and the NPPF.

- 5 Wheel washing or other cleaning facilities for vehicles leaving the site during construction works shall be installed and utilised to clean vehicles immediately before leaving the site. Any mud or other material deposited on nearby roads as a result of the development shall be removed.

Reason: To avoid the deposit of material on the public highway in the interests of highway safety, in accordance with Policy T1 of the Epping Forest District Local Plan 2011-2033 (2023) and the NPPF.

- 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 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.

Informatives: (1)

- 7 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.