

Supplementary Committee Agenda



**Epping Forest
District Council**

Area Planning Sub-Committee East Wednesday, 9th March, 2016

Place: Council Chamber, Civic Offices, High Street, Epping

Time: 7.30 pm

Democratic Services: A. Hendry Tel: (01992) 564243
Email: democraticservices@eppingforestdc.gov.uk

7.a Development Control Item 7 - 8 Queens Road, North Weald Bassett (Pages 3 - 6)

(Director of Governance) To consider the attached late item of extra business, agreed for discussion by the Sub-Committee Chairman.

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Epping Forest District Council

Agenda Item Number 7



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Application Number:	EPF/2764/15
Site Name:	8 Queens Road, North Weald, CM16 6JE
Scale of Plot:	1/1250

Report Item No:7

APPLICATION No:	EPF/2764/15
SITE ADDRESS:	8 Queens Road North Weald Bassett Epping Essex CM16 6JE
PARISH:	North Weald Bassett
WARD:	North Weald Bassett
APPLICANT:	Mr Baxter
DESCRIPTION OF PROPOSAL:	Single storey rear extension, garage conversion and first floor rear extension (Revised application to EPF/1939/15).
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=580274

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 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.
- 3 No development shall take place until wheel washing or other cleaning facilities for vehicles leaving the site during construction works have been installed in accordance with details which shall be submitted to and agreed in writing by the Local Planning Authority. The approved installed cleaning facilities shall be used to clean vehicles immediately before leaving the site.
- 4 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.
- 5 Prior to first occupation of the development hereby approved, the proposed window openings in the north and south flank elevations shall be entirely fitted with obscured glass.

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 (Pursuant to The Constitution, Part Three: Planning Services – Delegation of Council functions, Schedule 1, Appendix A.(g))

Description of site

The application site is located on Queens Road within the built up area of North Weald. The existing building is a two storey detached property situated within a relatively large plot. The house is front gabled and similar to a number of adjacent dwellings to the south. The immediate neighbour to the north has a different style, a semi detached dwelling with a hipped roof.

Description of proposal

The proposed development is for a single storey rear extension, a garage conversion and a first floor rear extension.

Relevant History:

EPF/0714/78 - Erection of ground floor rear extension. Approved.

EPF/1939/15 - First floor rear extension, ground floor rear infill extension and garage conversion. - Refused

Policies Applied:

CP2 – Protecting the quality of the rural and built environment

DBE9 – Loss of amenity

DBE10 – Residential extensions

The National Planning Policy Framework (NPPF) has been adopted as national policy since March 2012. Paragraph 215 states that due weight should be given to relevant policies in existing plans according to their 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:

6 Queens Road – OBJECTION – The development is out of proportion and will harm the character and appearance of the street scene. There will be excessive noise pollution, there will be loss of privacy.

10 Queens Road – OBJECTION – The extension will cause an excessive loss of light and appear overbearing

North Weald Parish Council – OBJECTION The Parish Council Continues to *OBJECT* to the first floor element of this application on the basis of overdevelopment, as well as the installation of the Oriel window to the side of the property which would results in a loss of amenity and privacy for the adjacent property.

Issues and considerations

This is a revised application from EPF/1939/15 which was refused earlier this year for the following reason:

The design of the proposed flat roofed first floor extension, fails to either complement or enhance the simple design of the existing building and would be detrimental to the building and the setting of the building contrary to national guidance contained in the NPPF and local plan policy DBE10

The main consideration of this application is whether this previous reason for refusal has been overcome.

Character and appearance

The revised plans have altered the previously refused flat roof into a continuation of the first floor gable which appears conventional, has the same eaves and ridge height as the existing building and therefore respects its character and appearance. Furthermore the extension will not be visible from public areas of the street scene and therefore will not appear overly prominent or cause any other harm to its character or appearance. Therefore the previous reason for refusal has been overcome.

Living conditions of neighbours

The ground floor extension is not excessively deep and would therefore have no significant impact on the living conditions of no.6. Whilst concern is expressed from neighbours that the conversion of the garage will bring noise pollution it is not considered that this would necessarily be the case and is not a reasonable ground to refuse consent.

Two new windows would be created at first floor level with one serving a bedroom. There would be a requirement for these windows to be obscure glazed to ensure there is no overlooking into neighbouring properties and whilst this is not ideal from an amenity point of view it can be accepted.

No10, to the north of the site, has bedroom window on its flank elevation which faces the side wall of the application building. Whilst this window would be further overshadowed suffering some loss of sunlight it would still receive a decent level of daylight being set off the boundary. Furthermore it is relatively unconventional for side windows to serve bedrooms and it does not seem reasonable to withhold consent for a neighbouring rear extension, which is a conventional form of residential development, as a result of this.

The first floor extension would be built above an existing single storey element, which will not project excessively past the existing rear elevation of no.10. As a result there would not be any significant harm to their living conditions.

Conclusion

The proposal will not excessively harm the living conditions of the neighbours and the revised design has overcome the previous reason for refusal. Therefore it is recommended that planning permission is 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: James Rogers
Direct Line Telephone Number: 01992 564 371**

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