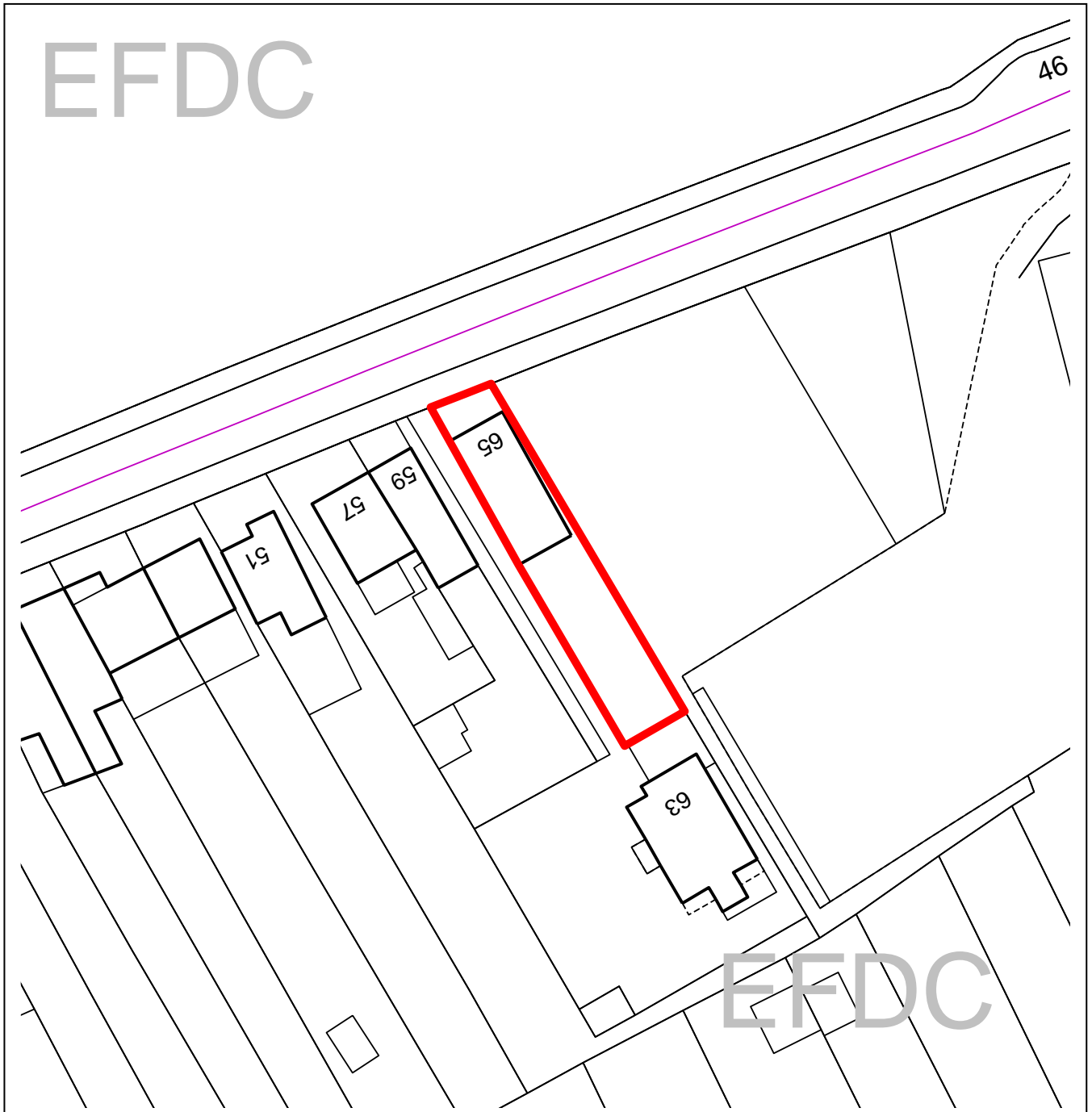




Epping Forest District Council



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Application Number:	EPF/2411/19
Site Name:	65 Staples Road Loughton IG10 1HR
Scale of Plot:	1:500

APPLICATION No:	EPF/2411/19
SITE ADDRESS:	65 Staples Road Loughton IG10 1HR
PARISH:	Loughton
WARD:	Loughton St Marys
APPLICANT:	Mr Shadbolt
DESCRIPTION OF PROPOSAL:	Proposed installation of x3 no. replacement windows to the front of the property.
RECOMMENDED 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=629119

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 numbers: Block Plan, Existing and Proposed Front elevations, Sheet 1 of 3, 2 of 3 and 3 of 3.

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 Surrounding

The site relates to a two storey detached dwelling located on the south eastern side of Staples Road. The area is characterised by Edwardian and Victorian semi detached properties. The site is located within the Staples Road Conservation Area. There is an Article 4 Direction in place restricting the replacement of windows and doors.

Description of proposal:

The proposal is for the replacement of the three front opening windows. The windows replace the existing UPVc storm proof casement windows, with white flush fit timber casement windows.

Relevant History:

None

Relevant Policies:

Development Plan

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
HC6- Character, Appearance and Setting of Conservation Areas
HC7- Development within the Conservation Area
DBE1- Design of New Buildings
DBE9 – Loss of amenity
DBE10- Design of Residential Extensions

National Planning Policy Framework Policy (FEBRUARY 2019)

The revised NPPF is a material consideration in determining planning applications. As with its predecessor, the presumption in favour of sustainable development remains at the heart of the NPPF. Paragraph 11 of the NPPF provides that for determining planning applications this means either;

(a) approving development proposals that accord with an up-to-date development plan without delay; or

(b) where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date, granting permission unless: the application of policies in the NPPF that protect areas or assets of particular importance provides a clear reason for refusing the development proposed; or any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in the NPPF taken as a whole

The presumption in favour of sustainable development does not change the statutory status of the development plan as the starting point for decision making, but policies within the development plan need to be considered and applied in terms of their degree of consistency with the Framework.

Epping Forest District Local Plan Submission Plan (2017) (LPSV)

Although the LPSV does not currently form part of the statutory development plan for the district, on 14 December 2017 the Council resolved that the LPSV be endorsed as a material consideration to be used in the determination of planning applications.

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).

The LPSV has been submitted for Independent Examination and hearing sessions were held on various dates from February 2019 to June 2019. The appointed Inspector has indicated an intention to provide advice to the Council by 12 July 2019; this advice will be given without prejudice to the Inspector's final conclusions.

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:

Policy	Weight afforded
SP1 Presumption in Favour of Sustainable Development	Significant
DM7 Heritage Assets	Significant
DM8 Heritage at Risk	Significant
DM9 High Quality Design	Significant
DM10 Housing Design and Quality	Significant

Summary of Representations:

Adjacent neighbours consulted and a site notice erected. No responses received.

TOWN COUNCIL – Objection- it would be detrimental to the street scene due to different style of windows at first floor to that at ground floor level. The ground floor windows should match the first floor windows. A sliding sash style in box frame would more favourably complement the street scene in this part of the conservation area.

LOUGHTON RESIDENTS ASSOCIATION PLANS GROUP – Objects to the proposal, Whilst we welcome the change of material to timber, the windows should be subdivided with glazing bars. We will withdraw our objection if the applicant modifies the application or the council imposes a condition to achieve the change. However, if the District Council is minded to approve the application as it stands, we ask for conditions as follows:

The windows should be fitted into the apertures with at least three inches of brick reveal between the frame and the face of the wall of the house. Reason: In order to preserve the character of the street and maintain the Victorian ambience cited in the Design and Access Statement.

CONSERVATION OFFICER – The replacement of the existing plastic casement windows, unsympathetic to the building and the significance of the wider conservation area, with sash windows made in timber, is fully supported by the Conservation Team. This will result in a clear improvement of the appearance of the building, enhancing the quality of the Staples Road Conservation Area. We therefore, RECOMMEND THIS APPLICATION FOR APPROVAL.

Issues and Considerations:

The main issues relate to the impact on the character and appearance of the dwelling & Staples Road Conservation Area and potential impact on neighbouring amenity.

Character and Appearance

Given that both the host and neighbour's dwelling are both listed, the Council's Senior Conservation Officer has been consulted as part of the process, and also considered the proposal through pre-application advice. The pre-application advice suggested revisions to the scheme which have been taken on board and integrated into the proposal.

There are no objections from the Conservation Officer with regards to the removal of the existing UPVc windows as they are of little historic interest and are not complementary to the character of the property or conservation area. The windows being replaced are in poor condition and are out of keeping with many other properties within the road.

The proposed replacement of the UPVc front window openings with more appropriate timber framed windows are considered to be both sympathetic and would enhance the appearance and historic character of the property within the streetscene and surrounding conservation area.

The proposal would therefore comply with policies CP2 & DBE10 of the LP, policy DM 7, DM 8, DM 9 and DM 10 (E) of the LPSV, and paragraphs 124 & 127 of the Framework.

Living Conditions of Neighbours

There would be no material impact on neighbours since the replacement windows would replace the existing windows, which are located to the front elevation and overlook the forest to the north of the site. The proposal therefore complies with policies CP2 & DBE10 of the LP and policy DM 9 (H) of the LPSV.

Objections Addressed

The suggestions put forward by the Town Council and the Loughton Residents Association have been raised with the Conservation Officer however it is not possible to achieve sliding sash style box frames due to the width of the opening and number of panes at ground floor. It is noted that most of the houses along the street have single sliding sash windows with some properties having a bay window at ground floor. The application site was constructed much later and therefore has neither of these existing features, it is also noted that the approved house was approved to be built with UPVc. It is therefore considered that the proposal would enhance the street scene by using traditional materials that would replicate the style of window openings within the existing street.

The proposed condition is noted and again the proposal is for an improvement to a previously approved scheme using UPVc windows, to request that all the windows be set back within the brick reveal is considered to be unreasonable as there are a number of varying set backs within the street including some with flush windows.

Conclusion:

The proposed development would comply with relevant National and Local Plan policies and is 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: Natalie Price
Direct Line Telephone Number: 01992 564718***

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