

Report to District Development Management Committee

Date of meeting: 30 January 2019



Address: 6 St. Mary's Way, Chigwell

Subject: EPF/3043/18 - Ground floor front and rear extension and first floor side extension and loft conversion with 2 rear dormers.

Officer contact for further information: N. Richardson (01992 564110)

Democratic Services Officer: S. Tautz (01992 564180)

Recommendation(s):

That the Committee determine planning application EPF/3043/18.

Report Detail

- (1) This application was considered by the Area Plans Sub-Committee South on 23 January 2019. The vote on the application was tied and it was subsequently referred to the District Development Management Committee for decision by way of a minority reference. The application is referred for determination without any recommendation from the Sub-Committee.
- (2) The Officers report on the application is reproduced below:

Description of Site:

The property is a two-storey semi-detached house. The site is within a built-up area of Chigwell, part of the residential development on the land adjacent to Chigwell convent during the mid-1970's. Not listed nor in a conservation area. PD rights are removed for garage conversions. There is a blanket TPO within the locality.

Description of Proposal:

The proposal is for a single storey front and rear extension, first floor side extension, loft conversion with two rear dormer windows and raising of the ridge line. The proposal has been amended since its initial submission to address design concerns raised by the planning officer.

The single storey front element will project 1.3 metres from the original front wall and extend 2.8 metres to the side to square of the corner section of the house linking it to the garage. It will have a pitched roof and materials to match the existing house.

The single storey rear element will project approx. 4 metres from the original rear wall, with an eaves height of 3.1 metres and an overall height of 3.5 metres.

The first-floor side extension is recessed approx. 1 metre from the original front wall and will extend 6 metres to be in line with the existing rear wall. The first-floor side extension will overhang above the entrance to the garage which is accessed from the cul-de-sac. The roof form will match the existing house and the roof line is set down approx. 300mm from the main ridge line.

The ridge height will be increased by approx. 500mm bringing it in line with the attached neighbour and the roof will have two dormer windows at the rear with dual pitched roofs. The dormers would be set in 1.6 metres from the attached neighbour and 1.8 metres from the flank of the proposed side extension with a gap of 2.5 metres in between the two rear dormers, and it has a remaining section of eaves of 1.6 metres. Materials are shown to match the existing house.

Relevant Planning History:

EPF/0483/76 – Outline Application for Residential Development - Approved

EPF/0788/82 – First Floor Extension and Garage Extension - Approved

Policies Applied:

Adopted Local Plan:

CP2	Protecting the quality of the rural and built environment
DBE9	Loss of Amenity
DBE10	Design of Residential Extensions

Local Plan Submission Version 2017:

Paragraph 213 of the National Planning Policy Framework 2018 (NPPF) requires that due weight be given to the relevant policies in existing plans. However, paragraph 48 of the NPPF states that decision-takers may also give weight (unless material considerations indicate otherwise) 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 this Framework (the closer the policies in the emerging plan to the policies in the Framework, the greater the weight that may be given).

The Council considers that the Plan is currently at an advanced stage of preparation and has been formally submitted to the Secretary of State for examination and that all the policies are consistent with the NPPF (although this will be tested through the examination). By virtue of this advanced stage of preparation, as well as the Council resolution taken on the 14th December 2017, the LPSV is a material consideration in determining planning applications. Therefore, we need to consider the weight that should be given to each of the relevant policies in the context of the proposed development listed below:

SP1	Presumption in Favour of Sustainable Development
DM9	High Quality Design

Consultation Carried Out and Summary of Representations Received:

Number of neighbours consulted: 6. Two responses received

Site notice posted: No, not required

7 ST MARYS WAY – OBJECTION – Summarised as;

- The proposed dormer windows will have clear and unobstructed views of at least one (and possibly two) of the bedrooms of 7 St Marys Way.

10 ST MARYS WAY – OBJECTION – Summarised as;

- Excessive noise, disturbance and inconvenience to the residents of the cul-de-sac.
- Over development and overcrowding in the cul-de-sac.
- Overlooking and loss of Privacy.

EFDC LAND DRAINAGE – No Objection.

CHIGWELL PARISH COUNCIL – OBJECTION – Potential overlooking from the rear of No. 6 to No. 7.

Main 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 the neighbouring properties.

Character and appearance:

The proposed rear extension is considered to be subservient to the existing building and similar to others in this locality, in particular the single storey rear extension to the attached neighbour, albeit a bit deeper.

The proposed works to the front and side of the house, although they will be visible from the street, would complement the existing building in terms of its height, scale and detailed design. Consequently, they would have no adverse impact to the street scene as it is similar to what others have carried out in this residential development and the works.

The proposed roof works, are considered to be of an appropriate design, with the increase in ridge height to match that of the attached neighbour appropriate, achieving a well-proportioned roof in relation to both the neighbour and the wall height of the existing house. The two rear dormer windows would be similarly well proportioned and set appropriately within the roof space.

In short, the proposed works are of a good design, and would complement the existing building, thereby safeguarding the character and appearance of the locality.

Living conditions of neighbours:

The arrangement of the application is that it is located at the beginning of a cul-de-sac with the rear of the property facing towards a principal elevation of No. 7, which is separated from the existing house by the length of its rear garden and a pair of garages. The potential harm in terms of overlooking into the first-floor flank wall windows from the rear dormer windows will be minimal and not excessive enough to justify a refusal. This is because the rear wall of No. 6 to the principal elevation of No. 7 is at a distance of approx. 23 metres, approximately 2m more than the separation distance of existing rear facing first floor windows from the principal elevation of No. 7. That degree of separation is not unusual in modern housing estates and, in this case, the affected elevation of no. 7 is generally visible from the public areas of the cul-de-sac.

There would be no harmful impact to the living conditions of the attached neighbour from the proposed single storey rear element in terms of overshadowing, outlook, visual impact and loss of light as the proposed increase in depth beyond the rear addition at the attached neighbour, some 1.3 metres, is considered to be of limited consequence.

With regards to the impact on the living conditions of No 10 and the rest of the properties looking on the rear of No. 6 there would be no additional overlooking or loss of privacy than what is currently achievable, and any potential noise, nuisance and disturbance to the residents of the cul-de-sac from the construction phase can be conditioned to be carried out during the council's standards hours of working.

In conclusion, the proposal would safeguard the living conditions of all neighbouring dwellings, including No 7 and the residents of the cul-de-sac.

Conclusions:

On the basis of the above assessment it is concluded that proposal, as revised, would be a well proportioned design, respecting that of the existing and neighbouring buildings, and that it would not cause excessive overlooking, overshadowing or loss of light to any neighbour. The proposal would therefore safeguard the character and appearance of the locality and the living conditions of neighbours in accordance with adopted and emerging Local Plan policy. Accordingly, 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: Muhammed Rahman
Direct Line Telephone Number: 01992 564415***

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