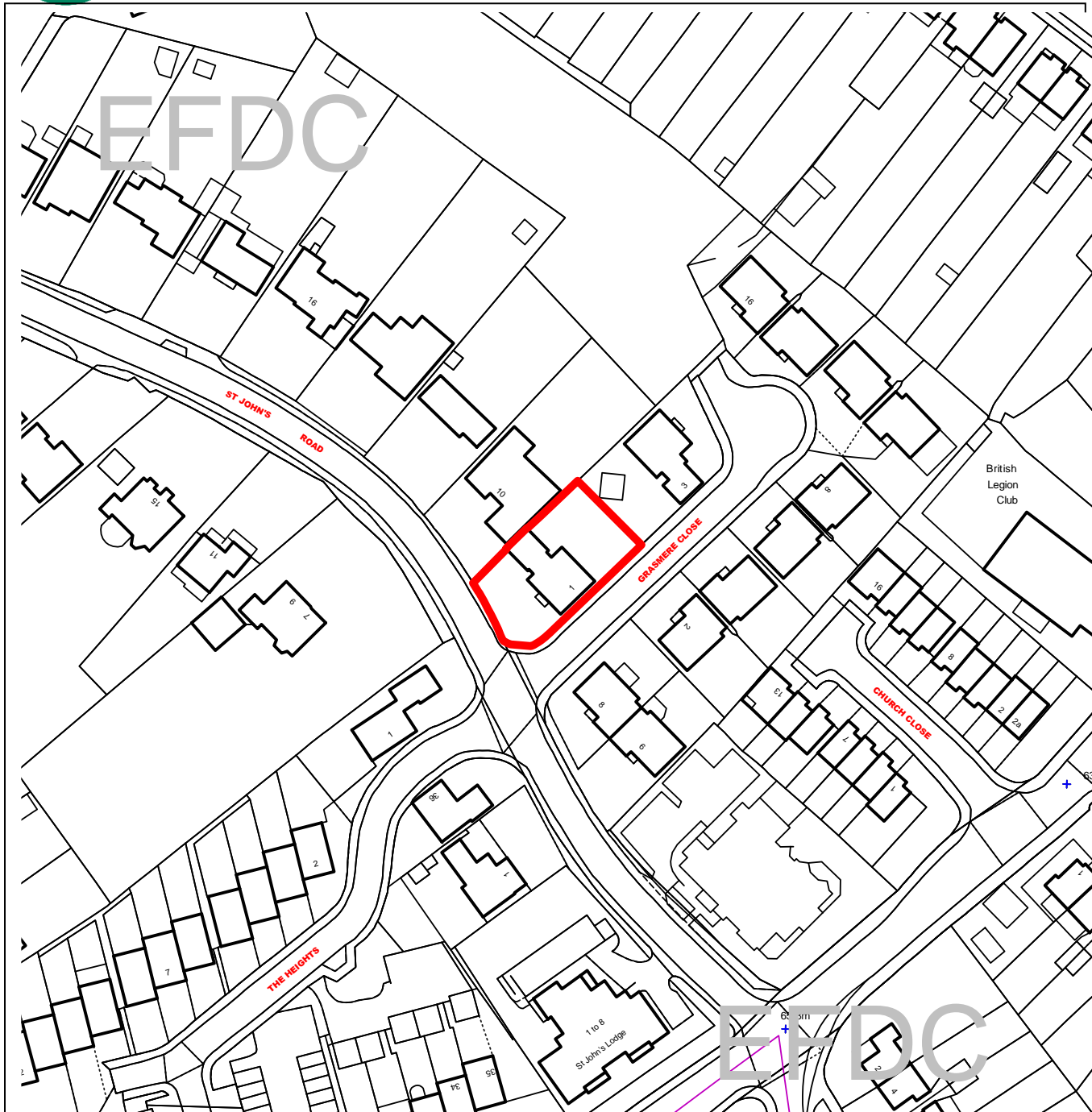




Epping Forest District Council



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| | |
|---------------------|---------------------------------------|
| Application Number: | EPF/2350/21 |
| Site Name: | 1 Grasmere Close Loughton IG10 1SL |
| Scale of Plot: | 1:1250 |

Report Item No: 13

| | |
|---------------------------------|---|
| APPLICATION No: | EPF/2350/21 |
| SITE ADDRESS: | 1 Grasmere Close Loughton IG10 1SL |
| PARISH: | Loughton |
| WARD: | Loughton St Johns |
| APPLICANT: | Mr Sukhbir Birak |
| DESCRIPTION OF PROPOSAL: | Conversion of existing garage into a habitable space involving minor alterations and ground and first floor side extensions |
| 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=656873

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: 2107-GC-DR-A-05-100; 2107-GC-DR-A-03-100;
2107-GC-DR-A-02-100 Site Plan;
2107-GC-DR-A-02-100 Block Plan;
2107-GC-DR-A-05-200 Rev P4;
2107-GC-DR-A-03-200 Rev P4;
- 3 The materials to be used in the construction of the external surfaces of the development hereby permitted shall match those of the existing dwellinghouse, unless otherwise agreed in writing by the Local Planning Authority.
- 4 Prior to first occupation of the extension hereby permitted the window(s) in the Northwest flank elevation(s) at first floor level, shall have 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.

The application is also 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

No.1 is a large double fronted 2-storey detached dwellinghouse located to the north of Grasmere Close which is residential in character. The property is sited on a corner adjacent to St Johns Road with the front elevation fronting onto St Johns Road. The property has a flat roof side garage linked to the main dwellinghouse by a side access door.

The properties in St Johns Road are on a higher gradient with No. 10 at a higher-level No. 1 Grasmere Close.

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 space and enlarging it so that it aligns with the front and rear main building lines of the main house and the replacement of the garage door with flat windows and an element of a lean to roof that links the ground four with the proposed first floor side extension.

The construction of a first-floor side extension sited above the existing garage, set in 2.2m (as amended) from the north boundary.

The proposed rear dormer windows have been deleted from the scheme.

Materials are to match the existing property.

Relevant Planning History

None

Policies Applied:

DEVELOPMENT PLAN CONTEXT

Local Plan (1998) & 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 Impact on Neighbouring Properties

DBE3 Design in Urban Areas

DBE9 Loss of Amenity

DBE10- Residential Extensions

NPPF, 2021

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 126-7 - 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 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.

The appointed Inspector issued her initial advice on 2 August 2019 and since then, the Council has undertaken further work to address the actions identified by the Inspector. This has led to the production of a number of proposed changes to the Local Plan Submission Version 2017 (known as the Schedule of Main Modifications) and additional supporting documents associated with the Main Modifications. These are to address issues of soundness and/or legal compliance identified by the Inspector.

The Main Modifications include changes to some of the supporting text and Policies within the Plan, deletion and amendment to some site allocations, updated Housing Supply data to March 2020, along with associated changes to the mapping contained within the Plan.

The Main Modifications are put forward without prejudice to the Inspector's final conclusions on the Plan. Following the close of the consultation (ends 23rd September 2021), the representations will be passed to the Inspector for her consideration before the publication of the Inspector's final report.

The following policies in the LPSV are considered to be of relevance to the determination of this application:

SP1 Presumption in Favour of Sustainable Development

DM9 High Quality Design

DM10 Housing Design and Quality.

CONSULTATION CARRIED OUT & SUMMARY OF REPRESENTATIONS RECEIVED:

LOUGHTON TOWN COUNCIL - OBJECTION

- Side extension set further in is an improvement but still too bulky- overdevelopment, terracing effect
- Loss of amenity to adjoining properties in the form of a loss of privacy, noise and visual impact. Loss of garage
- Rear dormer causes overlooking

6 adjoining neighbours were notified, and 3 further objections have been received that raise the following concerns:

- The bulk, siting character and appearance of the extensions is still an issue
- Relatively new development architecturally designed to a high standard
- Over development, an unwelcome precedent
- parking congestion

Loughton Residents Association -

- Whilst the changes are an improvement to the original submission we continue to object on the following grounds: The extension is still too close to No 10 St Johns Road. The windows on the boundary to 10 St Johns Road are too large and too close the neighbour.
- They will be particularly noticeable for the neighbour in the evening when lights are turned on particularly the bathroom window which is very close to the office of No 10. dormer is too large

Main Issues & Considerations:

- Design and siting of the development in relation to the character and appearance of the property and surrounding area.
- Impact on neighbour's amenity
- Parking and highway

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

The original plans have been amended with the proposed first floor being set in 2.2m from the north boundary thereby reducing its scale and bulk and preventing any terracing effect retaining

the spacing and visual character and appearance of the street scene. The roof of the proposed first floor side extension is also to be set down from the main ridge and is considered an acceptable proportional addition, appropriate in design, scale and siting and not detrimental to the visual appearance of the property or the street scene.

The design and form the development is considered sympathetic and comparable in context with the spatial design and pattern of development in the surrounding area and complies satisfactorily with policies CP2, 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 Local Plan Submission Version, 2017 and does not conflict with the design objectives of the National Planning Policy Framework., 2021 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.

Impact on Neighbours' Amenities

In terms of amenity, the proposed first floor side extension is to be set in 2.2m from the shared boundary with No.10 St Johns Road. The separation distance and variation in height, where no. 10 St Johns Road is on a significantly higher level to the application property would ensure that the proposed development would not result in any undue harmful amenity implications subject to the first floor side elevation windows being conditioned as obscure glazed to prevent overlooking and a loss of privacy. It is considered that the amenity of the adjoining occupiers would be maintained to an acceptable level and accords with the requirements of policy DBE9 of the adopted Local Plan and policy DM9 of the Local Plan submission Version, 2017.

In response to the objections received and where some of the concerns have been addressed in the report, the proposal is not considered as resulting in an overdevelopment of the site or result in any 'terracing' effect being created. The property has parking in the front forecourt of the property. Adequate drainage pipework is shown on the drawings and The Environmental Protection and Drainage Team were notified and have no comments to make on the proposal.

Parking & Highway Considerations

The proposed extension would result in the loss of a garage space and an increase in the number of bedrooms to 5+. The property has a large front hardstanding area providing more than 2 car spaces 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

The proposed development is considered appropriate in terms of its design and appearance, maintaining the established spatial pattern of development in Grasmere Close and St Johns Road. The extensions are not deemed as resulting in any amenity implications to neighbouring properties and other aspects in relation to parking/highway safety and drainage 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