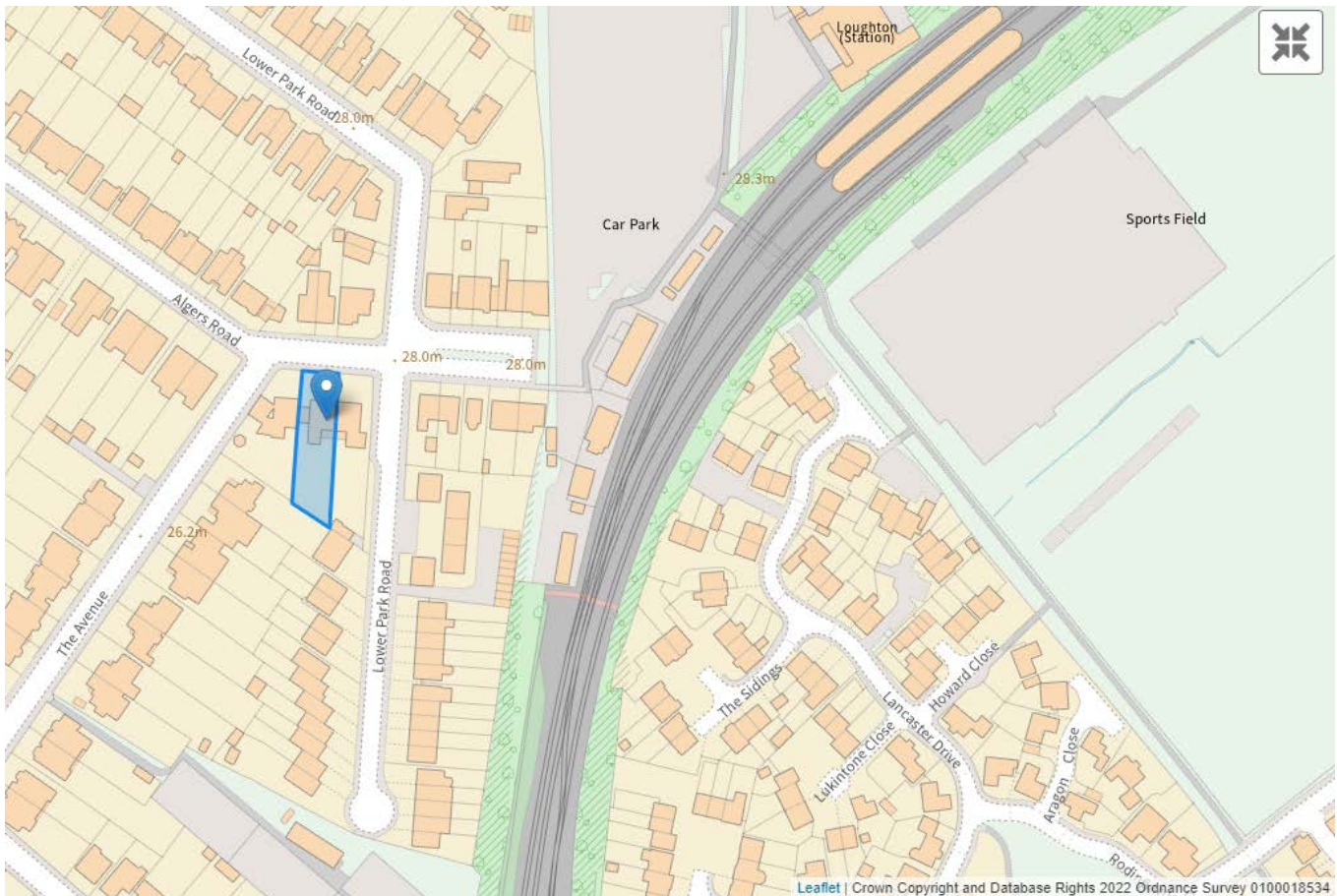


# OFFICER REPORT

**Application Ref:** EPF/2084/23  
**Application Type:** Householder planning permission  
**Applicant:** Mr James Hart  
**Case Officer:** Callum Wright  
**Site Address:** 51, Algers Road, Loughton, IG10 4NF  
**Proposal:** The proposal is for a single storey rear extension to the existing garage, a single storey rear/side wraparound extension, alterations to garage roof and front garage door with brick infill/replacement door, and rear external timber decking (Revised scheme to EPF/0620/23).  
**Ward:** Loughton Forest  
**Parish:** Loughton  
**View Plans:** <https://eppingforestdcpr.force.com/pr/s/planning-application/a0h8d000001XPvR>  
**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**

The site comprises of a semi-detached house, located within a built-up area of Loughton. It is not listed nor in a Conservation Area. No protected trees lie within the site.

## **Proposal**

The proposal is for a single storey rear extension to the existing garage, a single storey rear/side wraparound extension, alterations to garage roof and front garage door with brick infill/replacement door, and rear external timber decking.

This is a revised application to EPF/0885/22, which was refused by Members at the 29<sup>th</sup> September 2022 meeting for 3 grounds relating to design and neighbouring amenities. The main changes are;

- Omission of the first-floor side extension
- Introduction of two separate single-storey ground floor extensions

## **Relevant Planning History**

EF2021\ENQ\00415 - Ground and first floor side extensions, ground floor rear extension and rear dormer extension - Advice Given

EPF/0885/22 - The proposal is for alterations to the roof, front garage door and first floor side extension - Refused

EPF/0620/23 - Certificate of lawful development for a proposed replacement window, rear dormer in connection with a loft conversion, side and rear ground floor extensions & raised decking area – Not Lawful

EPF/1158/23 - Certificate of lawful development for a proposed rear dormer and front rooflights in connection with a loft conversion & replacement windows (Revised scheme to EPF/0620/23) – Lawful

EPF/2139/23 - The demolition of existing single storey rear and side extensions, replace with single storey side and rear and double storey rear extensions – Refused

## **Development Plan Context**

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

On 9 February 2023, the council received the Inspector's Report on the Examination of the Epping Forest District Local Plan 2011 to 2033. The Inspector's Report concludes that subject to the Main Modifications set out in the appendix to the report, the Epping Forest District Local Plan 2011 to 2033 satisfies the requirements of Section 20(5) of the Planning and Compulsory Purchase Act 2004 and meets the criteria for soundness as set out in the National Planning Policy Framework and is capable of adoption. The proposed adoption of the Epping Forest District Local Plan 2011 to 2033 was considered at an Extraordinary Meeting of the Council held on 6 March 2023 and formally adopted by the Council.

The following policies within the current Development Plan are considered to be of relevance to this application:

*National Planning Policy Framework 2023 (Framework)*

The Framework is a material consideration in determining planning applications. The following paragraphs are considered to be of relevance to this application:

Paragraphs 126 & 130

**Summary of Representations**

Number of neighbours Consulted: 6. 1 neighbour response(s) received.

Site notice posted: Not required.

49 ALGERS ROAD & LRA PLANS GROUP – OBJECTIONS – Summarised as:

- Overdevelopment harmful to area character
- Extensions poorly design, bulky and overbearing
- Excessive bulk and glazing harmful to character

LOUGHTON TOWN COUNCIL – The Committee OBJECTED to this application on the grounds that it was overbearing and would negatively impact on the amenity of its neighbours by overlooking.

Members supported the comments of the Loughton Residents Association Plans Group (LRAPG),

**Planning Considerations**

The main issues for consideration in this case are:

- a) The impact on the character and appearance of the locality;
- b) The impact to the living conditions of neighbours;

*Character & Appearance*

This application follows on from previous pre-application exercises and a subsequent refusal for permission. The officer recommendations and acknowledgement of previous history are present within the proposal.

The proposed ground floor side/rear extension is recessed from the front wall by 5.1m and set in from the common boundary with No. 49 by 1m. As such, the proposal would not result in a terracing effect and is of a subservient design that complements the appearance of the existing building and that of the street scene. There are no design issues regarding the garage extension and the replacement door, nor the proposed rear dormer and front rooflight both of which can be built under permitted development.

The proposed single-storey infill rear extension would extend 6m from the inner original rear wall, or 3m past the non-original existing conservatory depth and is proposed with a flat roof at a maximum height of 3m. The extension is further considered subservient in context of the host building given its appropriate placement and dimensions and would not be visible from the street scene thus appearing presentable in context with the surrounding area character. The de

On that basis, the proposal would not have a harmful effect to the character and appearance of the area.

### *Living Conditions*

The proposed ground floor rear/side extension is contained within the flank wall of No. 49, so there would be no impacts to No. 49 in any regard i.e., loss of light overlooking, overbearing, and visual impact. No further impacts are envisaged from the proposed extension to the rear of the garage. Too add, as mentioned above the proposed rear dormer can be built under permitted development, and the level of overlooking from a rear dormer is not uncommon within urban areas where there already exists a high level of mutual overlooking across properties.

The proposed single storey rear extension does project 6m from the original rear wall, however, 3m of this featured an existing neighbouring extension and thus the proposed would only run along the shared boundary by 3m at a height of 3m. Given the orientation of the units and the placement, it is not considered that this would be harmful.

Therefore, the proposed development safeguards the living conditions of neighbouring amenities, in compliance with Policy DM9 (H) of the LP and Paragraph 130 (f) of the Framework.

### *Other Considerations*

Concerns were raised in relation to the extended garage, where it was believed they extend beyond the site boundary and thus certificate B would need to be signed. Upon review of the plans, there is no area proposed that would extend this line acknowledged as being the site boundary. Any further concerns over matters such as party walls would not be considered material to planning and thereby should be reviewed by appropriate legal counsel.

### **Conclusion**

It is officer opinion that the previous reasons for refusal raised by Members have been overcome.

For the reasons set out above having regard to all matters raised, it is recommended that conditional planning permission be granted.

***If you wish to discuss the contents of this report item, please contact the case officer by 2pm on the day of the meeting at the latest. If no direct contact can be made please email:***

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

### **Conditions: (6)**

- 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:

2005-0-01-EX, 2005-0-02-EX, 2005-0-10-EX, 2005-0-11, 2005-1-02-PROP, 2005-0-01-PROP, 2005-0-02-PROP, 2005-0-10-PROP, 2005-0-11, 2005-1-02-PROP

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

- 3 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (as amended) (or any other order revoking and re-enacting that order) no development permitted by virtue of Class A of Part 1 to schedule 2 shall be undertaken, without the prior written agreement of the Local Planning Authority.

Reason: To ensure further consideration is given with regards to the effect on the character and appearance of the area and living conditions on adjoining properties, in accordance with Policy D9 of the Epping Forest District Local Plan 2011-2033 (2023) and the NPPF.

- 4 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.

- 5 The materials to be used in the construction of the external surfaces of the development hereby permitted shall match those of the existing building or those specified on the approved plans, or those specified in the submitted application form.

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

- 6 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.