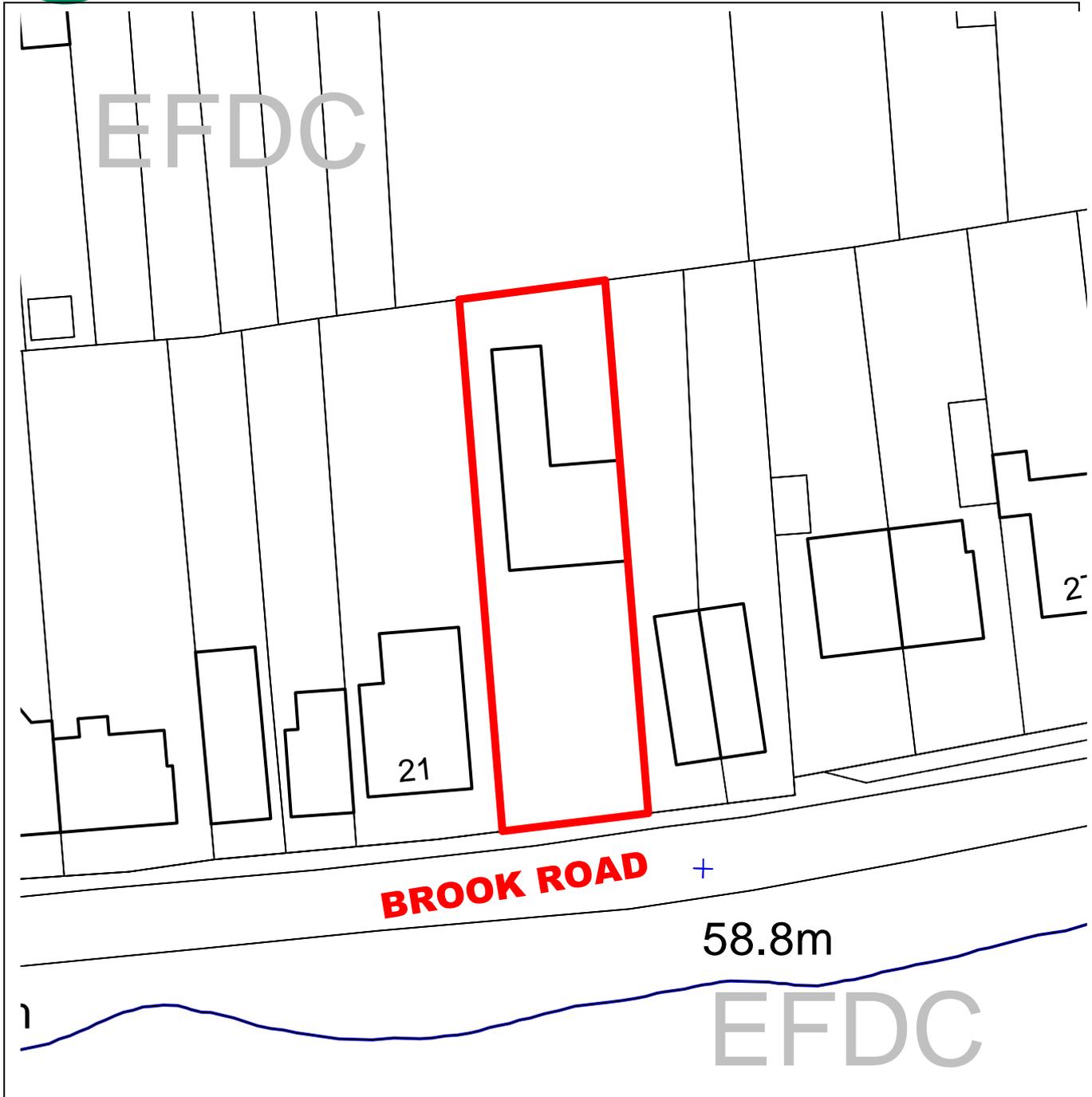




Epping Forest District Council



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Application Number:	EPF/0847/20
Site Name:	22 Brook Road Epping CM16 7BT
Scale of Plot:	1:500

Report Item No: 10

APPLICATION No:	EPF/0847/20
SITE ADDRESS:	22 Brook Road Epping CM16 7BT
PARISH:	Epping
WARD:	Epping Hemnall
APPLICANT:	Charles Swift
DESCRIPTION OF PROPOSAL:	Single storey front and side extension to form a lounge and carport.
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=636133

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:

Existing Site Location Plan, Proposed Site Location Plan, Existing Elevations and Plans EXT 001 cos, Proposed Floor Plans EXT 002A cos, Proposed Elevations EXT 003aaa cos AA.

This application is before this Committee since the recommendation is for approval contrary to an objection from a Local Council which is material to the planning merits of the proposal, and the Local Council confirms it intends to attend and speak at the meeting where the application will be considered (Pursuant to The Constitution, Part 3: Scheme of Delegation to Officers from Full Council)).

Description of Site:

The proposal site comprises a single storey 3 bedroomed bungalow on the northern side of Brook Road. The useable amenity space is at the front of the property. The front garden also contains a small garage which is suitable for 1 car only. To the east is a semi-detached Victorian cottage. To the west is a single storey bungalow. To the south is a field which falls within land designated as Green Belt.

The site falls within an urban area which is not listed nor within a Conservation Area.

Description of Proposal:

Permission is sought for the construction of new single storey front & side extension to extend the existing lounge and fourth bedroom as well as form a new car port.

The front extension measures 5m wide by 7.5m deep and 5.1m high to the ridge of its front facing gable roof.

The side extension measures 1.75m wide by 6.5m deep and approximately 4.5m to the ridge of its monoslope roof.

Materials proposed will match existing finishes.

Relevant History:

Planning permission was granted under reference EPF/0404/80 erection of a (single storey) front extension and forward re-siting of an existing garage.

Planning permission was refused under reference EPF/3222/16 for the demolition of the existing single car garage and replacement with a detached 2 car garage with a first floor studio.

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:

- CP1 – Achieving sustainable development objectives
- CP2 – Protecting the quality of the rural and built environment
- CP3 – New development
- CP7 – Urban Form and Quality
- DBE9 – Loss of amenity
- DBE10 – Residential extensions

NATIONAL PLANNING POLICY FRAMEWORK (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.

EPPING FOREST DISTRICT LOCAL PLAN SUBMISSION VERSION (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. 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 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
DM6 - Designated and Undesignated Open Spaces	Significant
DM9 - High Quality Design	Significant
DM10 - Housing Design and Quality	Significant
DM16 - Sustainable Drainage Systems	Significant

Consultation Carried out and Representations Received

EPPING TOWN COUNCIL OBJECT: Whilst Committee note the revised application, these revisions have not addressed Committee previous concerns. The Committee felt that this proposal is an overdevelopment of the property and would result in the loss of yet another bungalow in the town.

The importance of this type of bungalow accommodation has been recognised in the emerging Local Plan. The emerging Local Plan refers to the accessibility of bungalows; rooms in the roof do not equal accessibility. The constant development of traditional, single storey bungalows is eroding the stock of bungalows in a town where there is an identified need for people wishing to downsize, adversely affecting the mix of dwelling type's available, contravening evidence and the emerging Local Plan and draft Epping Neighbourhood Plan.

Relevant policies: CP1 (ii), CP2 (iv), CP7, DBE10, H4A (Local Plan 1998 & Alterations 2006) H1 (Emerging Local Plan).
NPPF paras 8, 9, 61, 64, 65, 127.

Epping Town Council confirms they will attend and speak at Plans East to object to this proposal.

4 neighbours were consulted and no objections were received.

Comments received 16 July 2020 in relation to revised plans for single storey extensions:

Main Issues and Considerations:

The key considerations for the determination of this application are the loss of a bungalow; the proposal's impact on the character and appearance of the area and the impact on neighbouring residential amenity.

Loss of a bungalow.

Policy H1 (F) of the LPSV resists the loss of bungalows and specialist accommodation. The policy identifies a need for accessible housing in the District and states that these needs can be supported by bungalow accommodation.

The scheme initially submitted included extensions to the first floor and as such it conflicted with the requirements of Policy H1 of the SVLP. Officers therefore requested that plans be amended to provide additional ground floor accommodation only. The applicant agreed and revised plans now seek to provide just a single storey front and infill side extension only. These amendments ensure that the bungalow would be retained and therefore the proposal is not in conflict with this policy.

Character and appearance

Paragraph 127 of the NPPF requires that decisions should ensure that development will add to the overall quality of the area as well as respond to the local character, history and reflect the identify of local surroundings.

Epping Forest Local Plan Policies CP7, DBE3 and DBE10 seek to ensure a high quality of design and to ensure that development respects and relates to the character and context of the locality, maintaining and where possible enhancing the character of the existing area. Policy DM 9 and DM10 are also consistent with these requirements.

Policy DBE10 requires that-:

A residential extension will be required to complement and, where appropriate, enhance the appearance of (i) the streetscene; (ii) the existing building. This will be achieved by close attention to the scale, form, detail, elevations, materials, roof treatment and fenestration of the existing building; and separation from any neighbouring buildings and the existence of any landscaping in the locality.

During the process of the application, Officers requested that the first-floor master bedroom with en-suite bathroom facilities be omitted from the proposal. This request was agreed and as a result the application is now only for a single storey front and side extension.

The proposal would be of a height and size which is subordinate in appearance to the existing bungalow and the proposed roofs are sympathetic to the style of the existing pitched roof on the dwelling.

The existing position of the application bungalow is approximately 17m north of the existing building line within Brook Road. This set back position means that the proposed extension will not unduly dominate the appearance of this part of Brook Street or undermine the existing building line of the street.

It is therefore considered that the proposal will preserve the character and appearance of the site and surrounding area and as such meets the requirements of policies, CP7, DBE 1 and DBE 10 of the Local Plan and DM9 of the SVLP.

Impact on neighbouring amenity

No. 21 Brook Road is a bungalow with a rear elevation which is set just over 4m beyond the front of the application property. The mutual boundary line of the rear garden of this neighbour with the application site contains hedge screening. Bedrooms 2 and 3 of this neighbour have side flank windows which overlook the application site. The nearest rear elevation window serves a kitchen. The existing situation is therefore already one of mutual overlooking.

The proposal will result in the demolition of the existing detached garage and the construction of a single storey front extension, the proposed extension will not extend further forward of the garage. Given that there is already mutual overlooking and the proposal is for single storey structures only, it is on balance considered the impact on this neighbour will not be so excessive over and above the existing situation to justify refusal of the scheme.

No 22 Brook Road is a two-storey semidetached cottage. It too has window which overlook the application site.

Neither neighbour has raised objections to proposal. Given the affected neighbouring windows get their outlook from the application property, it is on balance considered that the mutual overlooking is acceptable. The proposal would also not result in excessive loss of light, as to justify refusal on these grounds. On this basis the proposal complies with the requirements of policy DBE9 of the Local Plan.

Land Drainage

The Land Drainage team advise that *“as the proposals indicated on the above planning application will not materially impact on the current drainage arrangements for the property, increase flood risk for the site or elsewhere we have no comments to make.”*

Conclusion:

The proposal no longer proposes additional habitable rooms in the roof. It has an acceptable design and will not excessively adversely affect the living conditions of neighbouring occupiers given the existing layout of the site and surroundings. The proposal therefore complies with relevant planning policy and as such it is recommended that planning permission be granted.

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: Sukhi Dhadwar
Direct Line Telephone Number: 01992 564597**

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