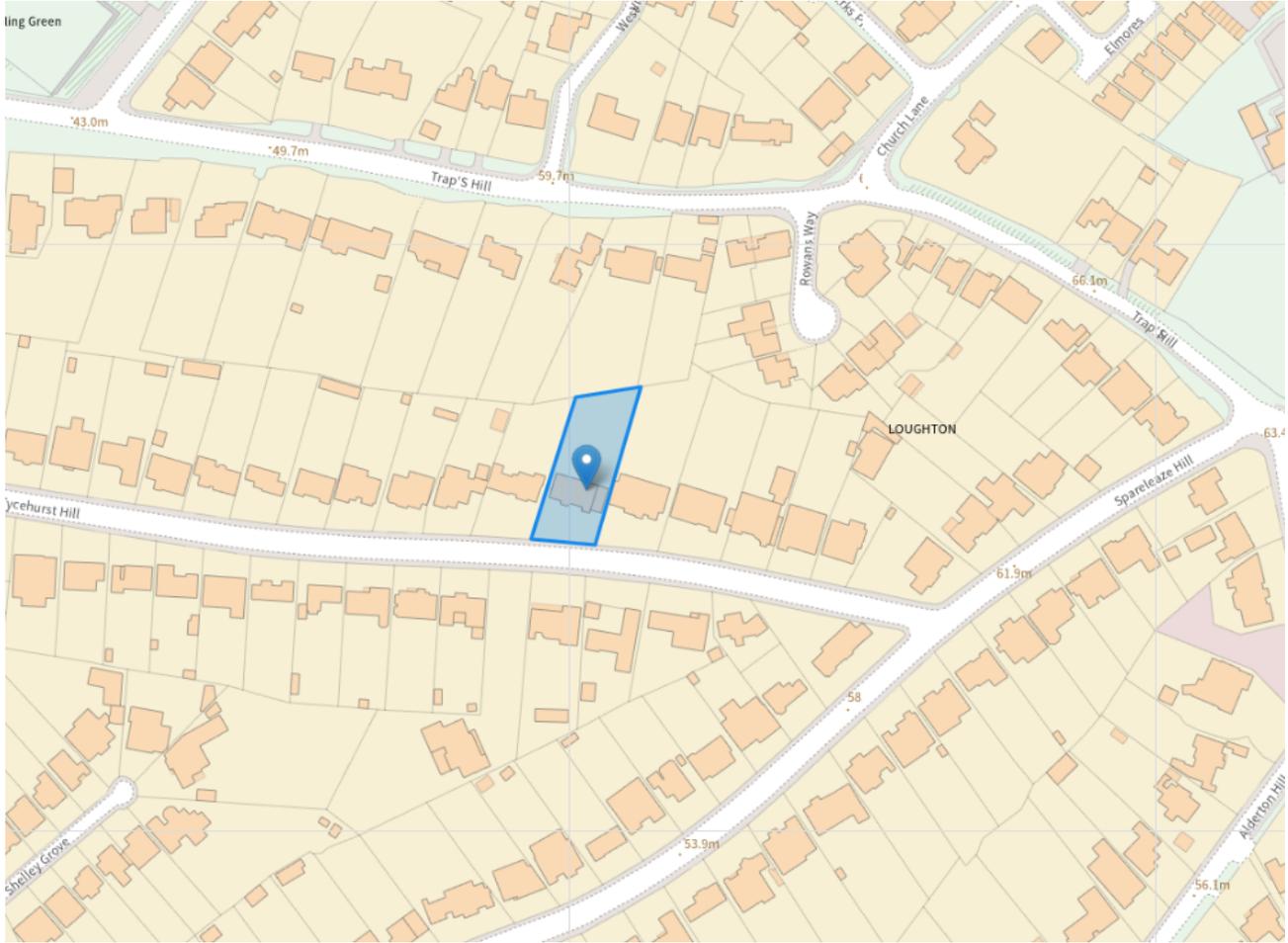




# Epping Forest District Council

# EFDC



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Application Number:	EPF/0563/22
Site Name:	95 Tycehurst Hill Loughton Ig10 1BZ

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# OFFICER REPORT

**Application Ref:** EPF/0563/22  
**Application Type:** Full planning permission  
**Applicant:** Mr Bala Balendra  
**Case Officer:** Marie-Claire Tovey  
**Site Address:** 95 Tycehurst Hill  
Loughton  
IG10 1BZ  
**Proposal:** First floor extension over existing garage including second gable feature.  
**Ward:** Loughton St. Mary's  
**Parish:** Loughton  
**View Plans:** <https://eppingforestdcpr.force.com/pr/s/planning-application/a0h8d000000NymL>  
**Recommendation:** Approve with Conditions

*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)).*

## **Description of Site:**

The application site consists of a single dwelling house located on the north side of Tycehurst Hill within the built up area of Loughton. The property has been extended in the past. The site is not within the Metropolitan Green Belt or a Conservation Area.

## **Description of Proposal:**

The application seeks consent for a first floor side extension above the existing garage.

The proposal will create a hipped roof from the main roof set down by 0.4m and extend across the garage but set in from the side boundary by 1m. The proposal has a gable to the front elevation.

The proposal has been revised since first submission to remove a 'double gable' appearance to the front.

## **Relevant History:**

EPF/1097/19 - Proposed 1.1 metre deep, single storey front extension to the existing garage to align with existing kitchen extension with a pitched roof - Approved  
EPF/0574/16 - First floor side extension and front dormer window - Approved 27.4.16. Not implemented. Expired.  
EPF/3037/15 - Proposed first floor side extension and front dormer - Refused 10.2.16.

### *Reasons for refusal:*

*1. The proposed first floor side extension by reason of its bulk and siting in close proximity to the common shared boundary with No. 97 Tycehurst Hill, would reduce the open spacious visual gap between these detached properties, which would potentially result in an undesirable future terracing effect out of keeping with, and detrimental to the character and appearance of the locality, contrary to Policies DBE10 and CP2 (iv) of the adopted Local Plan (1998) and Alterations (2006) and guidance in the NPPF (2012).*

*2. The proposed first floor side extension, by reason of its excessive depth, bulk and height in close proximity to the common boundary with adjoining neighbouring property no.97 Tycehurst Hill, would*

*represent an overly dominant and obtrusive form of development, detrimental to the living conditions enjoyed by the occupiers of neighbouring property no.97 Tycehurst Hill by way of significant loss of outlook from the front dormer window, loss of light/sunlight to the habitable room, increased sense of enclosure, and loss of privacy to the rear garden areas from overlooking, contrary to Policies DBE9 of the adopted Local Plan (1998) and Alterations (2006) and guidance in the NPPF (2012).*

**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  
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:*

*DM9            High Quality Design*

**Consultation Carried Out and Summary of Representations Received**

*LOUGHTON TOWN COUNCIL: The Committee considered the amended plans, but reiterated its original comments to this proposal which were: "The Committee NOTED the contents of two letters of objection. The Committee OBJECTED to this application on the grounds that the proposed extension by reason of its height, bulk and massing is too close to the boundary to number 97. As such it closes the gap with its neighbour and represents an overdevelopment of the site."*

*Number of neighbours consulted: 7*

*Neighbour responses:*

*97 TYCEHURST HILL – Objection – reduce gap between properties, terracing effect, loss of privacy, plans not accurate*

**Main Issues and Considerations:**

**Design**

The proposal results in a first floor side extension with gable to the front. The proposal is subservient to the main house with the set down from the main ridge by 0.4m. In addition the proposal is set in from the side boundary with No. 97 by 1m which reduces any possibility of a terracing effect. The proposal is considered to complement the streetscene and existing dwelling.

The proposal is similar in size, height and proximity to the boundary as the 2016 approved but not implemented proposal.

## **Impact on Neighbouring Amenity**

The proposal is set in from the side boundary by 1m and although forward of the neighbouring property by just under 2m, given that the height has been kept to a minimum and the set in from the boundary it is not considered to result in any excessive loss of light to the nearest adjacent neighbouring window.

To the rear a new first floor window is proposed, however this is not considered to give rise to such a significant increase in overlooking above that of the existing windows to the rear. A Juliet balcony is proposed to the rear, but again this does not give rise to any additional overlooking above that of a 'normal' window.

## **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](mailto:contactplanning@eppingforestdc.gov.uk)**

## **Conditions: (3)**

- 1 The development hereby permitted shall begin not later than three years from the date of this decision.

Reason: To comply with the requirements of Section 91 of the Town and Country Planning Act 1990 (as amended).

- 2 The development hereby permitted shall be carried out and retained strictly in accordance with the following approved plans: MDP BB/011, MDP BB/012 Rev C\* and MDP BB/013

Reason: For the avoidance of doubt and to ensure the proposal is built in accordance with the approved plans.

- 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.

Reason: To ensure a satisfactory appearance in the interests of visual amenity of the area, in accordance with policy DBE10 of the adopted Local Plan 1998 & 2006, and Policy DM9 of the Local Plan Submission Version 2017, and the NPPF.