

APPLICATION No:	EPF/0517/19
SITE ADDRESS:	6 Ashley Grove Staples Road Loughton Essex IG10 1HS
PARISH:	Loughton
WARD:	Loughton St Johns
APPLICANT:	Ms Andrea Lopez de Pablo Hernando
DESCRIPTION OF PROPOSAL:	Proposed roof extension.
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=621002

CONDITIONS

- 1 The development hereby permitted must be begun not later than the expiration of three years beginning with the date of this notice.
- 2 The development hereby permitted will be completed strictly in accordance with the approved drawings nos: Site Location Plan, 1830-05, 1830-09b, 1830-11, 1830-07, 1830-06a, 1830-08, 1830-02, 1830-04c, 1830-12a, 1830-13
- 3 Materials to be used for the external finishes of the proposed development shall match those of the existing building, unless otherwise agreed in writing by the Local Planning Authority.
- 4 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.
- 5 All construction/demolition works and ancillary operations, including vehicle movement on site which are audible at the boundary of noise sensitive premises, shall only take place between the hours of 07.30 to 18.30 Monday to Friday and 08.00 to 13.00 hours on Saturday, and at no time during Sundays and Public/Bank Holidays unless otherwise agreed in writing by the Local Planning Authority.

This application is before the Committee since the recommendation is for approval as more than five objections have been received which are material to the planning merits of the proposal (Pursuant to The Constitution, Part 3: Scheme of Delegation to Officers from Full Council).

Description of Site:

The application site comprises of a two storey end of terrace dwellinghouse within the built up area of Loughton St.Johns. Metropolitan Green Belt land is situated further north west of Ashley Grove. Further east of Ashley Grove is the York Hill Conservation Area. The application building itself is not a Listed Building and there are no Listed Buildings adjoining the site. Land levels rise to the west but fall significantly to the east. Dwellings 1-9 on Ashley Grove are well-screened by mature trees and landscaping. They are not readily visible even at oblique views when viewed from different angles along the street scene. These trees and landscaping which are outside the site curtilage of no's 1-9 Ashley Grove are owned by the City of London Corporation and managed by the Conservators of Epping Forest. They are protected because of the Epping Forest Act 1878 and any works to these trees requires the permission of the Conservators. As such they are highly unlikely to be removed in future and therefore provide effective screening from different angles along Ashely grove and Staples Road notwithstanding the topography of the site and locality.

To the east is 7 Ashley Grove which is a two storey dwelling with a pitched roof. To the west is 5 Ashley Grove which is an end of terrace two storey building with a flat roof (but subject of recent permissions for an almost identical development to that proposed). To the rear land levels fall steadily along the application site and at no's 6 and 7.

Description of Proposal:

Proposed roof extension

Note: The proposed single storey front and rear extension shown on the proposed plans and elevations have been approved under decision reference EPF/3168/18 and is shown for purely indicative purposes.

Relevant History:

EPF/3168/18 Single storey front and rear extensions. Approved

EPF/2031/16 Prior approval application for a 4.36 metre deep single storey rear extension, eaves height 2.8 metres and overall height of 2.95 metres. Prior Approval Required and Granted

EPF/1403/16 Certificate of Lawful Development for proposed single storey rear extension. NOT LAWFUL.

Policies Applied:

Adopted Local Plan:

CP2	Protecting the quality of the rural and built environment
DBE9	Loss of Amenity
DBE10	Design of Residential Extensions

NPPF:

The Revised National Planning Policy Framework (NPPF) has been published as of February 2019. Paragraph 213 states that existing policies should not be considered out-of-date simply because they were adopted or made prior to the publication of this Framework. Due weight should be given to them, according to their degree of consistency with this Framework (the closer the policies in the plan to the policies in the Framework, the greater the weight that may be given).

Epping Forest District Local Plan (Submission Version) 2017:

On 14 December 2017, full Council resolved that the Epping Forest Local Plan Submission Version 2017 be endorsed as a material consideration to be used in the determination of planning applications and be given appropriate weight in accordance with paragraph 48 of the NPPF.

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).

In general terms it is considered that the Submission Version of the Plan is at an advanced stage of preparation and the policies are considered to be consistent with the NPPF. As regards unresolved objections, some policies within the Submission Version have more unresolved objections than others. All of these factors have been taken into consideration in arriving at the weight accorded to each of the relevant policies in the context of the proposed development listed below:

SP1	Presumption in Favour of Sustainable Development
DM9	High Quality Design
DM10	Housing Design and Quality

Consultation Carried Out Summary of Representations Received

Number of neighbours Consulted: 17

Responses received: HILLS AMENITY SOCIETY – OBJECT on the following grounds:

The property is between two Conservation areas. Will affect privacy of neighbours and obstructs views of the forest, giving them a very enclosed environment.

7 ASHLEY GROVE - OBJECT: Loss of light, outlook and privacy. Out of character

10 FOREST WAY – OBJECT: Loss of light, outlook and privacy. Out of character

8 FOREST WAY- OBJECT: Loss of light, outlook, privacy. Out of character

12 FOREST WAY – OBJECT: Loss of light, outlook, privacy. Out of character

20 FOREST WAY – OBJECT: Loss of light, outlook, privacy. Out of character

4 FOREST WAY – OBJECT: Loss of light, outlook, privacy. Out of character

Parish Council: CONCERNED that this proposal would cause overlooking and loss of privacy for the residents of 12 Forest Way; and the design was out of keeping for this road which borders the Conservation Area.

Main Issues and Considerations:

The main issues to be considered with this application relates to design and impact on neighbour living conditions.

Design

The proposed extension at roof level would result in the existing two storey dwellinghouse having a pitched roof extension with a rear dormer window – it will remain two storeys but would have roof accommodation like what has been approved number 5 under decision reference EPF/0488/19 and as witnessed at no. 4 Ashley Grove. It would match the building height of the adjoining no. 7 Ashley Grove which is a two-storey building with a hipped roof profile. It would create balance and symmetry to this row of terraced dwellings. The proposal would not be readily visible from the public highway/streetscene due to the presence of mature screening which is owned and managed by the Conservators of Epping Forest. The proposal would be of a brick-built finish and would have proportionate glazing that would match the glazing of the adjoining dwellings at no. 5 and 7.

The proposed bay window projection will serve as a characteristic feature of the application dwelling due to its edge of brick detailing, tile hung roof form and proportionate glazing. It will complement the design of the existing dwellinghouse and due to its minimal projection and proportionate height and width would not appear bulky or over-dominant in relation to the host dwelling. This has been approved under decision reference EPF/3168/18.

The proposed front rooflights will be proportionate in number and size and would not appear over-dominant within the front roofslope. The rooflights would match the proportions of glazing below roof level.

The proposed single storey ground floor rear extension has been approved under EPF/3168/18.

The proposed roof extension will result in proposed glazing to the rear at roof level. This will appear no different to glazing to a loft conversion and is proportionate in size.

Living Conditions

The single storey rear and front extension shown on the proposed plans have been approved under decision reference EPF/3168/18. These extensions by reason of their overall height, depth and width would not cause significant harm to neighbour amenity.

The proposed roof extension would have a similar height to no. 7 which is attached to this dwellinghouse and would not be readily visible from the rear habitable room windows of this dwellinghouse. The proposal would not protrude the 45-degree line from the centre of the nearest front and rear first floor habitable room windows of this adjoining dwelling. As such the proposal would not result in a significant loss of outlook, light or privacy afforded to this neighbour. It would by reason its height, depth and width not result in a severe sense of enclosure or appear excessively overbearing when viewed from the garden area of this adjoining dwellinghouse.

The application dwelling is set off by 2m from the common boundary with no 5 Ashley Grove to the west. The application dwelling set 2m forward of this adjoining dwelling. This adjoining dwelling is two storey in height but has approval for a similar proposal which has not been implemented yet under decision reference EPF/0488/19. Whilst the proposal would result in a 2.7m height increase compared with the existing situation, and would be higher than the two-storey height of this adjoining dwelling to the west, given the spacing between the

dwelling, the proposal is not considered to result in a significant loss of light, outlook and privacy afforded to the occupiers of this dwellinghouse when viewed from their front habitable room windows and garden areas. It would not breach the 45-degree line when taken from the centre of this neighbour's nearest first floor habitable room window.

The proposed roof extension would not result in significant increases in the levels of overlooking to no. 12 Forest Way to the rear compared with the existing situation. This is due to the 20m distance of the proposal from the garden area of this dwellinghouse and the 28m from this dwellinghouse. Moreover, due to the orientation of his dwelling and no. 12 Forest Way to the rear, there would be no direct overlooking into the rear garden area and habitable room windows of this adjoining dwellinghouse. Separately the proposal is at a significant distance away from no., 20 Forest Way and would have limited to little impact on this neighbour's amenity as a result.

In terms of no. 10 Forest Way, the proposed extension would be some 20m from this neighbour's habitable room windows and some 14 metres from this neighbour's garden area. Moreover, the application dwelling is orientated away from this dwellinghouse so the proposal would not amount to direct overlooking of this adjoining dwellings garden area and habitable room windows. Due to the distance, height and siting of the proposal, it is not considered that the proposed roof extension would cause significant loss of outlook, light or privacy when viewed from this adjoining neighbour's garden and habitable room windows.

In terms of the impact on no.8 Forest Way, it is some 12m from this neighbouring dwellings garden and some 21m from this neighbour's garden. The application proposal would not directly face/overlooking this dwellings garden area/habitable room windows due to the orientation of the application site and this neighbouring dwellinghouse. The proposal as such would not result in a detrimental impact on the light, outlook and privacy afforded to existing and future occupiers of this adjoining dwellinghouse.

In terms of the impact on the occupants of no. 4 Forest Way, the proposal would be some 22m from this dwelling and some 20m from their garden area. The proposal is orientated away from this dwellinghouse. The proposal would not amount to direct overlooking of this dwellinghouse as a result. Due to the separation distance, siting, and height of the proposal in relation to this two storey dwellinghouse, it would not result in significant loss of light, outlook and privacy afforded to the inhabitants of this neighbouring dwellinghouse to justify refusal of planning approval.

Due to the mature screening at the site frontage (on Forest land) the proposed extensions to the front will not be readily visible to dwellings along Staples Road to the fronting the site (to the south of the site).

Other Matters

A similar scheme has been granted at no.5 Ashley Grove under decision reference EPF/0488/19 and the vast majority of dwellings along this small street as well as to the rear along Forest Way are two storey dwellinghouses. The approval at no. 5 Ashley Grove and the building heights/roofscapes of dwellings along Ashley Grove and Forest Way are important material considerations that cannot be overlooked when assessing this particular proposal. If members are minded to refuse the proposal, these matters would be considered by the planning inspectorate were it to go before an appeal.

Conclusion:

The proposed development for reasons outlined above would safeguard the living conditions neighbours due to its overall size, scale and siting and would add balance and symmetry to

the existing row of terraces. It therefore complies with relevant planning policy and guidance and is accordingly recommended for approval 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: Sukhdeep Jhooti
Direct Line Telephone Number: 01992 564 298***

***or if no direct contact can be made please email:
contactplanning@eppingforestdc.gov.uk***