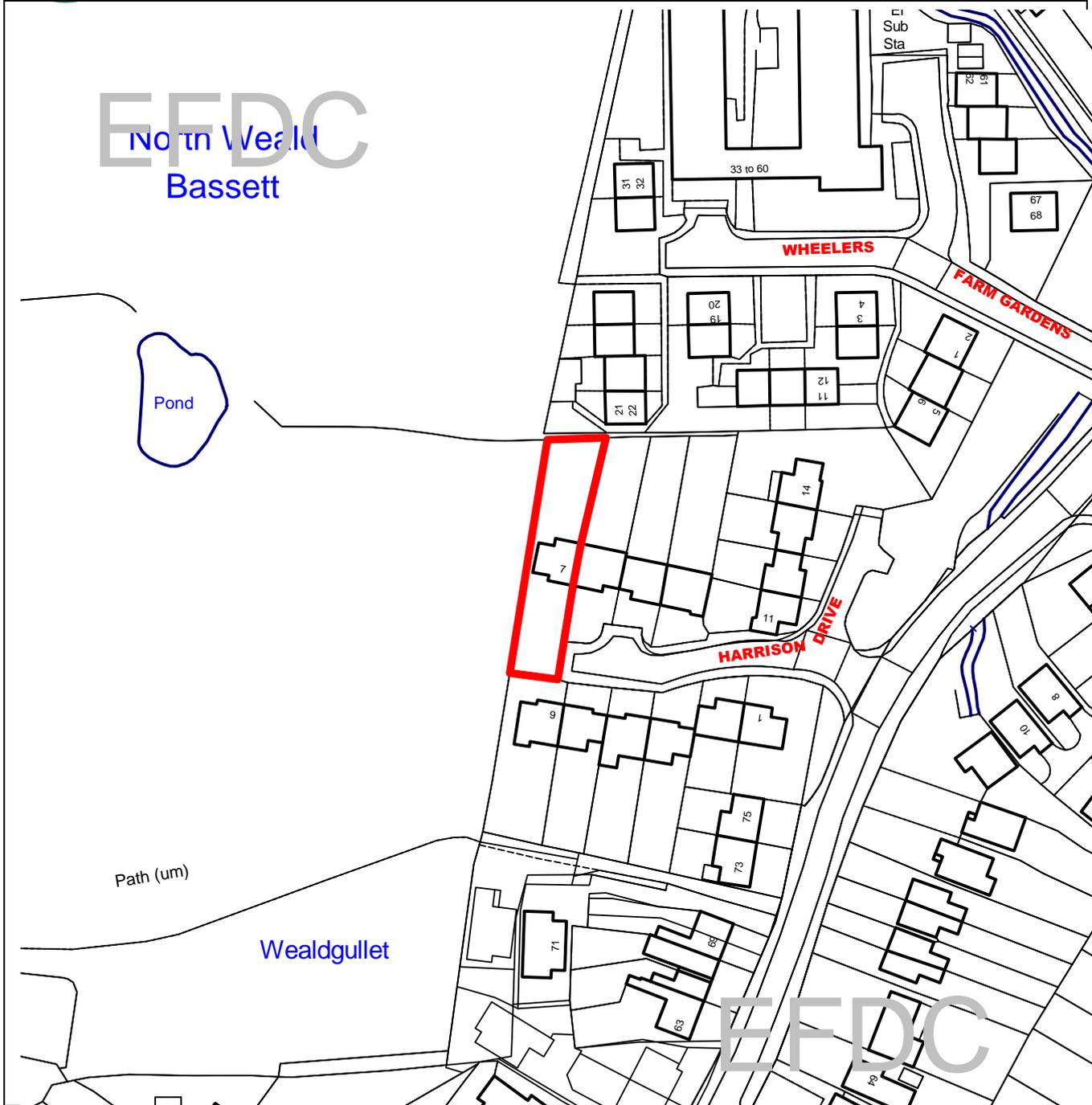




Epping Forest District Council



Unauthorised reproduction infringes
Crown Copyright and may lead to
prosecution or civil proceedings.

Contains Ordnance Survey Data. ©
Crown Copyright 2013 EFDC License No:
100018534

Contains Royal Mail Data. © Royal Mail
Copyright & Database Right 2013

Application Number:	EPF/0698/20
Site Name:	7 Harrison Drive North Weald Bassett Epping CM16 6JD
Scale of Plot:	1:1250

Report Item No: 11

APPLICATION No:	EPF/0698/20
SITE ADDRESS:	7 Harrison Drive North Weald Bassett Epping CM16 6JD
PARISH:	North Weald Bassett
WARD:	North Weald Bassett
APPLICANT:	Mr M Overley
DESCRIPTION OF PROPOSAL:	Two storey side extension and single storey rear extension. (Revised application to EPF/2146/18).
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=635318

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 and retained strictly in accordance with the approved drawings numbers:

Site Location Plan; 202011-P-01; 202011 -P-02; 202011 - P-03; 202011- P-04; 202011- P-05 Revision A
- 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 An assessment of flood risk, focussing on surface water drainage, shall be submitted to and approved by the Local Planning Authority prior to commencement of the development. The assessment shall demonstrate compliance with the principles of Sustainable Drainage Systems (SuDS). The development shall be carried out and maintained in accordance with the approved details.
- 5 Prior to any works on site, full details of means to protect the adjacent hedgerow during construction shall be submitted to and agreed in writing by the Local planning Authority. The agreed protection measures shall be carried out in full during construction.

This application is before this Committee as the recommendation is for approval contrary to an objection from a local council, supported by at least one non-councillor resident, with material planning reasons, Pursuant to The Constitution, Part Three: Planning Services - Delegation of Council Functions.

Description of Site:

No. 7 is a 2- storey 3-bed gable roof semi-detached dwellinghouse located to the north of Harrison Drive at the head of a residential cul de sac within the settlement of North Weald. The property has a detached side garage with two front car spaces. A hawthorn hedgerow runs along the western side boundary.

Description of Proposal:

Planning permission for the development was originally approved on the 13/11/2018, Ref: EPF/2146/18 for the removal of the existing garage and its replacement with a 2-storey side and single storey rear extension sited within 1.15m of the west boundary measuring a width of 4.4m, a depth of 8m on the ground floor with the first floor recessed by 0.5m from the front main building line with a gable roof set down 0.2m from the main ridge. The single storey rear extension forms the width of the existing dwellinghouse and 2- storey side extension built up to the east boundary at a height of 3.4m.

This application seeks to make some minor alterations to the extant permission involving an increase in the depth of the rear extension from 3.3m to 4.3m and a reduction in the number of rooflights on the roof of the rear extension from 6 to 5.

Relevant History:

EPF/2146/18-Two storey side and single storey rear extension - Approved 13/11/2018

EPF/1383/18 - Two storey side and single storey rear extension - Refused 12/07/2018

EPF/1414/17 - Demolition of existing garage and erection of a 3-bed dwellinghouse - Refused 06/09/2017

Consultations and Summary of Representations:

NORTH WEALD BASSETT PARISH COUNCIL - OBJECT

- Over development of the site. Use of timber cladding is considered out of keeping with other properties in the cul de sac.
- Concern at damage to the adjacent hedgerow.
- The extended rear extension will impact on the outlook of no. 8 Harrison Drive from their upper rear rooms therefore restricting their views to the hedge and fields to the left of the development.
- The additional water which would run off from the larger roofs and the reduction in the grassed areas will add to the flood risk.

5 neighbouring properties were consulted and 1 objection has been received that raise the following concerns: -

8 Harrison Drive - Objection

- The use of Hardie Plank Cladding would be out of keeping with the existing street scene.
- There is much concern about the protection of the hawthorn hedge at the side of the property. Whilst the applicant suggests that hoarding will be in place to protect the hedge the size of the new buildings do not allow sufficient room for the necessary scaffolding, plant access and excavations to take place without damage to the greenery.

- The extended rear extension will impact on the outlook of No.8 Harrison Drive from the upper rear rooms restricting views to the hedge and fields to the left of the development.
- There is also concern that the additional water run-off from the larger roofs and the reduction in grassed areas will add to the fears of flooding especially as the area is a known flood risk zone.
- The applicant acknowledges the existence of the adjoining flat roof alongside that proposed for his tiled roof extension and outlines a parapet wall and lead flashing to overcome the gap between them. As the newly proposed larger extension will be partly above the flat roof but also partly below it, it is an impracticable solution to a problem created by the larger extension. This could not be achieved without flashing attached to the flat roof as well, which is impossible due to its profile and the UPVC cladding on its edge.
- the block plan shows the extent of the proposal coloured blue which exceeds the original footprint by a sizeable margin and would be out of character with the pattern of development in the surrounding area

Policies Applied:

Development Plan Context

Local Plan (1998) and Alterations (2006)

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).

CP1: Achieving Sustainable Development Objectives
 CP2: Protecting the Quality of the Rural and Built Environment
 DBE2: Effect on neighbouring properties
 DBE3: Design in urban areas
 DBE9: Neighbouring Residential amenity
 DBE10:

National Planning Policy Framework (NPPF) (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:
 - i. 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
 - ii. 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.

In addition to paragraph 11, the following paragraphs of the NPPF are considered to be of relevance to this application:

Paragraph 123 - 130

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

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. On the 2nd August, the appointed inspector provided her interim advice to the Council covering the substantive matters raised at the hearing and the necessary actions required of the Council to enable her to address issues of soundness with the plan without prejudice to her final conclusion

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
DM5 - Green and Blue Infrastructure	Significant
DM9 - High Quality Design	Significant
DM10 - Residential Extensions	Significant

Issues and Considerations:

The main issues that arise with this application are:

- Design and visual impact on the character of the property and the surrounding area,
- Impact on the amenity of adjoining properties
- Other Considerations

Design, layout

The NPPF seeks to secure high quality design and a good standard of amenity for all existing and future occupants of land and buildings. Epping Forest adopted Local Plan 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.

Planning permission was originally approved for the development in 2018, which is still valid. The amendment to the proposal seeks to increase the depth of the single storey rear extension by 1m

to align with the existing single storey rear extension to no. 8 and is considered appropriate and of a scale and form that is in keeping with the character of the dwellinghouse and the surrounding area and complies satisfactorily with policy DBE1 and DBE3 of the adopted Local Plan and Alterations, (1998-2006) and policy DM9 and DM10 of the Local Plan Submission Version, 2017 and the National Planning Policy Framework, 2019 that seeks to ensure that development is of a high standard of design and layout.

Impact on the amenity of adjoining residential properties

The proposed increase in the depth of the single storey rear extension would match the depth of the existing single storey rear extension to no. 8 Harrison Drive and is not considered to result in any harmful amenity implications in the form of a loss of light or outlook, privacy or intrusive impact presently enjoyed by the occupiers of the adjoining properties.

No. 8 has raised a number of concerns regarding the proposal. The development has already been approved at Committee in 2018 where it was considered then to be of an acceptable design which would not result in any harmful impact on the amenity of no. 8. The additional depth of the rear extension is not considered to result in any additional detriment above what has already been approved.

The proposed development is considered of a satisfactory separation distance from the existing westerly hedgerow and would comply with policy LL10 of the adopted Local Plan and Alterations (1998-2006) and the Submission Version 2017. An appropriate condition was attached to the 2018 approved permission which detailed that should the hedgerow be damaged during the development or within 3 years of the completion of the development, another hedge of the same size and species would be planted within 3 months at the same place, unless the Local Planning Authority gives its written consent to any variation. This same condition will be attached again at any approval of the scheme.

For the reasons outlined it is considered that the amenity of the adjoining occupiers would be maintained to an acceptable level and accords with the requirements of policy DBE9 of the adopted Local Plan 1998-2006 and policy DM10 of the Submission Version, 2017.

Drainage

The site lies within an Epping Forest District Council Flood Risk Assessment Zone but is not in a Critical Drainage Area and there is no objection to the development subject to appropriate conditions being attached which are considered necessary and reasonable.

Conclusion

The proposed amendments to the approved development are considered of an acceptable design and scale, in keeping with the character and appearance of the property and would not result in any amenity implications. The application is in accordance with the adopted Local Plan and Alterations (1998-2006) and the emerging Local Plan, Submission Version, 2017 and with the relevant parts of the National Planning Policy Framework. In the 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