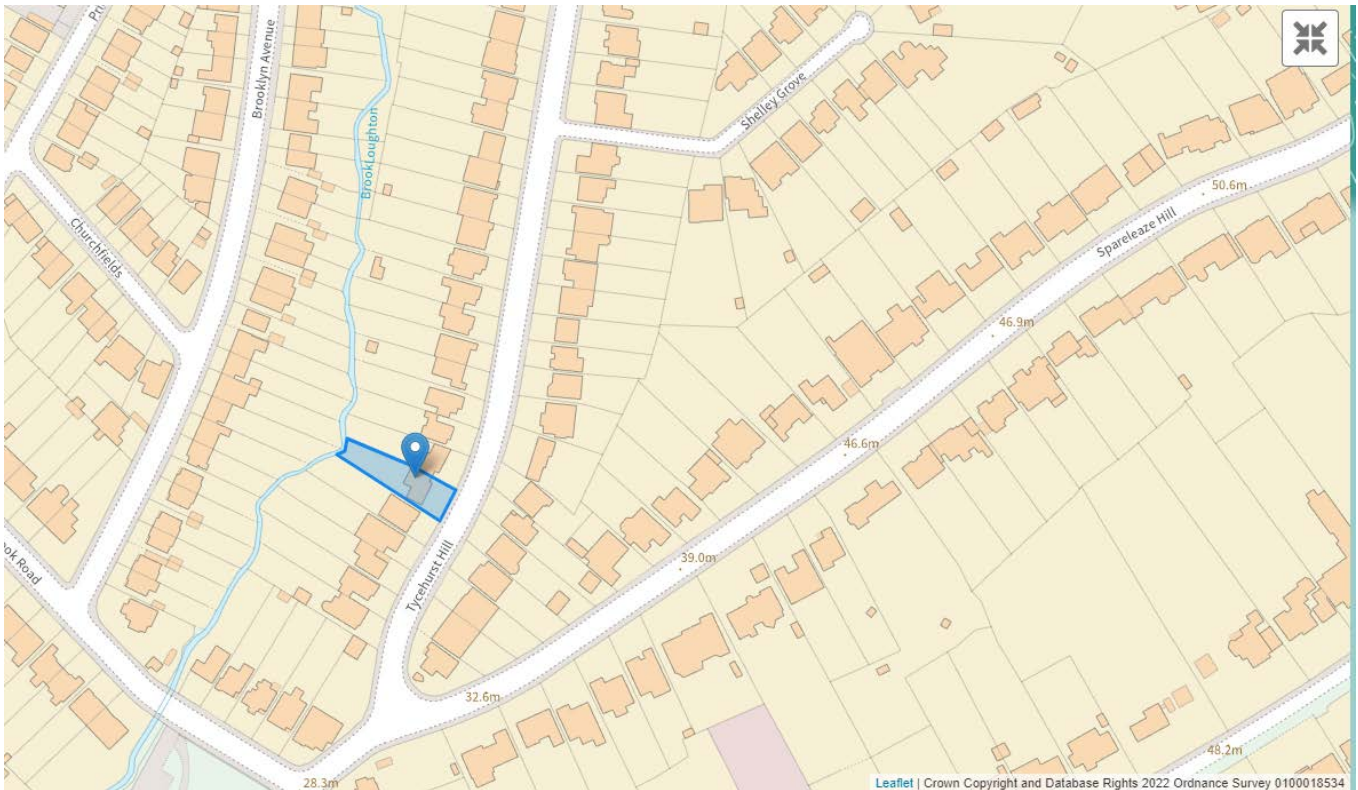


# OFFICER REPORT

**Application Ref:** EPF/1169/23  
**Application Type:** Householder planning permission  
**Applicant:** Mr Oliver Rosshandler  
**Case Officer:** Caroline Brown  
**Site Address:** 11, Tycehurst Hill, Loughton, IG10 1BX  
**Proposal:** Ground floor rear extension, two storey side extension, and loft conversion involving a rear dormer and front rooflights  
**Ward:** Loughton St. Mary's  
**Parish:** Loughton  
**View Plans:** <https://eppingforestdcpr.force.com/pr/s/planning-application/a0h8d000001WMyn>  
**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).***

## Site and Surroundings

No.11 is a large 2-storey hip roof with front gable, semidetached dwellinghouse with integral side garage, located to the south of Tycehurst Hill which is residential in character. The property has been previously extended with a 2- storey side extension and has front parking for 2 cars.

The properties in Tycehurst Hill comprise of predominantly detached and semidetached dwellinghouses that vary in design and scale with a variety of roof profiles.

The property lies outside of a conservation area and is not listed.

## Proposed Development

The proposal seeks planning consent for:-

- Increase in the height of the roof to the existing 2- storey side extension to match the height of the main roof.
- 
- Extend the depth of the 2 - storey side extension a further 4m to the rear flank of the main dwellinghouse with a hip roof .
- A rear dormer and 2 front rooflights to facilitate a loft conversion.
- Single storey flat roof side/rear extension measuring a depth of 3m and a height of 3.6m.

Materials are to match the existing property.

## Relevant Planning History

EPF/0943/76- Two storey side extension - Approved - 14/10/76

## **Policies Applied:**

### **DEVELOPMENT PLAN CONTEXT**

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.

### **Epping Forest District Local Plan (2011-2033) (March 2023)**

The proposed adoption of the Epping Forest District Local Plan 2011 - 2033 was considered at an Extraordinary Meeting of the Council held on 6 March 2023 and formally adopted by the Council and therefore has full weight when considering planning applications.

The following policies are relevant:

Policy	Weight Afforded
DM5 Green and Blue Infrastructure	Significant
DM9 High Quality Design	Significant
DM10 Housing Design and Quality.	Significant

## NPPF, 2023

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.

### **CONSULTATIONS CARRIED OUT & SUMMARY OF REPRESENTATIONS RECEIVED:**

Epping Town Council – OBJECTION

- whilst it does not create a terracing effect, it is too close to the boundary and would result in a detrimental impact on the street scene whilst reducing the access.  
The proposed loft conversion unattractive design and the Juliet balcony would affect the neighbour's amenity caused by overlooking.
- additional bedrooms place extra stress on the EFSAC.

10 adjoining neighbours were notified, and one objection has been received.

No. 15 Tycehurst Hill:

- question the scale of the extension and the extent to which the extension as proposed will overshadow the windows of our dining room, immediately adjoining their house

### **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
- Trees and Landscaping

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

Epping Forest adopted Local Plan Policies seeks to ensure a high quality of design and that development respects and relates to the character and context of the locality, maintaining and where possible enhancing the character of the existing area. These objectives are broadly consistent with the core principles of the NPPF that planning should seek to secure high quality design.

The existing 2- storey side extension is set in 1m from the shared side boundary with no. 9 and the proposal to increase the roof height of the hip roof and the depth of the 2 storey retains the roof design and is considered acceptable. The proposed 2 storey side extension would not be visible from the front.

The proposed single storey flat roof rear extension has a depth of 3m at a height of 3.6m forming the width of the main house and side extension.

The scale and design of the rear dormer is considered proportionate in relation to the roof.

In terms of its design, scale and siting the development is considered sympathetic and comparable in context with the design of the property and development in Tycehurst Hill and complies satisfactorily with policy, DM9 of the adopted Local Plan and does not conflict with the design objectives of the National Planning Policy Framework., 2023.

## Impact on Neighbours' Amenities

In terms of amenity, No. 9 is sited to the immediate south of no. 11 and has been extensively extended with various extension to the main roof including a gable end roof extension, a rear dormer with a single and 2 storey rear extension.

No. 15, the adjoining semi to no. 11 has no rear extension. The proposed single storey rear extension at a depth of 3m, set in between 0.4-0.8m from the shared boundary is not considered to result in any significantly harmful impact on their amenity in terms of loss of light or outlook and accords with the requirements of policy DM9 of the adopted Local Plan, 2023.

The comments of the Parish Council and adjoining neighbour are noted. In response to the objections received, the design, scale and siting of the development integrates well with the property involving minor alterations to the front elevation and would not result in any demonstrable harm to the living conditions of the adjoining properties. The EFSAC mitigation contributions does not apply to householder extensions.

## Trees and Landscaping

Trees and Landscaping have no objection subject to conditions for the protection and retention of existing trees and shrubs in accordance with policy DM5 of the Local Plan and the NPPF 2023.

## Conclusion

The proposed development is considered of an appropriate design and scale that is in keeping with the character and appearance of the dwellinghouse and street scape and maintains an acceptable level of amenity to adjoining properties and is supported by the relevant policies of the adopted Local Plan (2011-2033), 2023 and, the guidance as set out in the National Planning Policy Framework, 2023. In 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](mailto:contactplanning@eppingforestdc.gov.uk)***

## **Conditions: (9)**

- 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: 0307 050 P1; 100 P1; 101 P1; 103 P1; 110 P1; 111 P2; 112 P1; 113 P1; 200 P1; 201 P1; 210 P2; 211 P1

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 dwellinghouse.

Reason: To ensure a satisfactory appearance in the interests of visual amenity of the area, in accordance with Policy DM9 of the Epping Forest District Local Plan 2011-2033 (2023) and the NPPF.

- 4 Prior to first occupation of the building/extension hereby permitted the window(s) in the south flank elevation(s) at first floor level and above, 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.

Reason: To prevent overlooking and loss of privacy to the occupants of neighbouring properties, in accordance with Policy DM9 of the Epping Forest District Local Plan 2011-2033 (2023) and the NPPF.

- 5 Access to the flat roof(s) over the extension hereby approved shall be for maintenance or emergency purposes only and the flat roof shall not be used as a seating area, roof garden, terrace, patio, or similar amenity area.

Reason: To safeguard the privacy of adjacent properties, in accordance with Policy DM9 of the Epping Forest District Local Plan 2011-2033 (2023) and the NPPF.

- 6 Tree protection shall be installed as shown on TPS Arboricultural Consultancy Tree Protection Plan, Drawing Ref: TPSQU0080TPP dated 14/07/2023, prior to the commencement of development activities (including any demolition). The methodology for development (including Arboricultural supervision) shall be undertaken in accordance with the submitted Tree Survey/ Arboricultural Method Statement reports.

Reason: To comply with the duties indicated in Section 197 of the Town and Country Planning Act 1990, and to enable full and proper consideration be given to the impact of the proposed development on existing trees / hedges, so as to safeguard and enhance the visual amenities of the area and to ensure a satisfactory appearance to the development in accordance with policies DM3 and DM5 of the Epping Forest District Local Plan 2011-2033, and the NPPF 2021.

- 7 If any tree, shrub or hedge shown to be retained in the submitted Arboricultural reports is removed, uprooted or destroyed, dies, or becomes severely damaged or diseased during development activities or within 3 years of the completion of the development, another tree, shrub or hedge of the same size and species shall be planted within 3 months at the same place. If within a period of five years from the date of planting any replacement tree, shrub or hedge is removed, uprooted or destroyed, or dies or becomes seriously damaged or defective another tree, shrub or hedge of the same species and size as that originally planted shall, within 3 months, be planted at the same place.

Reason: To comply with requirements of Section 197 of the Town and Country Planning Act 1990 as well as to safeguard the amenity of the existing trees, shrubs or hedges and to ensure a

satisfactory appearance to the development, in accordance with Policies DM3 & DM5 of the Epping Forest District Local Plan 2011-2033 (2023) and the NPPF.

- 8 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 08:00 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.

Reason: To ensure that the proposed construction work does not cause undue nuisance and disturbance to neighbouring properties at unreasonable hours, in accordance with Policies DM9 & DM21 of the Epping Forest District Local Plan 2011-2033 (2023) and the NPPF.

- 9 Wheel washing or other cleaning facilities for vehicles leaving the site during construction works shall be installed and utilised to clean vehicles immediately before leaving the site. Any mud or other material deposited on nearby roads as a result of the development shall be removed.

Reason: To avoid the deposit of material on the public highway in the interests of highway safety, in accordance with Policy T1 of the Epping Forest District Local Plan 2011-2033 (2023) and the NPPF.

**Informatives: (2)**

- 10 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.

- 11 **The site is at risk of surface water flooding and I recommend that the applicant refers to the Environment Agency's flood risk standing advice. See the below link for further information:**

<https://www.gov.uk/guidance/flood-risk-assessment-standing-advice>