

# OFFICER REPORT

**Application Ref:** EPF/0321/23

**Application Type:** Householder planning permission

**Applicant:** Mr and Mrs Jones

**Case Officer:** Marie-Claire Tovey

**Site Address:** 18, Chapel Road, Epping, CM16 5DS

**Proposal:** Retrospective consent for removal of existing sheds and installation of a garden summer house.

**Ward:** Epping Lindsey and Thornwood Common

**Parish:** Epping

**View Plans:** <https://eppingforestdcpr.force.com/pr/s/planning-application/a0h8d000001VOJ3>

**Recommendation:** Approve with Conditions



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*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 east side of Chapel Road within the built up area of Epping. The site is not within the Green Belt or a Conservation Area.

### **Description of Proposal:**

The application seeks consent for retrospective planning consent for removal of existing sheds and installation of a garden summer house. The summer house has a footprint of 4m by 5m with a dual pitched roof to a maximum height of 2.9m. The summer house has been built on a frame/plinth 20cm in height resulting in a total height above ground level of 3.1m.

### **Relevant History:**

None relevant, however this application was submitted following an enforcement investigation

### **Policies Applied:**

Epping Forest District Local Plan (2023)

DM9 High Quality Design

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

EPPING TOWN COUNCIL: Committee felt that this summer house proposal is oversized and overbearing.

The proposed summer house will result in a loss of amenity for neighbouring properties, as it is too high and overbearing. This would result in a loss of natural light and overshadowing of the neighbouring gardens. The design of the outbuilding does not complement the setting. Committee also noted that this is a retrospective application. Committee are concerned and oppose retrospective planning applications as this shows disregard for the planning system. All applications should be concluded prior to the commencement of works, following the correct procedures.

Number of neighbours consulted: 7

Neighbour responses:

91 St Johns Road – Objection – extremely high, colour makes it stand out more, natural screening should be provided

91B St Johns Road – Not in accordance with planning portal rules

Epping Society – Objection – too high and dominating loss of amenity

### **Main Issues and Considerations:**

#### **Design**

The summer house is of a standard design similar to many other back garden structures and not considered out of keeping with the surrounding gardens in the vicinity. It is noted that Nos. 14 and 22 Chapel Road and 2 Ashlyns Road all have fairly large outbuildings to the rear of their gardens.

The colour is considered acceptable.

#### **Impact on Neighbouring Amenity**

The summer house is set in from the side and rear boundaries by 0.5m. Although the gardens are fairly narrow, it is not considered that the summer house results in an overbearing form of development. It is most definitely visible from surrounding neighbouring gardens, but just because it is visible does not mean it is overbearing.

In response to the comments from one of the neighbours, as this is a planning application, permitted development rules do not apply.

**Conclusion:**

The summerhouse is considered 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: (2)**

- 1 The development hereby permitted shall be retained strictly in accordance with the following approved plans: Location Plan  
Summerhouse as built Block Plan  
Proposed Block Plan  
Plot layout pre-build  
Proposed Elevations  
Existing Elevations

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

- 2 The building hereby permitted shall not be occupied at any time other than for purposes ancillary to the residential use of the main dwelling and shall not be used for any primary residential accommodation or separate uses.

Reason: The development does not satisfy the standards considered acceptable by the Local Planning Authority for a separate unit of accommodation and in order to protect neighbouring amenities, in accordance with Policies DM9 & DM10 of the Epping Forest District Local Plan 2011-2033 (2023) and the NPPF.

**Informatives: (1)**

- 3 The Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against all material considerations, including planning policies and any representations that may have been received and subsequently determining to grant planning permission in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.