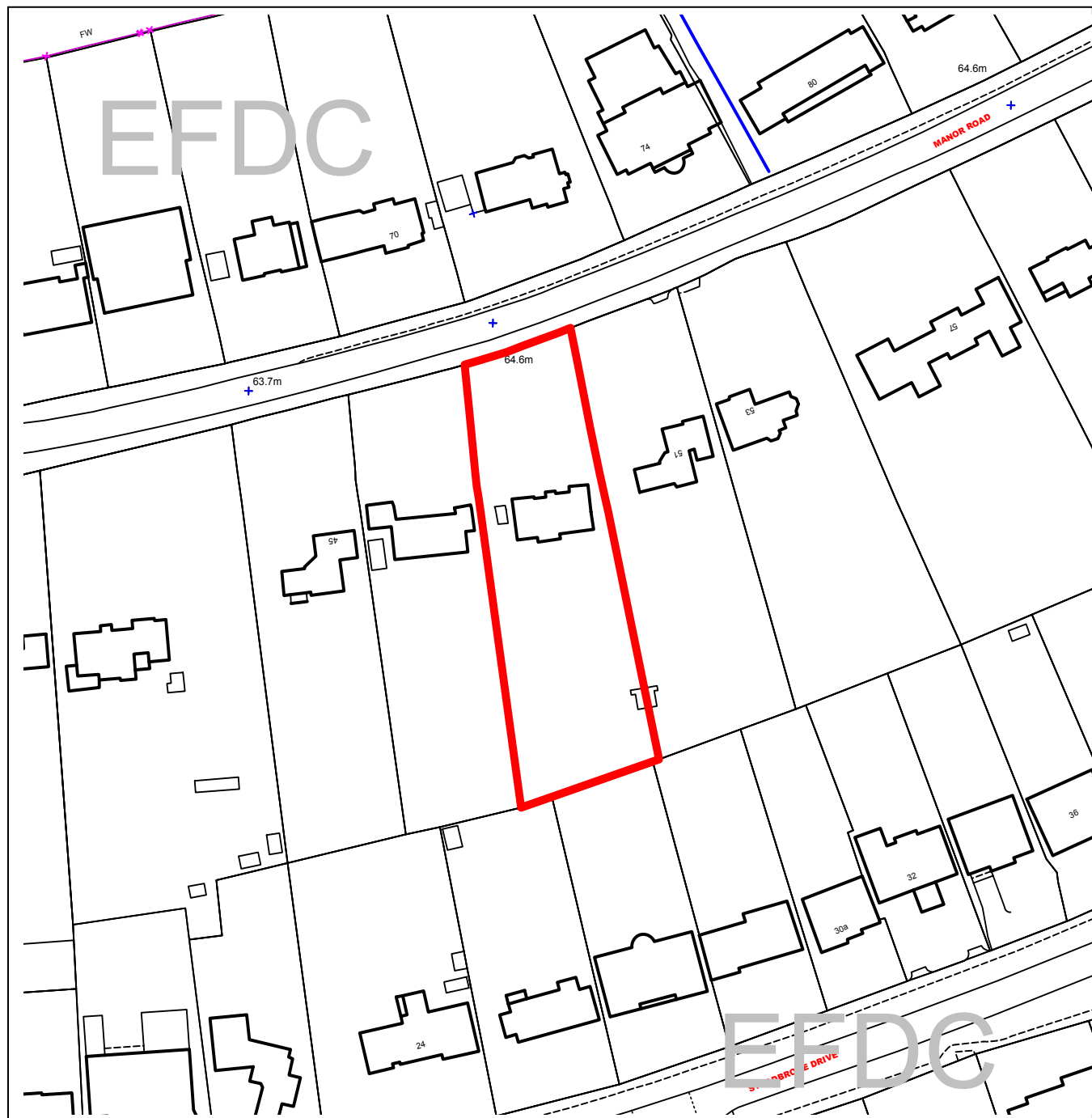




Epping Forest District Council

Supplementary Agenda Item



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Application Number:	EPF/2315/17
Site Name:	49 Manor Road, Chigwell, IG7 5PL
Scale of Plot:	1/1250

APPLICATION No:	EPF/2315/17
SITE ADDRESS:	49 Manor Road Chigwell Essex IG7 5PL
PARISH:	Chigwell
WARD:	Grange Hill
APPLICANT:	Mr M Chaudhry
DESCRIPTION OF PROPOSAL:	Erection of ground floor front extensions and front porch/portico with balcony over.
RECOMMENDED DECISION:	Grant Permission

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=598933

CONDITIONS

NONE

This application is before this Committee since it is an application considered by the Director of Governance as appropriate to be presented for a Committee decision (Pursuant to The Constitution, Part Three: Scheme of Delegation, Appendix 3)

Preliminary information:

A decision on this application was deferred from the meeting held on 18 April 2018 in order that the Committee may consider additional information relating to consequence for the street scene, potential for overlooking of 47 Manor Road and the height of the proposed balcony above ground level.

Description of Site:

The application property comprises of a large a two-storey detached house in generous grounds. Land levels rise rear of the house and fall beyond the rear garden boundary within gardens of houses on Stradbroke Drive. The surrounding area is characterised by large two storey detached houses of various designs in large plots. The provision of accommodation in the roof space is not uncommon.

Land levels also rise from west to east. 51 Manor Road, to the east, is on ground in the region of 0.3m higher than the application site. Land in front of the existing house is approximately 0.4m higher than the level of the front garden at. 47 47 Manor Road.

Neither the house nor any neighbouring buildings are listed and the locality does not form part of a conservation area. There are a number of trees on and adjacent to the site boundaries the site and neighbouring land. All those trees that existed on the land in 1974 are protected by an Area Tree Preservation Order. Younger trees are not protected.

Description of Proposal:

This application seeks planning permission for alterations to the front elevation of the house at ground floor. They comprise of the demolition of a ground floor bay window, the erection of single-storey front extensions infilling recesses either side of a previously existing two-storey bay in the centre of the front elevation. The front wall of the extensions aligns with the front wall of a previously existing two-storey bay on the western flank and a single-storey front extension on the eastern flank. It is also proposed to erect a porch around the main entrance to the house in the central bay with balcony above. It projects 1m forward of the central bay. The porch would comprise of a pair of classical columns supporting a plinth enclosed by a stone balustrade, approximately 1.2m high.

The base of the balcony is proposed to be 2.6m above ground level.

The development described in this application is substantially complete.

Relevant History:

EPF/1409/15 Alterations to front elevation including stone balustrade above front door and loss of integral garage. Ground floor and first floor rear extension. Roof alterations to create crown roof, three rear dormers and two front dormers. Refused

EPF/0532/16 Ground floor rear extension with redesign of front porch and existing garage converting to habitable space. Granted 05/05/2016

Policies Applied:

Adopted Local Plan:

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

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.

Epping Forest District Local Plan (Submission Version) 2017 (the LPSV):

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:

DM 5	Green and Blue Infrastructure
DM 9	High Quality Design
DM10	Housing Design and Quality

Consultation Carried Out and Summary of Representations Received

Number of neighbours consulted: 6
Site notice posted: No, not required

Responses received:

47 MANOR ROAD – Object. The grounds of objection are as follows:

- Plans inaccurate
- Front balcony would allow overlooking of front garden.

CHIGWELL PARISH COUNCIL: NO OBJECTION

Main Issues and Considerations:

The main issues to consider when assessing the proposals are whether they complement the appearance of the house and the consequence for the living conditions of neighbours.

Members are advised that while the height of the base of the proposed balcony is 2.6m above ground level, the base of the balcony as built is nearer 3m above ground level. Clearly, that is not what the application proposes. Members are advised they are not being asked to make a decision on the planning merits of the as built proposal. Any decision must solely relate to the proposed development described in the application drawings.

The proposed ground floor additions to the front elevation and the proposed porch with balcony above are of modest scale and complement the appearance of the house. Given their scale and the distance the house is set back from the street they would not be readily discernible in the street scene, the porch and balcony being more apparent. As a design feature they are consistent

with front elevations of a number of houses along Manor Road. It is concluded they would complement the appearance of the house.

As to the matter of consequence for living conditions, the proposed porch and balcony over proposed in application EPF/2315/17, given their very modest scale there is no doubt that of themselves they do not impact on the living conditions of either neighbour.

The occupier of 47 Manor Road maintains that use of the balcony would be likely to result in a degree of overlooking of its front garden that would result in an excessive loss of privacy. Notwithstanding the fact that front gardens in general are not afforded the same degree of protection from overlooking, the proposed balcony would have a depth of 1m and be confined to the area immediately over the centrally located main entrance to the house, a distance of approximately 11.5m from the site boundary. Furthermore, the public visibility and limited size and of the proposed balcony is likely to deter intensive use of it. On the basis of the above analysis it is concluded the consequence of the balcony for the privacy of 47 Manor Road, and that of 51 Manor Road would not be harmful.

The decision on application EPF/1409/15 is a material consideration when deciding this application. That proposal included a number of elements as set out in the description of development: "Alterations to front elevation including stone balustrade above front door and loss of integral garage. Ground floor and first floor rear extension. Roof alterations to create crown roof, three rear dormers and two front dormers". The stone balustrade above the front door described in that application is very similar to the balcony over the porch proposed in the current application. Indeed, would have enclosed a balcony in a similar position, however, the balcony would not have projected significantly forward of the western bay of the house. Although application EPF/1409/15 was refused, no objection was raised to the stone balustrade enclosing a proposed balcony above the front door in either the Council's reason for refusal or the Officers report on the proposal.

Conclusion:

The proposals for ground floor front extensions and a porch with balcony complement the appearance of the house and would not result in excessive harm to the living conditions of neighbours therefore it is recommended that application EPF/2315/17 be approved.

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: Stephan Solon
Direct Line Telephone Number: 01992 564018***

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