

**Report to District Development Control
Committee**



**Epping Forest
District Council**

Report Reference: DEV-013-2014/15
Date of meeting: 8 April 2015

**Subject: EPF/0293/15 - 11 Stoney Bridge Drive, Waltham Abbey – Erection
of single storey rear extension.**

Responsible Officer: Steve Andrews (01992 564337).

Democratic Services: Gary Woodhall (01992 564470).

Recommendation:

- (1) That planning permission be granted subject to the following conditions:
- (a) The development hereby permitted must be begun not later than the expiration of three years beginning with the date of this notice; and
 - (b) 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.

Report Detail:

1. This application is before this Committee since it is an application that is submitted by Councillor Rod Butler (Pursuant to The Constitution, Part Three: Planning Directorate – Delegation of Council function, Schedule 1, Appendix A.(j)).

Description of Site:

The application site is located on the northern side of Stoney Bridge Drive and accommodates a two storey semi detached dwelling. Open fields adjoin the site to the east, which are within the green belt.

Description of Proposal:

The proposal is to erect a single storey rear extension 3m deep, 5.6m wide and 2.8m high with a centrally located roof lantern.

Relevant History:

None

Summary of Representations:

WALTHAM ABBEY PARISH COUNCIL – NO OBJECTION

2 Neighbouring properties were written to and a site notice was erected. No responses received at the time of writing the report.

Policies Applied:

Local Plan:-

CP2 - Quality of rural and built environment

GB7A – Conspicuous Development

DBE8 – Private Amenity Space

DBE9 - Loss of amenity

DBE10 – Residential Extensions

The above policies form part of the Councils 1998 Local Plan. Following the publication of the NPPF, policies from this plan (which was adopted pre-2004) are to be afforded due weight where they are consistent with the Framework. The above policies are broadly consistent with the NPPF and therefore are afforded full weight.

Issues and Considerations:

The main issues to be addressed are:

- Impact on Green Belt
- Effect on character and appearance
- Effect on neighbours living conditions
- Effect on applicants living conditions

Impact on the Green Belt

Although the proposal will have limited views from within the Metropolitan Green Belt, given the size of the proposal and that it would be viewed against the existing backdrop of the existing built form of the housing estate it is not considered that the extension would appear conspicuous when viewed from within the green belt and would therefore conform with policy GB7A of the Local Plan (1998) and Alterations (2006). There is also good vegetation screening along this boundary.

Effect on character and appearance

Policies CP2 and DBE10 seek to ensure that a new development is satisfactory located and is of a high standard of design and layout. Furthermore, the appearance of new developments should be compatible with the character of the surrounding area, and not prejudice the environment of occupiers of adjoining properties.

There are no issues in terms of its design as the extension would appear subservient and in keeping with the host dwelling.

In this instance the design of the extension complies with policies CP2 and DBE10 of the Local Plan (1998) and Alterations (2006).

Effect on neighbours living conditions

Policy DBE9 seeks to ensure that an extension would not result in an excessive loss of amenity for neighbouring properties.

The extension would be located to the rear of the dwelling, just set off the boundary with the attached neighbour at 10 Stoney Bridge Drive. The extension would project

3m beyond the rear elevation of this neighbour at a height of 2.8m. The extension would not result in an excessive loss of amenity to occupier of No.10.

The depth is consistent with ground floor extensions approved throughout the district and if it were not for the fact that the extension does not entirely project from the rear wall then the extension could be erected without the need for planning permission.

Therefore the proposal is considered to comply with policy DBE9 of the Local Plan (1998) and Alterations (2006).

Effect on applicant's living conditions

Although the erection of a single storey extension would reduce the private outdoor amenity space it would still be of a size, shape and nature which would enable reasonable use. In addition, as mentioned above an extension of a similar size could be erected without the need for planning permission, which would also reduce of the amenity space to something similar to that proposed here.

Furthermore, given the use of the extension as an "orangery" this arguably is to be used as private amenity space, albeit covered.

The proposal would comply with policy DBE8 of the Local Plan (1998) and Alterations (2006).

Conclusion

The proposal causes no undue harm to amenity and complies with National and Local planning policies. It is therefore recommended for grant of planning permission.

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: Steve Andrews
Direct Line Telephone Number: 01992 564337***

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