

**Report to the District Development
Management Committee**



**Epping Forest
District Council**

Report Reference: EPF/1765/17

Date of meeting: 29 November 2017

Address: 5 Beech Lane, Buckhurst Hill.

Subject: Proposed two storey front bay window, two storey side extension and single storey side and rear extensions.

Responsible Officer: David Baker (01992 564514).

Democratic Services: Gary Woodhall (01992 564470).

Recommendation:

(1) That planning application EPF/1765/17 at 5 Beech Lane in Buckhurst Hill 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.**
- 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 Councillor Gavin Chambers. *(Pursuant to The Constitution, Part Two, Article 10(f))*

Description of Site:

A two story Victorian semi detached house located in Beech Lane, a fairly short and narrow road which lies between Epping New Road and the High Road in Buckhurst Hill. The property is not listed nor does it lie within a conservation area.

Description of Proposal:

Erection of two storey front bay window, two storey side extension and single storey side and rear extensions. The plans originally submitted with the application have been revised in that the depth of the bay window extension at the front has been reduced and also its design has been amended.

Relevant History:

None.

Policies Applied:

Adopted Local Plan:

DBE9 – Design of new buildings.

DBE10 – Loss of amenity.

NPPF:

The National Planning Policy Framework (NPPF) has been adopted as national policy since March 2012. Paragraph 215 states that due weight should be given to relevant policies in existing plans according to their degree of consistency with the framework. The above policies are broadly consistent with the NPPF and should therefore be given appropriate 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

Summary of Representations:

BUCKHURST HILL PARISH COUNCIL – No objections (to the original proposal).

9 NEIGHBOURS CONSULTED and one reply received:-

4, BEECH LANE – objected to the original proposal on grounds that the proposed bay window is two stories in height and as such this would be out of keeping with the ground floor bay windows found on other houses in the road. The bay window extension would project frontwards by 1.5m and would impact on light to my bedroom window and reduce my side view. The rectangular bay extension includes a side facing window which will cause overlooking to my bedroom window. On re consultation on the revised proposal, this neighbour states that the bay windows are now more in keeping with the adjacent dwellings but the latter are all single storey and hence the proposed double storey is still not in keeping, and the proposed width of the bay is also too large at 2.4m wide on a cottage that is only 3.66m wide. As already stated the double height extension to the front will restrict my right to light.

Issues and Considerations:

The proposal includes a ground floor side extension and a smaller first floor extension above – which will enable the provision of an upstairs shower room and toilet. This 1m wide side extension will extend to the side boundary and therefore it would reduce the visual break between nos. 5 and 6. Policy DBE10, in the interest of streetscene considers close attention in design terms be given to separation from any neighbouring buildings and normally, a gap of at least 1 metre is sought.

However, this first floor extension is recessed 1.75m behind the main front wall of the house thus reducing its impact. In addition this row of houses has a very staggered frontage which lies at an angle to the road, and the house 3 properties away at no. 1 Beech Avenue has a 9m long 2 storey exposed flank wall in front of the alignment of nos. 4 to 7 Beech Lane. Lastly, it is unlikely that the neighbouring no 6, a house with a different form and shape, would also be extended at the side at first floor level and as a result, if the proposal is built, there will be a 1.5m gap to the flank wall of this neighbour. For these reasons the loss of part of a visual break would not be very noticeable in this locality and the proposal will enhance the appearance of the host house and the street scene. It therefore complies with policy DBE10 of the adopted Local Plan in this regard.

Following negotiations the proposed two storey front bay extension has been reduced in depth from 1.5m to 1m, and its rectangular shape has been revised to a more traditional canted profile which is found on nearby properties. Policy DBE10 makes allowance for 1m front extensions to houses, and the reduction in depth and revised canted profile reduces the impact on light and outlook to the neighbour at no.4 to an acceptable level. The provision of a canted shape also improves the appearance of this bay extension, and its two storey height and its maximum 2.4m width will not render it out of place in the street scene. Finally, the canted shape means that the side window pane in this bay will be angled away from the boundary with the adjoining no.4 - and hence any overlooking will be reduced to a limited and satisfactory level.

The ground floor element of the side extension projects rearwards of the ground floor of the existing house by 1.95m. This side and rear extension, located on the boundary with no.6, will not materially detract from the light and outlook of no.6.

Conclusions:

For the above reasons the revised proposal is acceptable, and it is recommended that conditional planning permission be granted.