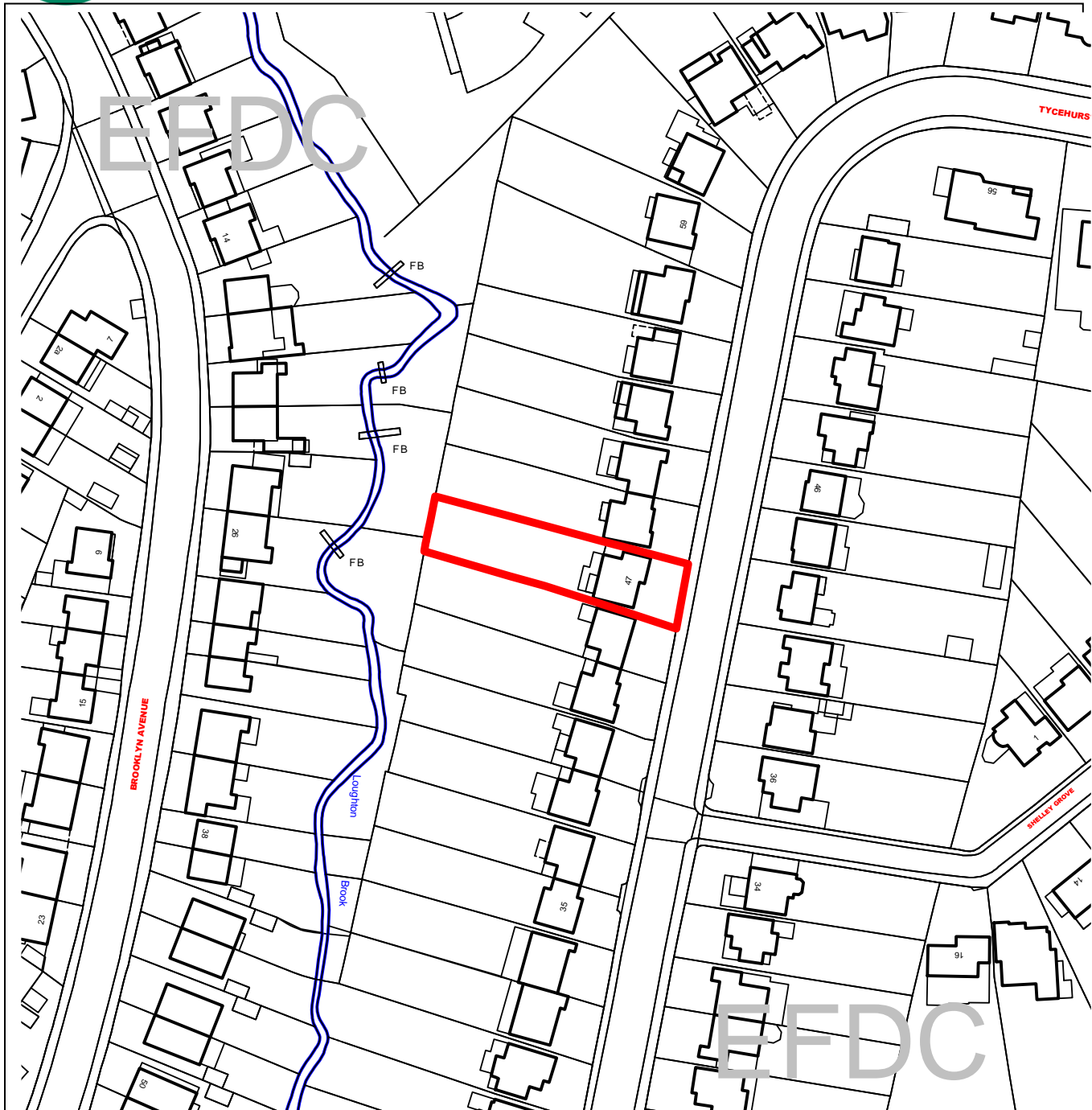




Epping Forest District Council



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Application Number:	EPF/3002/20
Site Name:	47 Tycehurst Hill Loughton IG10 1BZ
Scale of Plot:	1:1250

Report Item No: 12

APPLICATION No:	EPF/3002/20
SITE ADDRESS:	47 Tycehurst Hill Loughton IG10 1BZ
PARISH:	Loughton
WARD:	Loughton St Marys
APPLICANT:	Tanya Pasichnyk
DESCRIPTION OF PROPOSAL:	Proposed ground floor rear infill extension with alterations to terrace, new roof form with rear dormer and front rooflights (Amended scheme to EPF/2622/18).
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=646273

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 shall be carried out and retained strictly in accordance with the following approved plans: TQRQM20343131151514, 66502 - 1100 Rev A, 66502 - 1101 Rev A, 66502 - 1102 Rev A, 66502 - 1103 Rev A, 66502 - 1200 Rev A, 66502 - 1201 Rev A, 66502 - 1300 Rev A, 66502 - 1500 Rev A, 66502 - 3100 Rev A, 66502 - 3101 Rev A, 66502 - 3102 Rev A, 66502 - 3103 Rev A, 66502 - 3200 Rev A, 66502 - 3201 Rev A, 66502 - 3300 Rev A and 66502 - 3500 Rev A
- 3 The materials to be used in the construction of the external surfaces of the development hereby permitted shall match those in the existing building, unless otherwise agreed in writing by the Local Planning Authority.
- 4 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any order revoking and re-enacting that Order with or without modification), no windows [other than those expressly authorised by this permission] shall be constructed on the flank elevations.

This application is before this Committee since the recommendation is for approval contrary to an objection from a Local Council and at least one non-councillor resident, on planning grounds material to the application (Pursuant to The Constitution, Part 3: Scheme of Delegation to Officers from Full Council).

Site and Surroundings

The site comprises of a two-storey detached house. The site is within a built-up area of Loughton. It is not listed or within a conservation area. Land levels drop significantly at the rear of the property.

Proposal

The proposal is for a ground floor rear infill extension with alterations to terrace, new roof form with rear dormer and front rooflights. This is an amended application to EPF/2622/18. The main amendments are;

1. Alterations to the front rooflights;
2. Rear box dormer;
3. Ground floor rear infill extension; and
4. Alterations to terrace.

Relevant Planning History

EPF/2622/18 - Partial raising of end walls to gable, extending ridge line, rear glazed gable with balcony. Excavation and minor extension of existing rear basement – Approved

Development Plan Context

Local Plan and Alterations 1998 & 2006 (LP)

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
CP7	Urban Form and Quality
DBE9	Loss of Amenity
DBE10	Residential Extensions

National Planning Policy Framework 2019 (Framework)

The Framework 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.

In addition to paragraph 11, the following paragraphs of the NPPF are considered to be of relevance to this application:

Paragraphs 124, 127

Epping Forest District Local Plan Submission Version 2017 (LPSV)

Although the LPSV does not currently form part of the statutory development plan for the district, on 14th 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. On the 2nd August, the appointed inspector provided her interim advice to the Council covering the substantive matters raised at the hearing and the necessary actions required of the Council to enable her to address issues of soundness with the plan without prejudice to her final conclusions.

As the preparation of the emerging Local Plan has reached a very advanced stage, subject to the Inspector's Advice regarding the need for additional MMs, significant weight should be accorded to LPSV policies in accordance with paragraph 48 of Framework. The following table lists the LPSV policies relevant to the determination of this application and officers' recommendation regarding the weight to be accorded to each policy.

Policy	Weight afforded
SP1 Presumption in Favour of Sustainable Development	Significant
DM9 High Quality Design	Significant
DM10 Housing Design and Quality	Significant

Summary of Representations

Number of neighbours consulted: 6. 2 response(s) received.

LOUGHTON RESIDENTS ASSOCIATION (PLANS GROUP) and 49 TYCEHURST HILL – Objections – Summarised as;

- Out of character; and
- Loss of daylight/overshadowing.

LOUGHTON TOWN COUNCIL – The Committee OBJECTED to this application stating that the roofline along this part of Tycehurst Hill was quite consistent. This proposal, due to its height, massing and bulk was out of keeping with the street scene.

Planning Considerations

The main issues for consideration in this case are:

- a) The previous approved consent EPF/1622/18;
- b) The impact on the character and appearance of the locality; and
- c) The impact on the living conditions of neighbouring properties.

Character and Appearance

The proposed roof works has previously been granted consent under EPF/1622/18 and therefore is not under consideration as part of this proposal.

The design of the rear box dormer and the ground floor rear infill extension simplifies the appearance of the rear elevation than that previously approved.

Based on this assessment the proposal would be consistent with the established character of the locality and is considered to respect the street scene as well as the appearance of the host house.

Accordingly, the proposal is considered to comply with policies CP2 and DBE10 of the LP, policy DM9 (D) and DM10 of the LPSV, and paragraphs 124 and 17 of the Framework.

Living Conditions

In terms of the impact to the adjacent neighbours, given the existing relationship between the adjoining properties, the plot sizes, and the limited scale of the proposed works. It is considered that there would be no significant impact to the living conditions of adjoining occupiers in terms of loss of privacy, overshadowing, overbearing and visual impact that warrants a reason for refusal.

Though the orientation of the host house is facing Northwest, which would result in some loss of light to secondary windows particularly the landing and bathroom windows of no.49, however, the loss of light to these windows is not enough to justify a refusal, as these are not considered to be habitable rooms.

Therefore, the proposed development safeguards the living conditions of neighbouring amenities, in compliance with policies CP7 and DBE9 of the LP, policy DM9 (H) of the LPSV and paragraph 127 (f) of the Framework.

Conclusion

For the reasons set out above having regard to all matters raised, it is recommended that conditional 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:

Case Officer: Muhammad Rahman - Direct Line: 01992 564415

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