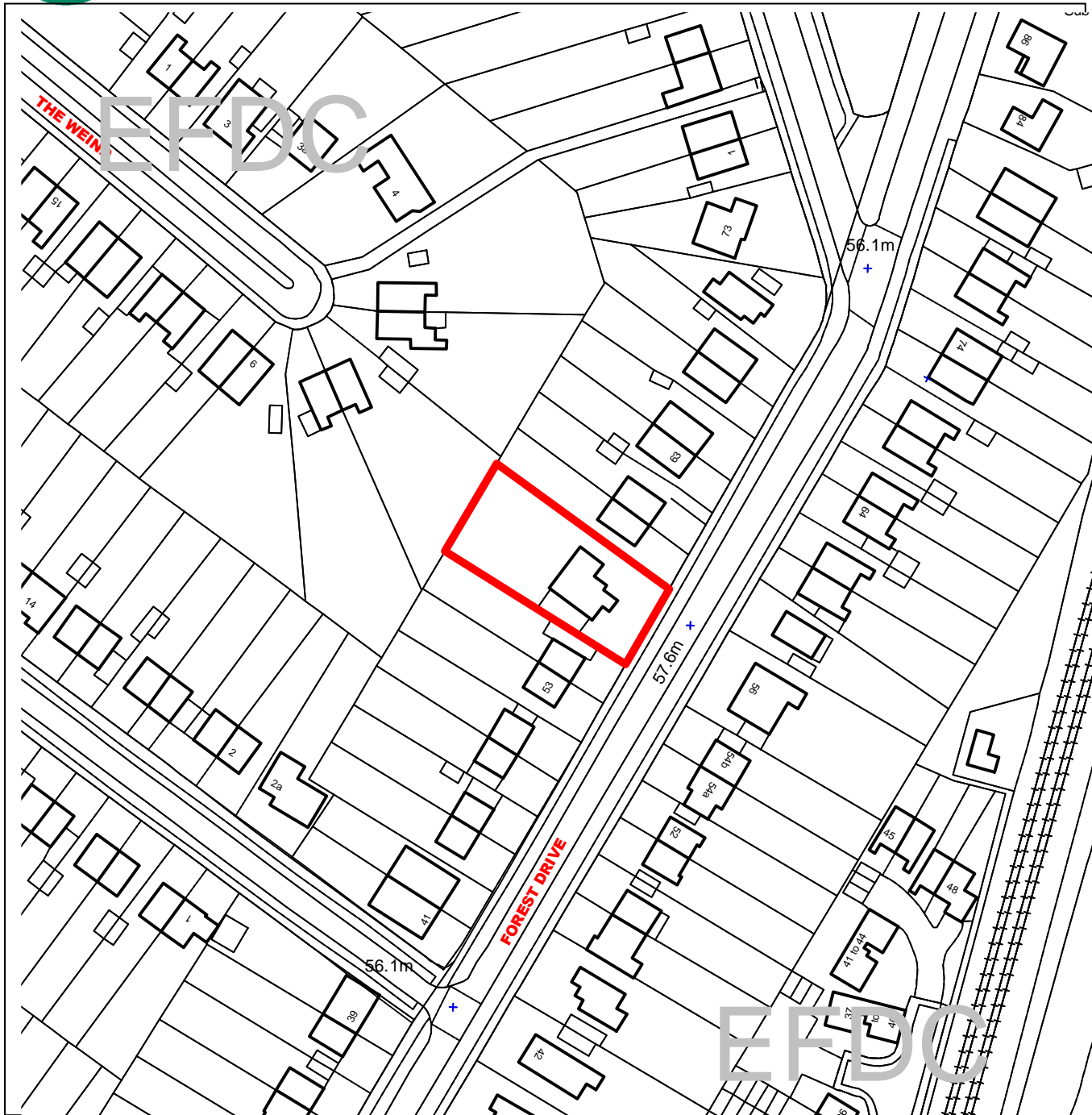




Epping Forest District Council



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Application Number:	EPF/2627/21
Site Name:	57 Forest Drive, Theydon Bois CM16 7HB
Scale of Plot:	1:1250

Report Item No: 11

APPLICATION No:	EPF/2627/21
SITE ADDRESS:	57 Forest Drive Theydon Bois Epping CM16 7HB
PARISH:	Theydon Bois
WARD:	Theydon Bois
APPLICANT:	Mr Dale Walker
DESCRIPTION OF PROPOSAL:	Single storey side and rear extension, new roof with front & rear dormers to create two additional bedrooms.
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=658275

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: 01 and 02D
- 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 Prior to first occupation of the building/extension hereby permitted the windows in the flank elevation marked as obscured glazed/high level shall be installed as shown on plan no. 02D. Once installed the obscure glass/high level shall be retained thereafter.
- 5 Prior to first occupation of the extension hereby permitted the window in the flank elevation at first floor level, shall have been fitted with obscure glass with a minimum privacy level 3 obscurity. Once installed the obscure glass shall be retained thereafter.

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 application site consists of a single storey bungalow located on the west side of Forest Drive within the built up area of Theydon Bois. The site is located between neighbouring two storey properties and is situated up a slope from the road edge and there are steps up to the dwelling entrance. The site is not within the Green Belt or a Conservation Area.

Description of Proposal:

The application seeks consent for the extension of the roof and front and rear dormers to allow for accommodation within the roof and a side and rear extension partly replacing an existing garage. The roof will not be raised but extended over the side extension, with two pitched roof dormers to the front, two to the rear and one to the side. The side extension will measure 2.9m wide and wrap around to the rear extension which will measure 5m deep and 7.3m wide.

Relevant History:

None relevant

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:

CP2	Protecting the quality of the rural and built environment
GB2A	Green Belt
DBE9	Loss of Amenity
DBE10	Design of Residential Extensions

Local Plan Submission Version (2017)

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:

DM4	Green Belt
DM9	High Quality Design
H1	Housing Mix and Accommodation Types

Consultation Carried Out and Summary of Representations Received

THEYDON BOIS PARISH COUNCIL: Objection

The Parish Council wishes to retain the limited remaining stock of bungalows in Theydon Bois to allow for a mixed and balanced community, and to provide opportunities for existing residents to downsize. There is currently a shortage of smaller properties for older people.

This proposal changes a 3 bedroom bungalow to a substantial 5 bedroom property, removing it from that limited stock of remaining bungalows in Theydon Bois and placing this property in a higher pricing band.

The Planning Committee takes issue with the application's assertion that three bedrooms on the ground floor retains the bungalow element of this property. With two bedrooms and a bathroom accommodated within a new crown roof with front and rear dormers, the property clearly becomes a two storey house that is significantly larger and higher in scale than the existing bungalow.

The Parish Council therefore objects to this proposal by reason that it adversely affects the range and mix of dwellings available in Theydon Bois, contrary to the requirements of Policy H4A of the adopted Epping Forest District Local Plan 1998 & 1996, Policy H1 (f) of the Epping Forest District Local Plan Submission Version 2017, and paragraph 62 of the NPPF 2021.

The Planning Committee of the Parish Council has raised objection to this application. We would be prepared to send a representative to an Area Planning Sub-Committee of EFDC, if this method of determination is deemed appropriate.

Number of neighbours consulted: 6

Neighbour responses:

THEYDON BOIS ACTION GROUP AND THEYDON BOIS RURAL PRESERVATION SOCIETY – Objection – The Society objects to the proposal on the basis that this is effectively the loss of another bungalow, which contradicts both the existing and proposed new local plans.

Main Issues and Considerations:

Principle of Proposal

The proposal results in the existing bungalow having a first floor which will contain 2 bedrooms and a bathroom. Three bedrooms and a bathroom will be retained at ground floor. SVLP Policy H1 F states that 'The loss of bungalows and specialist accommodation will be resisted'.

Since the publication of the SVLP, Main Modifications have been submitted to the Inspector – no modifications were proposed to Policy H1. However, included within the Additional Modifications Schedule a proposal to include a definition of bungalows has been proposed as follows:

"Bungalow

A house having only one storey. A bungalow can have accommodation in the roof-space served by accompanying roof-lights and dormer windows. This means that converting the loft of the existing roof to form additional internal accommodation does not result in the loss of that bungalow."

In this case although the roof is being extended this is a by product of the side extension, and therefore in this case it is considered that the proposals result in a 'chalet bungalow' ie: in line with the definition above with accommodation in the roof-space served by roof-lights and dormer windows. And therefore, is in line with Policy H1 F.

Design

The proposal results in a cohesive design extending the existing roof over the side extension with a single storey crown roof to the rear. The dormers are appropriate in size and scale and the whole proposal is considered an acceptable addition to the streetscene.

Impact on Neighbouring Amenity

The side extension is adjacent to the garage/side extension at No. 55 and although extending further out to the rear due to the angle of the boundary (away from the proposal) the gap from the boundary to the proposal widens from 0.6m towards the front to 1.4m away from the boundary and due to the gap no amenity concerns area raised. Side facing windows are proposed, but these are marked as obscured glazed/high level and can be conditioned as such.

With regards to the dormers, although views will be possible these will be in the main across the application site and similar to other properties views within the locality. A side facing dormer is proposed. As this is for the stairs this can be conditioned as obscured glazed to avoid any actual or perception of overlooking.

Conclusion:

The proposal is considered on balance to comply with relevant planning policy and it is recommended that planning permission with conditions 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:

***Planning Application Case Officer: Marie-Claire Tovey
Direct Line Telephone Number: 01992 564414***

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