

Report to District Development Management Committee



**Epping Forest
District Council**

**Date of meeting:
27 October 2021**

**Reference: EPF/1126/21
Address: 9 Powell Road, Buckhurst Hill**

**Subject: Single storey front extension to
garage, change to habitable room**

Officer contact for further information: Brendan Meade (01992 564078)

Democratic Services Officer: Gary Woodhall (01992 564470)

Recommendations/Decisions Required:

For Members to ratify the decision to grant planning consent 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.**

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: Existing and proposed east and north elevations, Existing and proposed west and south elevations, Existing and proposed sections and roof plan, Existing and proposed floor plans, Existing and proposed site plan, and location plan, proposed first floor plan, proposed section A-A**

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 in the existing building [or those shown on plan number: Existing and proposed east and north elevations, Existing and proposed west and south elevations, Existing and proposed sections and roof plan, Existing and proposed floor plans, Existing and proposed site plan, and location plan, proposed first floor plan, proposed section A-A, unless otherwise agreed in writing by the Local Planning Authority.**

Reason: To ensure a satisfactory appearance in the interests of visual amenity of the area, in accordance with policy DBE10 of the adopted Local Plan 1998 & 2006, and Policy DM9 of the Local Plan Submission Version 2017, and the NPPF 2019.

Background

This application was decided via delegated authority on the 28th June 2021. It has since come to light that the applicant is closely related to an Epping Forest District councillor and therefore the application should have been referred to DDMC. As the decision was incorrectly granted approval via delegated authority in contradiction with the constitution; it is before DDMC this evening to ratify the officer's decision.

It should be noted that the applicant did indicate on the application form that they were related to a decision-maker, however no further details were given when prompted and this was subsequently missed by officers.

The application was approved subject to the above conditions. It is before members this evening with a recommendation for approval subject to the same conditions. The original officers report in the form of our householder application checklist is included below which sets out the merits of the scheme.

ORIGINAL CHECKLIST REPORT

Case Ref: EPF/1126/21	PL No: 004669
Address:	9 Powell Road, Buckhurst Hill
Description of works:	Single storey front extension to garage, change to habitable room

Application Check		
Site Notice:	Yes	<input type="checkbox"/>
	Not required	<input checked="" type="checkbox"/>
Site Visit:	Yes	<input type="checkbox"/>
	No	<input checked="" type="checkbox"/>
	No access	<input type="checkbox"/>
Photos/Images available:	Yes	<input checked="" type="checkbox"/>
	No	<input type="checkbox"/>
Development Description Accurate:	Yes	<input checked="" type="checkbox"/>
	No	<input type="checkbox"/>
Plans Accurate:	Yes	<input checked="" type="checkbox"/>
	No	<input type="checkbox"/>
Neighbours consulted:	Yes	<input checked="" type="checkbox"/>
	No	<input type="checkbox"/>
Other Consultees notified:	Yes	<input checked="" type="checkbox"/>
	No	<input type="checkbox"/>
Details:		

Consultation responses		
Town/Parish Council	Object	<input type="checkbox"/>
	No objection	<input checked="" type="checkbox"/>
	No comment	<input type="checkbox"/>

None received <input type="checkbox"/>
Two neighbours consulted – no response received

Constraints		
Green Belt:	Yes	<input type="checkbox"/>
	No	<input checked="" type="checkbox"/>
Conservation:	Yes	<input type="checkbox"/>
	No	<input checked="" type="checkbox"/>
Listed Building:	Yes	<input type="checkbox"/>
	No	<input checked="" type="checkbox"/>
TPO:	Yes	<input type="checkbox"/>
	No	<input checked="" type="checkbox"/>
Enforcement:	Yes	<input type="checkbox"/>
	No	<input checked="" type="checkbox"/>
Other:		

Planning Considerations		Comments:
Character and appearance:	Acceptable <input checked="" type="checkbox"/> Unacceptable <input type="checkbox"/> NA <input type="checkbox"/>	<p>The proposal is of a sensible scale and acceptable design which would not appear as overly prominent or incongruous within the streetscene. Powell Road consists of large detached dwellings of differing front facades, the modest front extension proposed here would not be at odds with the established character of the locality. Overall the proposal complements and enhances the existing building as well as the character and appearance of the wider area.</p>
Neighbouring amenities:	Acceptable <input checked="" type="checkbox"/> Unacceptable <input type="checkbox"/> NA <input type="checkbox"/>	<p>The front extension is of a modest scale and would be sited adjacent to no. 7 Powell Road which is already projects beyond the front building line of the host site, the proposal will be sited within this line. As such there would be no excessive loss of living conditions for the occupant of this property.</p>
Green Belt:	Acceptable <input type="checkbox"/> Unacceptable <input type="checkbox"/> NA <input checked="" type="checkbox"/>	

Highways safety/Parking/Access:	Acceptable <input checked="" type="checkbox"/>	Adequate off-street parking is retained.
	Unacceptable <input type="checkbox"/>	
	NA <input type="checkbox"/>	
Trees and Landscaping:	Acceptable <input type="checkbox"/>	
	Unacceptable <input type="checkbox"/>	
	NA <input checked="" type="checkbox"/>	
Representations considered:	Yes <input checked="" type="checkbox"/>	
	NA <input type="checkbox"/>	
Other:		

Recommendation:	Approve <input checked="" type="checkbox"/>
	Refuse <input type="checkbox"/>

Should you wish to discuss the contents of this report item please use the following contact details by 2pm on the day before the meeting at the latest:

***Planning Application Case Officer: Brendan Meade
Direct Line Telephone Number: 01992 564078***

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