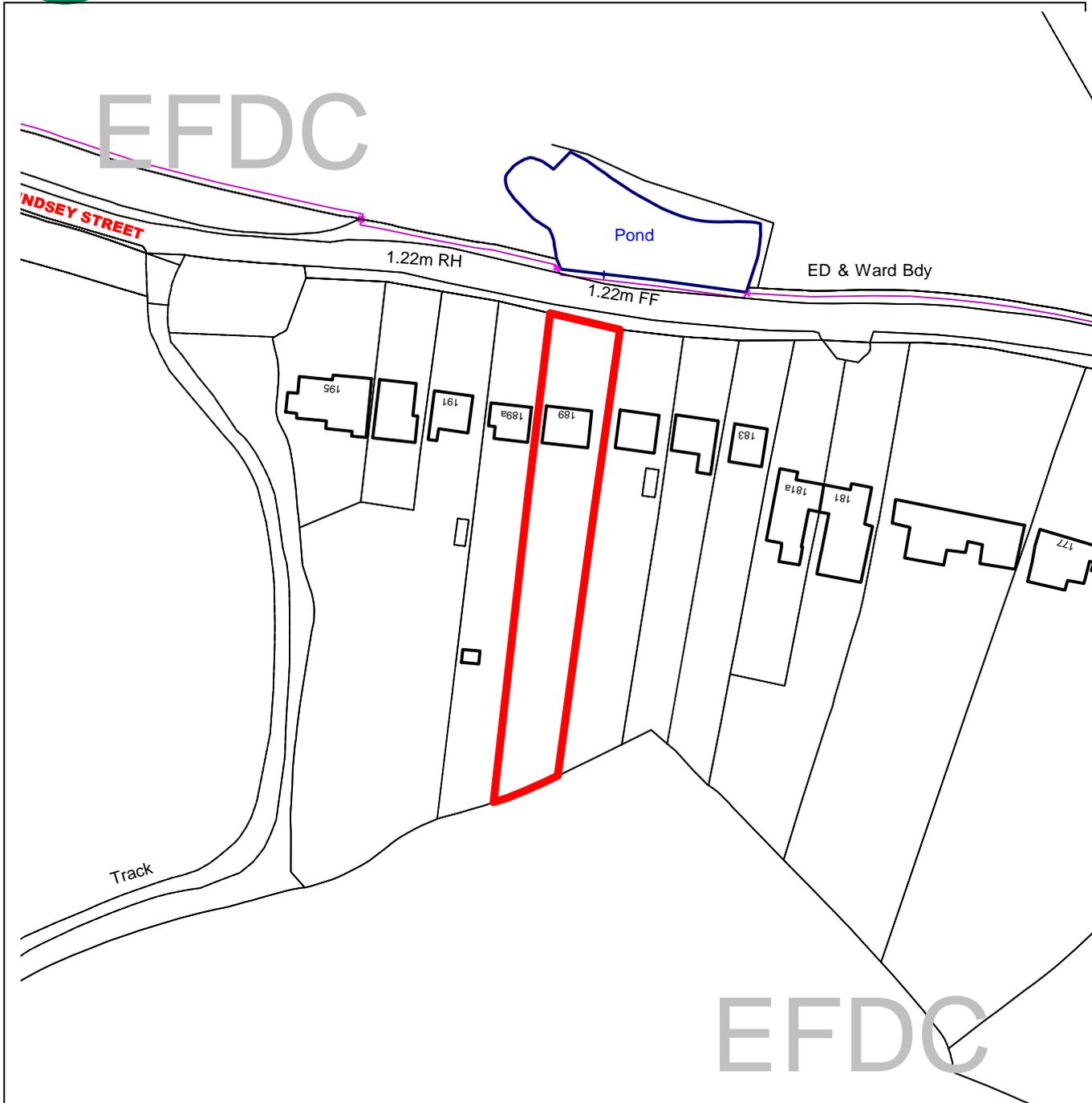




Epping Forest District Council



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Application Number:	EPF/0991/21
Site Name:	189 Lindsey Street Epping CM16 6RF
Scale of Plot:	1:1250

Report Item No: 13

APPLICATION No:	EPF/0991/21
SITE ADDRESS:	189 Lindsey Street Epping CM16 6RF
PARISH:	Epping
WARD:	Epping Lindsey and Thornwood Common
APPLICANT:	Mr Neil Leahy
DESCRIPTION OF PROPOSAL:	First floor extension with front and rear dormers including Juliet balcony at rear.
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=650773

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: LS:02/C, Street Scene image, Site photographs.
- 3 The materials to be used in the construction of the external surfaces of the development hereby permitted shall match those shown on plan number: LS:02/C, unless otherwise agreed in writing by the Local Planning Authority.

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).

Description of Site:

The site is a detached bungalow located on the southern side of Lindsey Street in Epping. There are no listed buildings attributed to the site and it is not within a Conservation Area. The site is wholly within the Metropolitan Green Belt.

Description of Proposal:

The proposal involves alterations to the existing roof by raising the ridge height and changing the appearance to a gabled roof with three traditionally formed dormers to the front elevation and box dormer with Juliet balcony to the rear to facilitate rooms within the roof space.

Relevant Site History:

EPF/0557/90 – Additional vehicular access – Withdrawn

EPF/0992/21 - Prior approval for a 8 metre deep single storey rear extension, height to eaves 2.250 metres and overall height of 3 metres – Prior Approval not required

Policies Applied:

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).

The following policies within the current Development Plan are considered to be of relevance to this application:

CP1	Achieving Sustainable Development Objectives
CP2	Protecting the Quality of the Rural and Built Environment
DBE2	Effect on neighbouring properties
DBE4	Design in the Green Belt
DBE9	Loss of Amenity
GB2A	Development in the Green Belt

National Planning Policy Framework (NPPF) (February 2019)

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
Paragraph	127
Paragraph	130
Paragraph	131
Paragraph	133 - 145

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 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.

The following policies in the LPSV are considered to be of relevance to the determination of this application, with the weight afforded by your officers in this particular case indicated:

Policy	Weight afforded
SP1 Presumption in Favour of Sustainable Development	Significant
DM4 Green Belt	Significant
DM9 High Quality Design	Significant

Summary of Representations:

No. of neighbours consulted: 2, no comments received

The Epping Society: OBJECTION – concerns surrounding design and impact on the neighbouring amenities in regard to overshadowing and loss of privacy.

TOWN COUNCIL: OBJECTION – The Committee felt that this proposal is an overdevelopment of the property. The proposal would turn the bungalow into a house. The extension would result in the loss of yet another bungalow in the town. There is also loss of amenity with this proposal as it would be a lot taller and overshadow the neighbouring bungalow.

The importance of this type of bungalow accommodation has been recognised in the emerging Local Plan. The emerging Local Plan refers to the accessibility of bungalows; rooms in the roof do not equal accessibility. The constant development of traditional, single storey bungalow is eroding the stock of bungalows in a town where there is an identified need for people wishing to downsize, adversely affecting the mix of dwelling types available, contravening evidence and the emerging local plan and draft Epping Neighbourhood Plan.

Main Issues and Considerations:

The main issues to consider for the assessment of this application are as follows:

Development within the Green Belt
Design
Impact on living conditions of neighbours

Green Belt

Due to the minor nature of the proposal in comparison to the existing built form on the site, it is considered that the scheme would not have an adverse impact on the visual or spatial openness of the surrounding Metropolitan Green Belt.

Design

The proposal involves alterations to the existing roof by raising the ridge height and changing the appearance to a gabled roof with three traditionally formed dormers to the front elevation and box dormer with Juliet balcony to the rear to facilitate rooms within the roof space.

The original scheme has been revised by decreasing the proposed ridge height of the gabled roof. Following this revision, it is considered that the design of the proposal is more appropriately proportioned in respect of the height of the dwelling's walls and the height of the roof. The traditionally formed gables provide interest and detail to the building and it is felt the proposal enhances the character and appearance of the existing dwelling. The design of the proposal is therefore acceptable.

Impact on Living Conditions

Epping Town Council and The Epping Society have objected to the application stating that the proposal would overshadow neighbouring properties and cause harm to neighbouring amenity in relation to overlooking.

The height from ground level to the existing ridge height is approximately 5.32 metres. The proposed height of the dwelling as a result of the alterations would be approximately 6.37 metres – which would equal an increase of around 1.05 metres in height.

It is considered that the increase in roof height would not cause excessive harm to neighbours in terms of overshadowing. The rear dormer and Juliet Balcony would face directly down the rear garden of the application site and would not directly look into the amenity space or habitable rooms of neighbouring dwellings. For these reasons, it is felt there would not be excessive harm to the living conditions of neighbouring properties in relation to loss of outlook, loss of light or loss of privacy.

Other matters

The Town Council have objected to the application stating that the proposal would result in the loss of a bungalow.

Whilst the proposal would allow for the creation of accommodation within the loft, this would be wholly contained within the roofspace and would not alter the external appearance of the dwelling to an unacceptable degree that would result in the loss of a bungalow. Furthermore, permitted development rights are still intact on the site which means that a loft conversion could be undertaken on the site without the need for planning permission provided it meets the requirements of the GPDO.

Conclusion:

The proposal would not be inappropriate development within the Green Belt, would be an acceptable design and would not cause excessive harm to the living conditions of neighbouring properties in regard to loss of light, loss of privacy or loss of visual outlook. It is recommended that planning permission is granted 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: Alastair Prince
Direct Line Telephone Number: 01992 564462***

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