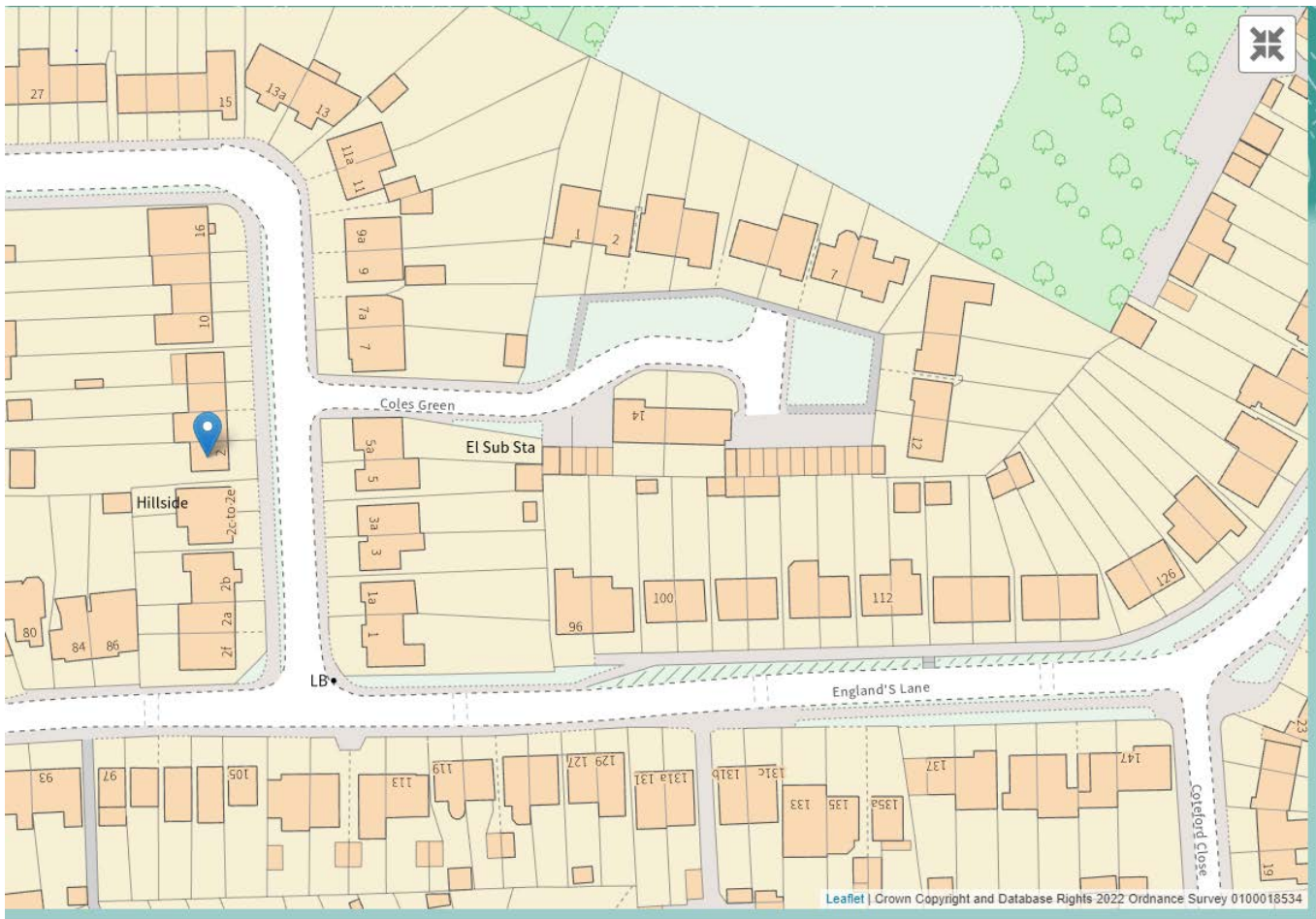


OFFICER REPORT

Application Ref: EPF/0934/23
Application Type: Householder planning permission
Applicant: Mrs Jane Eren
Case Officer: Mohinder Bagry
Site Address: 2, Goldings Road, Loughton, IG10 2QN
Proposal: Part single part double storey rear extension.
Ward: Loughton St. John's
Parish: Loughton
View Plans: <https://eppingforestdcpr.force.com/pr/s/planning-application/a0h8d000001W6sp>
Recommendation: Approve with Conditions



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This application is before this Committee since the recommendation is for approval contrary to an objection from a Local Town 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 comprises a modest two storey end of terrace dwellinghouse with front driveway and side access to rear amenity space. The site lies on the west side of Goldings Road a built-up urban area in Loughton. Surrounding area is of mixed character with smaller dwellings on the west side having single windows to the ground and upper floor and traditional 1930's semi-detached dwelling on the east side of the street. The site does not lie within the boundaries of a Conservation Area. It is not a Listed Building and there are no trees with Tree Protection Orders on or adjacent to the site.

Proposal

Part single part double storey rear extension.

Relevant Planning History

This is a revised submission further to the refusal of EPF/2440/22. Reason for refusal was due to its scale, massing and bulk considered harmful to the character and appearance of the area and detrimental to the living conditions of the adjoining neighbour.

Prior Approval granted for a 6m depth single storey rear extension ref: EPF/2441/22.

Development Plan Context

Epping Forest Local Plan 2011-2033 (2023)

On 9 February 2023, the council received the Inspector's Report on the Examination of the Epping Forest District Local Plan 2011 to 2033. The Inspector's Report concludes that subject to the Main Modifications set out in the appendix to the report, the Epping Forest District Local Plan 2011 to 2033 satisfies the requirements of Section 20(5) of the Planning and Compulsory Purchase Act 2004 and meets the criteria for soundness as set out in the National Planning Policy Framework and is capable of adoption. The proposed adoption of the Epping Forest District Local Plan 2011 to 2033 was considered at an Extraordinary Meeting of the Council held on 6 March 2023 and formally adopted by the Council.

The following policies within the current Development Plan are considered to be of relevance to this application:

SP1	Spatial Development Strategy 2011-2033
DM9	High Quality Design
DM10	Housing Design and Quality
DM15	Managing and Reducing Flood Risk
DM16	Sustainable Drainage Systems
DM17	Protecting and Enhancing Watercourses and Flood Defences

National Planning Policy Framework 2023 (Framework)

The Framework is a material consideration in determining planning applications. The following paragraphs are considered to be of relevance to this application:

Paragraphs	126 & 130
Paragraph	180

Summary of Representations

Number of neighbours Consulted: 7. 1 response received.

Site notice posted: No.

4 GOLDINGS ROAD – Objection – Summarised as:

Size and scale

Loss of light

Effect on neighbouring trees

Impact from removal of chimney

LOUGHTON TOWN COUNCIL - return dated 15/05/23:

'The Committee OBJECTED to this application, considering it an overdevelopment which would double the size of the house. The ground floor extension was too large and should be reduced in length; it was nearly as large in volume as the main floor of the dwelling when it should read as being subservient to the main building. The windows on the side would overlook 2E Goldings Road, affecting the occupants' amenity.'

EFDC Environmental Protection and Land Drainage – No objection in principle and satisfied that the proposal will not significantly impact on the current surface water drainage arrangements, therefore no conditions to request. Informative required regarding public sewer.

LOUGHTON RESIDENT'S ASSOCIATION – Objection 'The ground floor extension is too large and needs to be reduced in length; it is nearly as large in volume as the main floor of the dwelling when it should read as being subservient to the main building. The windows on the side will overlook 2E Hillside and we ask officers to check this out.'

Planning Considerations

The main issues for consideration in this case are:

- a) The impact on the character and appearance of the locality.
- b) The impact to the living conditions of neighbours.

Character & Appearance

The proposed development of a 6m depth single storey rear extension built 0.25m to the shared boundary with no.4 with flat roof form and acceptable eaves height has been granted Prior Approval ref EPF/2441/22 and can be implemented. This is therefore not the focus of this assessment.

Part double storey addition extends to more than half of the rear elevation this being a significant reduction in width to the previous refusal. Depth is aligned to the building line to the rear of no.2E. The massing and bulk of the part double storey extension has been greatly reduced therefore it has overcome its previous reasons for refusal.

With the proposed development confined to the rear of the dwelling, there is insignificant impact on the streetscene. Materials will match the existing. The proposal is considered acceptable in terms of the character and appearance of the setting.

Living Conditions

1 neighbour and one local amenity group objected to the proposal citing the excessive size and scale, loss of light, overlooking and loss of neighbour amenity.

Overlooking due to the introduction of first floor flank wall windows affecting no.2E can be mitigated by way of obscure glazing.

This revised design has set in the part double storey extension by approx. 2m. reducing its impact to neighbour at no.4. Its alignment with no 2E has negligible impact on neighbour amenity.

Overall, the proposal has satisfactorily mitigated against impact to the neighbours and is not considered to result in excessive harm to the living conditions of neighbouring occupants.

Comments on Representations

Trees

Neighbour at no.4 has raised concerns over the proposals impact on an adjacent tree. The application states no trees will be felled to make way for the development and there are no trees afforded legal protection on or near to the proposed development. Any impact on trees on third party land affected by the construction of the scheme will need to be addressed through a party wall agreement.

Chimney Removal

Class G of Part 1 of Schedule 2 of the General Permitted Development (England) Order 2015 (as amended) allows for the removal of a chimney. Concerns raised regarding the safe removal of the chimney will need to be addressed during any party wall agreement and in compliance with Building Regulations.

Conclusion

The Local Planning Authority is satisfied this resubmission following refusal of planning application EPF/2440/22 has overcome its previous reasons for refusal having reduced the scale and massing of the part double storey rear extension. There is minimal impact to both neighbour and visual amenity therefore the proposal is recommended for conditional approval.

Conditions: (5)

- 1 The development hereby permitted shall begin not later than three years from the date of this decision.

Reason: To comply with the requirements of Section 91 of the Town and Country Planning Act 1990 (as amended).

- 2 The development hereby permitted shall be carried out and retained strictly in accordance with the following approved plans: ERE.APR.23A Existing and Proposed Elevations; ERE.APR.23A Existing and Proposed Floorplans and TQRQM22232092220474.

Reason: For the avoidance of doubt and to ensure the proposal is built in accordance with the approved plans.

- 3 The materials to be used in the construction of the external surfaces of the development hereby permitted shall match those of the existing building.

Reason: To ensure a satisfactory appearance in the interests of visual amenity of the area, in accordance with Policy DM9 of the Epping Forest District Local Plan 2011-2033 (2023) and the NPPF.

- 4 Prior to first occupation of the building/extension hereby permitted the windows in the south flank elevations at first floor level and above, shall have been fitted with obscure glass with a minimum Pilkington privacy level 3 obscurity (or equivalent), and no part of that windows that is less than 1.7 metres above the internal floor level of the room in which it is installed shall be capable of being opened. Once installed the obscure glass shall be retained at these specifications thereafter.

Reason: To prevent overlooking and loss of privacy to the occupants of neighbouring properties, in accordance with Policy DM9 of the Epping Forest District Local Plan 2011-2033 (2023) and the NPPF.

- 5 Access to the flat roof(s) over the extension hereby approved shall be for maintenance or emergency purposes only and the flat roof shall not be used as a seating area, roof garden, terrace, patio, or similar amenity area.

Reason: To safeguard the privacy of adjacent properties, in accordance with Policy DM9 of the Epping Forest District Local Plan 2011-2033 (2023) and the NPPF.

Informatives: (2)

- 6 There is a public sewer within the site, any works within three metres of a public sewer requires build over consent from Thames Water Developer Services. See below link for further information:
<https://www.thameswater.co.uk/help/home-improvements/building-near-pipes>
- 7 The Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against all material considerations, including planning policies and any representations that may have been received and subsequently determining to grant planning permission in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.