

APPLICATION No:	EPF/1408/19
SITE ADDRESS:	6 Carters Lane Epping Green Essex CM16 6QJ
PARISH:	Epping Upland
WARD:	Broadley Common, Epping Upland and Nazeing
APPLICANT:	Mr Tony Harding
DESCRIPTION OF PROPOSAL:	Proposed single storey rear extension with a flat roof and skylights. Proposed single storey front extension with a pitched roof with a new access door and window to the front elevation. Proposed loft conversion and single storey side extension with a pitched roof.
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=624693

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 will be completed strictly in accordance with the approved drawings nos: DPL.99., DPL.01., DPL.02., DPL.03., DPL.04., DPL.05., DPL.06., DPL.07., DPL.08., DPL.09., DPL.10., DPL.11., DPL.12., DPL.13., DPL.14., DPL.15. and DPL.16.
- 3 Prior to preliminary ground works taking place, details of surface water disposal shall be submitted to and approved in writing by the Local Planning Authority. The development shall be implemented in accordance with such agreed details.
- 4 The window opening in the West gable flank elevation facing no.8 Carters Green shall be entirely fitted with obscured glass with a minimum Level 3 obscurity and have fixed frames to a height of 1.7 metres above the floor of the room in which the window is installed and shall be permanently retained in that condition.
- 5 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.
- 6 Materials to be used for the external finishes of the proposed development shall match those submitted in drawing number DPL.09., unless otherwise agreed in writing by the Local Planning Authority.

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 two-storey semi-detached property with front and rear gardens, located on the North side of Carters Lane.

The proposal site is not located within the Metropolitan Green Belt. It is not located within a Conservation Area and it is not a Listed Building.

Description of Proposal:

Proposed single storey rear extension with a flat roof and skylights. Proposed single storey front extension with a pitched roof with a new access door and window to the front elevation. Proposed loft conversion and single storey side extension with a pitched roof.

Relevant History:

EPF/2159/13 – Proposed single storey rear extension with flat roof design and skylights; proposed single storey front extension with pitched roof design with new access door and window to front elevation - Refused Permission

EPF/2715/13 - Single storey front and rear extensions (Revised application to EPF/2159/13) – Grant Permission (with conditions)

EPF/1593/15 - Proposed hip to gable roof extension, with rear dormer window, single storey side extension and single storey rear extension – Grant Permission (with conditions)

4 Carters Lane – EPF/0921/17 Ground floor front, side and rear extension and a hip to gable loft conversion (Revised application to EPF/0168/17) – Approved 23/06/2017

8 Carters Lane – EPF/0067/16 - Ground floor front, side and rear extension. Hip to gable loft conversion with dormer – Approved 18/03/16

10 Carters Lane – EPF/2430/14 - Ground floor, front, side and rear extension and a hip to gable loft conversion – Approved 04/12/14

Policies Applied:

Section 38(6) Planning and Compulsory Purchase Act 2004 requires that planning applications should be determined in accordance with the development plan unless material considerations indicate otherwise. The Development Plan currently comprises the Epping Forest District Council Adopted Local Plan (1998) and Alterations (2006).

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

CP2 – Protecting the Quality of the Rural and Built Environment

DBE9 – Loss of Amenity

DBE10- Residential Extensions

ST4 – Road Safety

ST6 – Vehicle Parking

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. The appointed Inspector has indicated an intention to provide advice to the Council by 12 July 2019; this advice will be given without prejudice to the Inspector's 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
T2 – Safeguarding of Routes and Facilities	Significant

Consultation Carried Out and Summary of Representations Received

Date of site visit: 25/06/2019

Number of neighbours consulted: 5

Site notice posted: No, not required

Responses received: No response received from neighbours.

Parish Council: Objection:

1. Excessive overdevelopment of site; too dominant
2. Concern as to size of extension in relation to the original footprint of the property
3. Inappropriate development in a rural area and setting
4. Effect on street scene – front of extension would be out of keeping with the rest of the properties, would be asymmetrical with paired property and loss of front garden
5. Overpowering in relation to neighbouring properties
6. Loss of light amenity to no. 4; effect of both front and rear extensions

Should it be necessary a member of the Planning Committee would attend the EFDC Area Planning Sub Committee West.

Officer Comment: The works to the roof can be undertaken without the need for planning permission, furthermore, the proposed works to the roof are identical to that approved under EPF/1593/15. The extensions are single storey and the front extension is the same depth as that approved under EPF/1593/15 the only difference being a slight variation of the roof. It is very similar in appearance to that built at adjacent neighbouring properties. The resultant dwelling will not appear overdeveloped, the property no. 8 Carters Lane have built a similar front, side and rear extension and they have built up to the boundary line with no. 6. No.4 and no. 10 have permissions for similar schemes also. There would still be adequate space for parking, there are no on-street parking restrictions and the depth retained matches the approved schemes and what has been built at neighbouring properties. The impact of the works on the character and appearance of the host dwelling and surrounding area has been assessed below and is considered acceptable. The proposal is almost identical to those approved at the adjoining neighbours.

Land Drainage: No objection but commented:

The applicant has no proposal to dispose of surface water. The geology of the area is predominantly clay and infiltration drainage may not be suitable for the site. Further details are

required. **Please add condition SCN16 requiring approval of surface water details by the Local Planning Authority prior to preliminary groundworks commencing**

Main Issues and Considerations:

The main issues with this proposal is the acceptability of its design, its impact on amenity and its impact on parking.

Design

The rear extension will not be visible from public areas of the street scene but is conventionally designed and will therefore not cause any harm to its character or appearance.

The side and front extensions are considered acceptable and would not appear overly prominent in the street scene. Furthermore, front extensions are not uncommon along Carters Lane and as a result it will not appear at odds within the street scene.

The rear dormer window although large will be on the rear elevation of the property and therefore will not cause any harm to the character or appearance of the street scene. The hip to gable roof extension is a common residential feature and will not cause any visual harm. As explained above, the rear dormer window could be constructed under permitted development and the proposal is very similar in its design to those approved at 6, 8 and 10 Carters Lane.

In this respect the proposal would comply with policies CP2 and DBE10 of the adopted local plan, and SP7 and DM10 of the LPSV2017.

Impact on amenity

The proposed C-shape rear, side and front extension will be set on the shared boundary with no.4 to the rear and then almost mirroring the rear/side extension at no. 8 will be built up to the boundary line of this property also. It will project 6m from the existing rear elevation and will have a height of 3m. As a result, the attractive open outlook to the rear that no.4 and no.8 currently enjoy will not be compromised by the extension given its reasonable height and projection. Furthermore, weight must be given to the fact that planning permission has already been granted for a 6m deep single storey rear extension at both adjacent neighbour's no's 4 and 8 and no.8 has implemented their permission.

The side extension will be set against the side elevation of no.8, given that the extension is single storey and similar development has been undertaken by no.8 up to the boundary line, there will be no significant loss of light to the neighbour and it will not appear overbearing.

The front extension will project approximately 3m from the existing front elevation and will be set on the shared boundary with no.4. Its single storey height and reasonable projection will not cause any significant harm to their living conditions. The front extension has already been approved under reference EPF/1593/15 and therefore it does not require further assessment in this report.

The hip to gable roof extension will not cause any harm to neighbours as it is set against the side elevation of no.8 and the rear dormer windows are generally accepted forms of residential development. The majority of rear dormers are permitted development and as a result the Government views them as developments which do not cause excessive harm to the living conditions of neighbours. The application property has full permitted development rights and therefore a rear dormer window and hip to gable loft extension could be built without planning permission. Nevertheless, the rear dormer and hip to gable loft extension has already been

approved under reference EPF/1593/15 and therefore it does not require further assessment in this report.

The proposal therefore complies with policies DBE9 of the adopted local plan, and DM9 of the LPSV2017.

Parking considerations

The front extension will leave approximately 5m from the edge of the public carriageway for the parking of cars, which is sufficient space for off street parking and consequently there will be no harm to the existing parking arrangements. In addition, this depth had been retained at the approved schemes at Nos 4, 8 and 10 Carters Lane.

Therefore, the proposal would comply with policies ST4 and ST6 of the adopted local plan and T2 of the LPSV2017.

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