

**Report to the District Development
Management Committee**

Report Reference: EPF/1400/17
Date of meeting: 4 October 2017



**Epping Forest
District Council**

Address: 41 Bowes Drive, Ongar, CM5 9AX

Subject: Rear extension, garage and loft conversion.

Responsible Officer: Corey Isolda (01992 564380).

Democratic Services: Gary Woodhall (01992 564470).

Recommendation:

(1) That planning application EPF/1400/17 at 41 Bowes Drive in Ongar be granted 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 in writing by the Local Planning Authority.**

Report.

1. This application was put to the Area Plans Sub Committee East on 9 August 2017; however, it was deferred for a members site visit. Following the site visit the application was discussed again at Area Plans Sub Committee East on 6 September 2017. Members then referred the application to District Development Management Committee with no recommendation.

2. The Officer recommendation to approve the application, subject to conditions, remains unchanged and the report to the Area Plans Sub-Committee East on 6 September 2017 is reproduced below.

Planning Report to Area Plans Sub-Committee on 6 September 2017

Description of Site:

The application site is a single storey semi detached dwelling, within the built up area of Ongar. The site is not within the Metropolitan Green Belt or within a conservation area.

Description of Proposal:

Hip to gable roof extension with box dormer to rear, measuring 6 metres wide x 4.7 metres deep and 2.1 metres in height, finished in matching tile hanging. Single storey rear extension of 3 metres deep, 7 metres wide and 3.1 metres high, finished in matching brickwork with a small link to the existing single garage.

Relevant History:

None

Policies Applied:

CP2 – Protecting the quality of the rural and built environment
DBE9 – Loss of amenity
DBE10 – Residential extensions

The above policies form part of the Councils 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.

Draft Local Plan

At the current time, only limited weight can be applied to the Draft Local Plan, however the Draft Plan and evidence base should be considered as a material consideration in planning decisions. The relevant policies in this case are as follows:

DM9 - High Quality Design
DM10 – Housing Design and Quality

Consultation Carried Out and Summary of Representations Received:

3 NEIGHBOURS CONSULTED – 1 COMMENT RECEIVED – 43 BOWES DRIVE – Summarised Below – Impact on light, loss of privacy, overbearing, would cause noise disturbance.

ONGAR TOWN COUNCIL – OBJECT – Due to loss of light and privacy for neighbours.

Main Issues and Considerations:

The main issues to be considered relate to the impact on the character and appearance of development and neighbour's amenities.

Design:

The proposed extensions would increase the overall bulk and scale of the dwelling. Gable ends are not unusual within the street scene and some properties already benefit from box dormers to the rear. The works proposed are very similar to what could be carried out under permitted development and it is only because of small factors, such as the rear extensions link to the garage, that the application needs planning permission. Due to the mixed character of the street scene it will be able to contain the hip to gable conversion without causing excessive harm, whilst the box dormer will not be visible from the street scene, and whilst not attractive is not considered harmful to the character of the area given that it is not readily visible from any public area.

Amenities:

The proposed single storey rear extension spans the width of the property, with a height of 3.1 metres and a depth of 3 metres. The proposal will extend about 4m beyond the rear of number 43 which lies to the west of the application site. In addition the side of the dormer window proposed will also have some impact on that property. Whilst this may result in some loss of morning light it is not considered that this will cause excessive harm to residential amenity beyond that which would be caused by the fallback of permitted development. Due to the separation of the property from number 39 it is not considered that there would be significant harm to the amenity of the occupants of that dwelling.

The box dormer will have 2 'picture' windows, these will not look directly into rear windows as the site faces towards the railway line to the rear and whilst it will afford views over the rear of neighbouring gardens, which are not currently overlooked, this kind of rear facing view towards the rear of gardens is the norm within urban areas and can not be regarded as causing excessive loss of residential amenity. In addition the impact would be no different to the situation allowed under permitted development. Whilst the officer appreciates the personal circumstances put forward by no. 43, noise disturbance from building works cannot be taken as a material planning consideration and would only take place for a temporary period, although it is appreciated this may be stressful for the occupants of no. 43.

Conclusion:

The proposed development will not be unduly detrimental to the character and appearance of the area or the amenities of the neighbouring residents and is very similar to that which could be completed under permitted development. As such it complies with the guidance contained within the National Planning Policy Framework and the relevant Local Plan policies. Therefore the application is recommended for approval.