

Report to District Development Management Committee



**Epping Forest
District Council**

Date of meeting: 1 August 2018

Address: 25 Shooters Drive, Nazeing, Waltham Abbey

Subject: EPF/1800/18 - Proposed side and rear extension

Officer contact for further information: Patrick Flanagan (01992 564101)

Democratic Services Officer: S. Tautz (Ext 4180)

Recommendation(s):

That planning application EPF/1800/18 granted planning permission subject to the following 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. Materials to be used for the external finishes of the proposed development shall match those of the existing building, unless otherwise agreed by the Local Planning Authority.**
- 3. All construction/demolition works and ancillary operations, including vehicle movement on site which are audible at the boundary of noise sensitive premises, shall only take place between the hours of 07.30 to 18.30 Monday to Friday and 08.00 to 13.00 hours on Saturday, and at no time during Sundays and Public/Bank Holidays unless otherwise agreed in writing by the Local Planning Authority.**

Report:

This application is submitted to this Committee since it is submitted on behalf of the partner of Councillor Y. Knight. (*Pursuant to The Constitution, Part Two, Article 10(f)*)

Description of Site:

The application site comprises a split level dwelling set within a plot sloping to the south located on the northern side of Shooters Drive. Shooters Drive is a residential area characterised by detached and semi-detached single and two storey dwellings set on large plots. To the west of the site is No. 23, a two storey dwelling, to the east of the site is No. 27, a bungalow. To the north of the site is a subdivided plot of land (previously part of the curtilage of the application site) benefiting from Planning Permission EPF/1129/17 permitting the construction of a 3 bedroomed 'passive' house (so far, unimplemented). To the south of the site are single storey dwellings set lower than the application site due to the sloping terrain.

The site is not located within the Green Belt or Conservation Area.

Description of Proposal:

Consent is sought for the erection of side and rear extensions. The side element would have a maximum width of 1.7m and a maximum depth of 8.8m with eaves height of 2m

(measured from the floor of the balcony). The side extension would match the footprint of the existing structure accommodating WC, utility room and sunroom and would incorporate new walls and fenestration to serve the revised internal layout. The rear element would have a maximum width of 6.7m, a maximum depth of 3.5m with a mono-pitched roof with eaves height of 2.3m and ridge height of 4m.

The south (principal) elevation would incorporate three additional windows to serve bedroom 2, each measuring 0.4m width and 1.5m height. The entrance to the existing garage would be replaced by a window to serve a bedroom, measuring 2.9m width and 1.1m height. The proposal seeks to replace the existing entrance steps and retaining wall with new steps and retaining wall of 1m height to be topped with a glazed balustrade and the replacement of the fixed glazed screen behind the entrance steps. The north elevation of the existing house would replace the existing window serving bedroom 1 with double doors. The east elevation of the existing house remains unchanged.

Relevant History:

EPF/1129/17 – New self build passive home - Granted.

Policies Applied:

Epping Forest District Council Local Plan (1998) and Alterations (2006):

CP1 – Achieving sustainable development objectives
DBE1 – Design of new buildings
DBE2 – Effect on neighbouring properties
DBE8 – Private amenity space
DBE9 – Loss of amenity
DBE10 – Design of residential extensions

The above Policies form part of the Council's 1998 Local Plan. Following the publication of the NPPF, policies from this plan (which was adopted pre-2004) are to be afforded due weight where they are consistent with the Framework. The above policies are broadly consistent with the NPPF and therefore are afforded full weight.

Epping Forest District Local Plan (Submission Version) 2017:

The Epping Forest District Local Plan (Submission Version) 2017 has been approved for publication and is the Plan the Council intend to submit for independent examination. The policies in the Plan are considered to be up to date and accord with national policy and therefore should be given substantial weight in the consideration of planning applications in accordance with the Council's decision on 14 December 2017 and paragraph 217 of the NPPF. The policies and the Plan are supported by up to date and robust evidence – the evidence should also be treated as a material consideration. The relevant policies in the context of the proposed development are:

SP1 – Presumption in favour of sustainable development
DM9 – High quality design
DM10 – Housing design and quality

Consultation Carried Out and Summary of Representations Received:

5 neighbouring residents were consulted, no responses so far received.

NAZEING PARISH COUNCIL – No response received at time of drafting report.

Main Issues and Considerations:

The main issues in the determination of this application are whether the design and appearance of the proposal is acceptable and its impact on the amenities of the neighbouring properties.

Adopted Local Plan Policy DBE9 sets out that development does not result in an excessive loss of amenity for neighbouring properties, by reason of visual impact; overlooking, loss of daylight/sunlight; and noise, smell or other disturbance. Policy DBE10 refers specifically to residential extensions and a proposal is required to complement and, where appropriate, enhance the appearance of the street scene and the existing building and this will be achieved by close attention to (a) the scale, form, detail, elevations, materials, roof treatment and fenestration of the existing building; and (b) separation from any neighbouring buildings; and (c) the existence of any landscaping in the locality.

Design and Appearance:

The proposal would be in keeping with the existing dwelling and would utilise matching materials. Given that the side extension replaces the existing structure and occupies the same footprint it is not considered to detrimentally impact the appearance of the dwelling or the character of the area. The rear extension will integrate satisfactorily with the existing dwelling and will not be readily visible from any public vantage points and is not considered to be harmful to the appearance of the house or the character of the area. The proposal is not considered to be materially at odds with the surrounding area when viewed from the street and would comply with relevant planning policy.

Impact on Neighbours:

The proposal is not considered to adversely impact the occupiers of the neighbouring properties. To the west of the site, No. 23 is screened by a picket fence and mature hedging. The side extension would not incorporate any additional fenestration over and above the existing structure and would not result in any unacceptable impact on the amenity of No. 23. Turning to the east of the site, No. 27 is screened by a 1.8m close-boarded solid fence. The east elevation of the proposed rear extension incorporates glazed sliding doors with fixed glazed panel overhead to serve the proposed family room. Given the distance away from the boundary of No. 27 (9.5m), screened as it is by the fence and which will include the access lane (currently not constructed) to the approved dwelling to the north of the application property, the glazed elevation is not considered to be unduly detrimental to the amenity of No. 27 and will not result in any loss of privacy. Furthermore the rear extension is not considered to unduly harm the amenity of future occupants of the approved dwelling to the north of the application property given the distance between the rear extension to the boundary to the north and the absence of windows on the south elevation of the approved dwelling. The proposal is not considered to adversely impact the amenities of any other adjoining neighbours.

Conclusion

In conclusion it is considered that the proposal is of acceptable design and appearance and would not be detrimental to the character and appearance of the street scene. It would retain adequate amenity space and would not adversely impact neighbour amenities. As such the application complies with the guidance contained within the National Planning Policy Framework and the relevant Local Plan policies and is therefore recommended for approval.