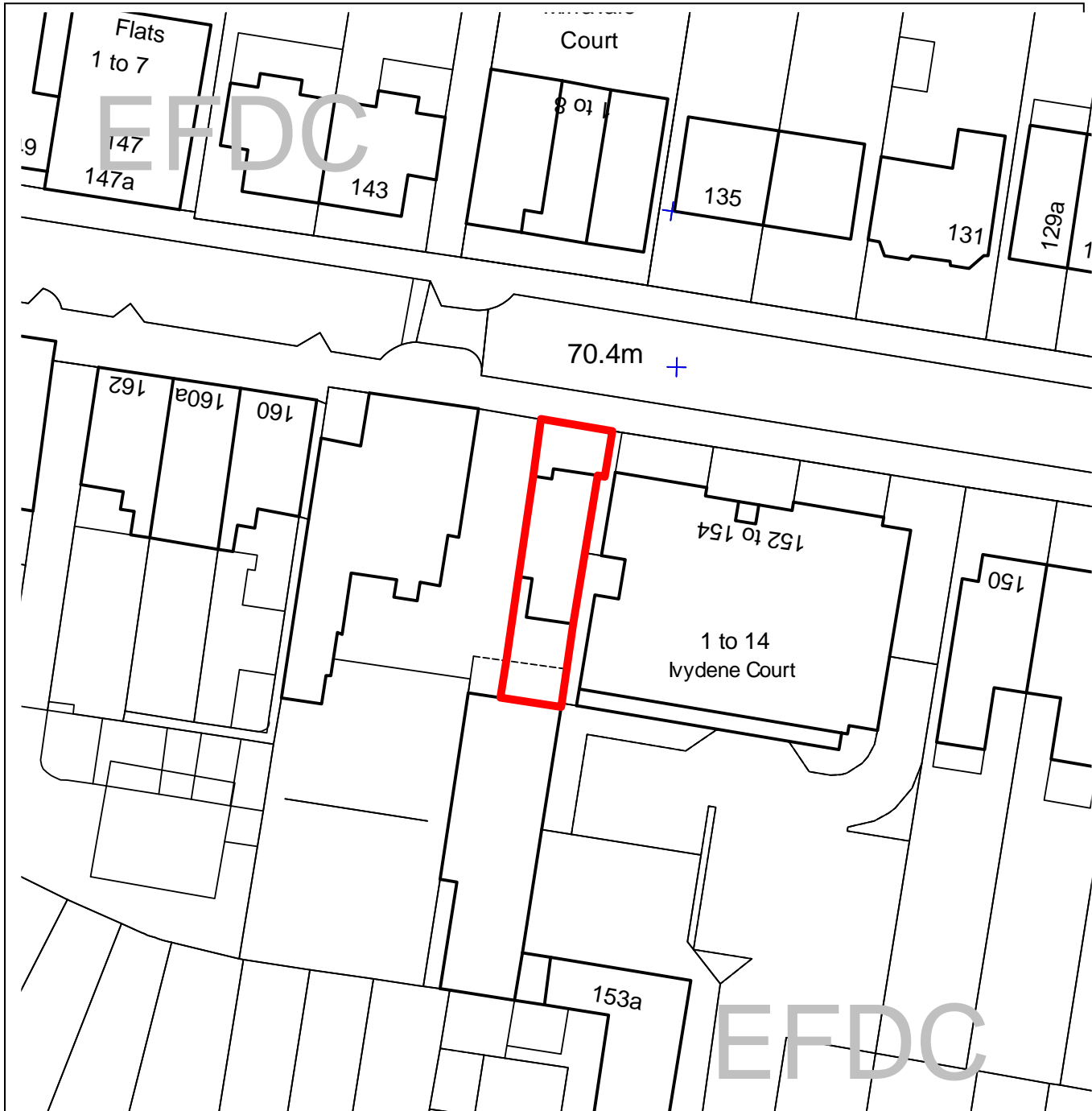




Epping Forest District Council



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Application Number:	EPF/1160/20
Site Name:	156 B Queens Road Buckhurst Hill IG9 5BJ
Scale of Plot:	1:500

Report Item No: 9

APPLICATION No:	EPF/1160/20
SITE ADDRESS:	156 B Queens Road Buckhurst Hill IG9 5BJ
PARISH:	Buckhurst Hill
WARD:	Buckhurst Hill West
APPLICANT:	Mr Jack Blair
DESCRIPTION OF PROPOSAL:	Proposed single storey rear and side extension.
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=637536

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: Location plan, block plan, QR-01C
- 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.

This application is before this committee since it has been 'called in' by Councillor Gavin Chambers by reason of the proposals size (Pursuant to The Constitution, part 3: Scheme of Delegation to Officers from Full Council).

This application is also 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 is comprised of a three-storey Victorian style building comprising of two self-contained flats, one on the ground floor and the other occupying the two floors above. The ground floor flat includes a single storey element to the rear. It is located within the built-up area of Buckhurst Hill on the South side of Queens Road and has previously been used over the years as a dental surgery, an office and additional accommodation for a nursing home however it has been in residential use since 2012. It is not within a conservation area nor is it a listed building. To the rear of the property to the south lies a boxing gym and to the West sits a shared access road to the gym. The East boundary abuts a two-storey flank wall of Ivydene Court flats.

Proposal

The proposal is a single storey rear and side extension. The proposal seeks to incorporate the existing rear ground floor element of the property and infill to the side by an additional 0.9m flush with the boundary and to extend to the rear by 3m. Overall the extended single storey rear element would be 6.6m in depth and 5.2m in width. The proposal will use a lean to roof with an eaves height of 2.4m and an overall height of 3.5m. Three rooflights are proposed and the door reconfigured to the rear where bi-fold doors are proposed. Materials used are to match the existing.

Relevant Planning History

EPF/1354/12 - Change of use of ground floor from office to residential flat; addition of rear dormer to existing second floor roof, plus window to rear wall at first floor level to existing residential flat at upper floor levels – Granted

Development Plan Context

Local Plan and Alterations (LP) (1998 & 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).

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
DBE9	Loss of Amenity
DBE10	Design of Residential Extensions

National Planning Policy Framework (Framework) (2019)

The Framework 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:

Paragraphs 124 & 127

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 14th 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.

As the preparation of the emerging Local Plan has reached a very advanced stage, subject to the Inspector's Advice regarding the need for additional MMs, significant weight should be accorded to LPSV policies in accordance with paragraph 48 of Framework. The following table lists the LPSV policies relevant to the determination of this application and officers' recommendation regarding the weight to be accorded to each policy.

Policy	Weight afforded
SP1 Presumption in Favour of Sustainable Development	Significant
DM9 High Quality Design	Significant
DM10 Housing Design and Quality	Significant

Summary of Representations

Number of neighbours consulted: 21 neighbours consulted, two representations received
Site notice posted: Not required

Buckhurst Hill Parish Council – OBJECTION – Overdevelopment of site, loss of garden amenity space

KO Gym, rear of 156 Queens Road – OBJECTION, summarised as; concerns about an increase in noise complaints from the applicants due to the closer proximity of the living areas to the gym, overdevelopment of the site, inaccurate plans.

213 High road, Loughton – OBJECTION, summarised as; Inaccurate plans, insufficient amenity for a two-bedroom flat, concerns about an increase in noise complaints from the applicants due to the closer proximity of the living areas to the gym.

[Officer comment – The plans have been amended and are now of a satisfactory quality for the Council to reasonably determine the application, the application form has also been amended to correct the error stating there would be an increase of one car parking space.

This application is for a single storey rear and side extension and will be assessed on its design and impact on neighbour amenity only. Issues surrounding a potential increase in noise complaints emanating from the application site are not material considerations when assessing this application.]

Land drainage – No objection

Planning Considerations

The main issues for consideration in this case are:

- a) The impact on the character and appearance of the locality; and
- b) The impact on the living conditions of neighbouring amenities.

Character and appearance

The proposal seeks to extend 3m into the rear garden leaving a garden area of 3.4m in depth and 4m in width, given this will serve a ground floor flat this is sufficient garden amenity space and it is not considered that the proposal constitutes over development of this site.

The proposal will not be viewable from the streetscene and to the west will run alongside the access road to the gym where the eaves height of the extension will be slightly higher than the existing fence. A much larger building containing the boxing gym lies immediately to the rear, and to the east is the two-storey flank wall of Ivydene. Within this context the size of the proposal will not have a detrimental impact on the character and appearance of the wider area.

Given the immediate surroundings, the proposed side and rear extension is of a size, scale and design that is acceptable and subservient to the host building. Overall, the proposal complements and enhances the existing building as well as the character and appearance of the wider area.

Therefore, this complies with policies CP2, DBE9 and DBE10 from the *Local Plan and Alterations (LP) (1998 & 2006)*, policies DM9 and DM10 from the *Epping Forest District Local Plan Submission Version (LPSV) (2017)* and the NPPF.

Living conditions of neighbours

The proposal does not give rise to any neighbour amenity concerns relating to loss of light, overbearingness, overlooking or loss of privacy.

Therefore, this complies with policies DBE2, DBE9 and DBE10 from the *Local Plan and Alterations (LP) (1998 & 2006)*, policies DM9 and DM10 from the *Epping Forest District Local Plan Submission Version (LPSV) (2017)* and the NPPF.

Other considerations

Having regard to the matters raised regarding the potential increase in noise complaints from the host house against the neighbouring gym, this is not a material planning consideration in this instance and it has not impacted on the conclusion reached.

Conclusion

For the reasons set out above, 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: Brendan Meade
Direct Line Telephone Number: 01992 56 4078***

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