



# Epping Forest District Council



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Application Number:	EPF/2415/20
Site Name:	20 Baldocks Road Theydon Bois Epping CM16 7EB
Scale of Plot:	1:1250

**Report Item No: 10**

<b>APPLICATION No:</b>	EPF/2415/20
<b>SITE ADDRESS:</b>	20 Baldocks Road Theydon Bois Epping CM16 7EB
<b>PARISH:</b>	Theydon Bois
<b>WARD:</b>	Theydon Bois
<b>APPLICANT:</b>	Mr & Mrs Mitchell
<b>DESCRIPTION OF PROPOSAL:</b>	Conversion of garage into a habitable room, single storey rear extension to replace conservatory, roof extension and gable roof extension over first floor flat roof side extension; rear dormer and two front rooflights to facilitate loft conversion
<b>RECOMMENDED DECISION:</b>	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=643616](http://planpub.eppingforestdc.gov.uk/NIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=643616)

**CONDITIONS**

- 1 The development hereby permitted shall be begun before the expiration of three years from the date of this permission.
- 2 The development hereby permitted shall be carried out and retained strictly in accordance with the following approved plans:1AR-0-001; 1AR-0-100; 1AR-0-201; 1AR-0-101; 1AR-101; 1AR-102; 1AR-103; 1AR-104; 1AR-201; 1AR-303; 1AR-0-103; 1AR-0-301; 1AR-0-401; Design & Access Statement
- 3 The materials to be used in the construction of the external surfaces of the development hereby permitted shall match those of the existing building, unless otherwise agreed in writing by the Local Planning Authority.
- 4 The building/extension hereby permitted shall not be occupied until the window in the northeast flank elevation has been fitted with obscure glass with a minimum privacy level 3 obscurity, and no part of that/those window[s] that is less than 1.7 metres above the internal floor level of the room in which it is installed shall be capable of being opened. Once installed the obscure glass shall be retained thereafter.
- 5 No deliveries, external running of plant and equipment or demolition and construction works, other than internal works not audible outside the site boundary, shall take place on the site other than between the hours of 07:30 to 18:00 on Monday to Friday and 08:00 to 13:00 on Saturday and not at all on Sundays, Public or Bank Holidays without the prior written permission of the Local Planning Authority.

- 6 Wheel washing or other cleaning facilities for vehicles leaving the site during construction works shall be installed and utilised to clean vehicles immediately before leaving the site. Any mud or other material deposited on nearby roads as a result of the development shall be removed.

*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).*

### **Site and Surroundings**

No. 20 is a 2-storey hip roof semi-detached dwellinghouse with a side garage located to the north east of Baldocks Road. The property has been previously extended with a first-floor flat roof 2- storey side extension and a rear conservatory.

Baldock's is one of a series of interlocking residential roads that form an estate within Theydon Bois that comprises of a mixed form of dwellinghouses many of which have been extended in some form.

The property lies outside of a conservation area and is not listed.

### **Proposed Development**

The proposal seeks planning consent for the:

- Conversion of the existing garage into a habitable room involving the replacement of the garage door with a window.
- A replacement conservatory with a replacement brick built single storey stepped flat roof rear extension forming the width of the property and the 2-storey side extension measuring a depth of 4.6m-4m built up to the northeast boundary.
- Extending the existing hip roof to a gable with an additional gable roof extension to the flat roof first floor side extension.
- A rear dormer window set down 0.1m from the main ridge to provide habitable space in the roof and 2 front rooflights.

The proposed materials are to match the existing property.

### **Relevant Planning History**

EPF/1096/05 - Replacement conservatory - approved 20/09/05

EPF/0397/60 - Side Extension - approved - 04/10/66

### **Policies Applied:**

#### **DEVELOPMENT PLAN CONTEXT**

##### **Local Plan (1998) and Alterations (2006)**

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).

CP1 - Achieving sustainable development objectives  
CP2 - Protecting the quality of the rural and built environment  
DBE2- Effect on Neighbouring Properties  
DBE9 - Loss of Amenity  
DBE10 Residential Extensions

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.

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

Paragraph 124 -136 - Achieving well designed Places

#### Epping Forest District Local Plan Submission Version (LPSV) (2017)

Although the LPSV does not currently form part of the statutory development plan for the district, on 14<sup>th</sup> 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 2<sup>nd</sup> 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
DM5 Green and Blue Infrastructure	Significant
DM9 High Quality Design	Significant
DM10 Housing Design and Quality	Significant

**CONSULTATION CARRIED OUT & SUMMARY OF REPRESENTATIONS RECEIVED:**

**Theydon Bois Parish Council – OBJECTION**

- object to the design of the proposed roofscape which, by extending the ridge across the full width of the property, to include a gable-end, would result in a significant increase in the bulk over that of the original hipped design.
- unbalancing the pair of semis to the detriment of both the adjoining neighbour and the street scene. These dwellings also form part of a cohesive group of semi-detached properties on this side of Baldocks Road, where those previously extended by way of two-storey side extensions all feature hipped roofs; a feature which clearly adds to the architectural rhythm of the group.
- The Parish Council is aware that there has also been a consistent approach taken with respect to the development of other two-storey side extensions to similar semi-detached properties of the same period within the estate, including those extended in the adjacent roads of Purlieu Way, Harewood Hill, Orchard Drive and Dukes Avenue, where the distinctive design and structure of the hipped roofs serves to consolidate the established pattern of development.

8 adjoining neighbours were notified, and 1 objection has been received.

Theydon Bois Preservation Society:

- whilst we do not have a problem with the scale of the extension in this application the Society notes that there is a lack of symmetry in the roof design with the adjoining property that also has a rear loft extension.

No. 22 Baldocks Road commented that:-

- The development results in no adverse impact on my house or garden.
- It will not restrict light into my garden/patio.

**Main Issues & Considerations:**

The main issues to be considered are:

- Design and form of the development in relation to the property and the character and appearance of the surrounding area.
- Impact on neighbours living conditions

#### Impact on the character and appearance of the property and the surrounding area

The NPPF seeks to secure high quality design and a good standard of amenity for all existing and future occupants of land and buildings. Chapter 12 of the NPPF attaches great importance to the design of the built environment. Good design is a key aspect of sustainable development, is indivisible from good planning, and should contribute positively to making places better for people.

Epping Forest adopted Local Plan Policies seeks to ensure a high quality of design and that development respects and relates to the character and context of the locality, maintaining and where possible enhancing the character of the existing area. These objectives are broadly consistent with the core principles of the NPPF that planning should seek to secure high quality design.

No. 20 is a 2-storey semi-detached dwellinghouse that has been extended with a 2-storey flat roof side extension with a garage and rear conservatory. There is no objection to the conversion of the garage to a habitable space. The property can accommodate front car parking spaces and other properties have converted their garages in a similar manner. The replacement garage door by a window is considered in keeping with the character and appearance of the property.

The replacement single storey rear extension is set in over 1m from the northwest boundary, with the southeast flank built up to the side boundary with no. 18 at a depth of 4m that has an existing single storey lean-to rear extension.

The existing hip roof to the main house is to be extended to form a gable end and extended across the existing flat roof 2 storey side extension. The roof design of the properties in Baldocks Road comprise in the main of hip roofs but there is a variety of different style properties, many being detached bungalows with a variety of roof forms. No. 9 Baldock Road has a front half gable ended upstand roof to their 2 -storey side extension. Similar 2- storey side extensions with half gable roofs upstands exist in the adjoining road at Nos. 39, 41, 45 and 47 Woodland Way with a full gable roof end to no. 9 Woodland Way in contrast to its adjoining semi-detached counterpart.

Planning permission for a gable ended roof extension over a 2 storey side extension was allowed on appeal at No. 57 Woodland Way ref: APP/J1535/D/19/3240605 in March 2020 where the Inspector considered that whilst the property was sited in a residential street which largely comprised of other semi-detached properties similar in appearance, equally there is a wide variety of side extensions including roof forms.

The Inspector noted that the addition of the proposed roof form would not be symmetrical with the attached semi of No. 59 Woodland Way, however no. 59 has an existing flat roof 2 storey side extension and that the two dwellings were not currently symmetrical and the proposed development to change the roof form would not disrupt any perceived existing symmetry between the dwellings. Many other pairs of semi-detached properties or properties either side of a gap along Woodland Way are also not symmetrical in nature for example at no. 9 Woodland Way.

The Inspector also noted that there were other dwellings in the road which have a gabled roof form that constituted part of the character of the surrounding area, therefore the Inspector whilst acknowledging that hipped roofs were the prevalent roof form within Woodland Way, concluded that the proposal would not be out of keeping with other dwellings within the street scene that contributes to its character and appearance and would not result in an incongruous feature on account of the roof treatment alone. Although the proposed development would result in a larger

roof than at present, it would not increase the height of the dwelling and would not appear as an overly large or bulky addition and not detrimental to the appearance of the street scene.

The Inspectors reasons for allowing the gable roof extension to No. 57 Woodland Way can equally be applied to Baldocks Road, which lies within the same estate and where a mixed variety of dwellings such as detached bungalows and roof forms form part of the variety and which contributes to its character and appearance. In addition, the application site also has an existing 2-storey side extension which does not currently match that of the adjoining semidetached property at No. 18 and therefore the two dwellings are not symmetrical in appearance and where the changed roof form would not disrupt any existing symmetry between the properties. There are also further examples of semidetached dwellings in Baldocks Road where the roofs pairs are not symmetrical such as at No. 9 Baldocks Road which has a 2-storey side extension with a half gable roof form up stand.

The comments of the Parish Council and Epping Society are noted but it is not considered that the roof alteration would compromise the established spatial pattern of development or be unduly harmful or result in an incongruous feature to the layout, character and appearance of the properties in Baldocks Road.

The proposed scale and form of the rear dormer is not considered intrusive and would enable the roof space to be made habitable.

Overall, the development in terms of its design, and siting is not considered unduly detrimental to the character of the property and surrounding area and complies satisfactorily with policies DBE3 and DBE10 of the adopted Local Plan and policies of the Local Plan (1998) and Alterations (2006) and policy DM9 and DM10 of the Submission Version, 2017 and does not conflict with the design objectives of the National Planning Policy Framework., 2019 that seeks to ensure, amongst other things, that new development is of a high quality design that respects its setting and the character and environment of the locality.

#### Effect on neighbours living conditions

In terms of amenity, the proposed extensions are considered of an acceptable scale and separation distance so as not to result in any demonstrable harm to the living conditions of neighbouring properties and accords with the requirements of policy DBE9 of the adopted Local Plan and policy DM9 of the Local Plan submission Version, 2017.

#### Parking and Highway Considerations

The proposed extension would result in the loss of a garage space and an increase in the number of bedrooms from 3 to 5. Two-three car spaces can be accommodated in the front forecourt of the property utilising the existing vehicle access onto Baldocks Road which meets the minimum standards required by the Essex Parking Standards and policies ST4 and ST6 of the Local Plan and policy T1 of the Local Plan Submission Version 2017.

#### Conclusion

It is concluded that the proposed development is appropriate in terms of its design and appearance, sufficiently maintaining the established spatial pattern of development in Baldocks Road and would not result in any appreciable harm to architectural local context. The extensions are not deemed as resulting in any amenity implications to neighbouring properties and other aspects in relation to parking/highway safety are considered satisfactory. The application is considered to be in accordance with the adopted Local Plan and Alterations (1998-2006) and the emerging Local Plan, Submission Version, 2017 and with the relevant parts of the National Planning Policy Framework. In the light of the above considerations it is recommended that planning permission is approved subject to conditions.

**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: Caroline Brown**

**Direct Line Telephone Number: 01992 564182 or if no direct contact can be made please email: [contactplanning@eppingforestdc.gov.uk](mailto:contactplanning@eppingforestdc.gov.uk)**