

Report to the District Development Management Committee

Report Reference: DEV-023-2016/17
Date of meeting: 8 February 2017



**Epping Forest
District Council**

Subject: EPF/2972/16 - 108 Rous Road, Buckhurst Hill Essex - Part single and part two-storey rear extensions. Two storey side extension. Single storey front extension. Single storey rear/side extensions.

Responsible Officer: Moses Ekole (01992 564109)

Democratic Services: Gary Woodhall (01992 564470)

Recommendation:

- (1) That planning permission be granted, subject to the following 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 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.
 - 3 Wheel washing or other cleaning facilities used to clean vehicles immediately before leaving the site during the construction works, shall be present throughout the period of the external building works.
 - 4 All construction/demolition works and ancillary operations, including vehicle movement on site which are audible at the boundary of noise sensitive premises, shall only take place between the hours of 07.30 to 18.30 Monday to Friday and 08.00 to 13.00 hours on Saturday, and at no time during Sundays and Public/Bank Holidays unless otherwise agreed in writing by the Local Planning Authority.

Report Detail

1. This application was put to the Area Planning Sub-Committee South on 1 February 2017, however, the slides were not available for the Members to fully consider the application. It has therefore been referred directly up to the District Development Management Committee by a majority vote.

2. The application was put forward to Area Planning Sub-Committee South with a recommendation by Officers for approval, subject to conditions. The report to the Area Plans Sub Committee South on 1 February 2017 is reproduced below.

Description of Site:

Two storey semi-detached house with rear attached garage located at the northern head of Rous Road, that faces out onto the end of the road and has a public footpath running along

its eastern flank site boundary. The attached property, no.106, has a two storey rear projection, and also a rear conservatory. The site is not in a conservation area and the property is not listed.

Description of Proposal:

Part single storey flat roof rear extension, would be sited along the boundary with no.106 and be 3.5m in width, 3.4m in depth, and 2.8m in height to the proposed roof light.

A two storey rear extension would wrap around into a proposed two storey side extension. It would be 6.4m in height, 5.6m in width, and 3.3m in depth at the rear with a crown roof that would be set down by 1.6m from the ridge of the main house and be set in 3.5m away from no.106.

The proposed two storey side extension would be close to the public footpath and would be 3.1m in width, 7.8m in height with a central ridged pitched roof to match the main house, that would be set down by 0.2m from the ridge height of the original house. This element would be set in by 1m from the front at first floor level.

The proposed side extension would continue into a proposed single storey front extension that would project from the front wall of the original house by 1m and join the existing front porch there. It would be 5.3m wide. The height would be 3m with a mono-pitched roof and a roof light.

Angling out from the two storey rear extension, replacing the existing garage but further towards the public footpath, is proposed a single storey rear/side extension towards the north east side boundary. It would be 5m deep along this side boundary but 2.8m deep on the other side. The width would be 3.4m wide, and 2.9m in height with a flat roof and roof light.

All external materials are shown to match the main house.

Relevant Site History:

EPF/1957/16: Part single and part two-storey rear extensions. Two storey side extension. Single storey front extension. Single storey rear/side extensions. Rear dormer window that is linked to the roof of the two storey rear extension – Refused 05/10/2016.

Policies Applied:

Local Plan adopted policies:-

CP2	Protecting the quality of the built environment
DBE 9	Loss of amenity
DBE10	Residential Extensions

Draft Local Plan Consultation document (2016):

DM9 – High quality design

At the current time, only limited material weight can be applied to the Draft Local Plan, however the Draft Plan and evidence base should be considered as a material consideration in planning decisions.

The National Planning Policy Framework (NPPF) 2012.

Paragraph 214 states that due weight should be given to the relevant policies in existing plans according to the degree of consistency with the framework. The above policies are broadly consistent with the NPPF and should therefore be given appropriate weight.

Consultation Carried Out and Summary of Representations Received

Number of neighbours consulted: 7

Replies were received from:

BUCKHURST HILL PARISH COUNCIL: Object to this application on the following grounds: The bulky appearance presents an incongruous and over dominant form of development to the street scene. Out of character with neighbouring properties.

Main Issues and Considerations:

The main issues in this case are:

- Design.
- Living Conditions.
- Drainage.

Design:

This application has been resubmitted following refusal of similar application reference EPF/1957/16 on the 05th October 2016. It was refused for the following reason:

“The proposed two storey rear extension and rear box dormer window, by reason of their linked design and bulky appearance, would appear as an incongruous and overly dominant form of development that would not complement the appearance of the house, and would be out of character with the prevailing pattern of development within surrounding area. As a consequence, the proposals are contrary to Policies CP2 (iv) and DBE10 of the Local Plan and Alterations and the provisions of the National Planning Policy Framework”.

The scheme now submitted has been revised to address the above reason of refusal by the removal of the previous excessive large and bulky flat roof dormer.

The remaining proposed two storey rear element, whilst being visible from the public footpath is considered acceptable in scale, design and appearance and the removal of the roof dormer overcomes the previous concern regarding massing.

The side extension is acceptable in design terms by incorporating a suitable first floor front set back so that it appears subservient to the main house, Whilst its front corner will just touch the public footpath, the site boundary angles away so that overall, the extension will not appear visually intrusive or too dominating to this part of the street scene. The angled single storey extension will be set in 0.7m from the edge of the public footpath and given its modest height behind the boundary screen, it would not cause undue harm to the street scene.

Living Conditions:

The proposals have been design to achieve a satisfactory relationship with adjoining properties to an extent that it would avoid having a significant harmful impact upon the living conditions of neighbouring occupiers.

Conclusion:

The revised scheme has overcome the reasons for previous refusal of a similar scheme, by the removal of the large rear dormer. It is now considered to be compliant with the aforementioned policies of the adopted local plan and alterations and guidance in the NPPF. The concerns of the Parish Council have been carefully considered, but on balance, it is considered that the extensions will compliment the main house and not appearing visually harmful on the appearance and character of the locality. It is recommended to the planning committee to resolve to grant planning permission to this application with conditions.