



# Epping Forest District Council



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Application Number:	EPF/1716/21
Site Name:	23 Thornwood Road Epping CM16 6SY
Scale of Plot:	1:1250

**Report Item No: 16**

<b>APPLICATION No:</b>	EPF/1716/21
<b>SITE ADDRESS:</b>	23 Thornwood Road Epping CM16 6SY
<b>PARISH:</b>	Epping
<b>WARD:</b>	Epping Lindsey and Thornwood Common
<b>APPLICANT:</b>	Louise Radford
<b>DESCRIPTION OF PROPOSAL:</b>	Single storey side and rear extension and loft conversion with front and rear dormers.
<b>RECOMMENDED DECISION:</b>	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=654064](http://planpub.eppingforestdc.gov.uk/NIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=654064)

**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 The development hereby permitted shall be carried out and retained strictly in accordance with the following approved plans:  
  
Drawing No. HP/2105/SP1 - Location and Block Plan  
Drawing No. HP/2105/1 - Existing Plans  
Drawing No. HP/2105/2 - Existing Elevations  
Drawing No. HP/2105/3 - Proposed Plans  
Drawing No. HP/2105/3 - Proposed Plans (Second Floor)  
Drawing No. HP/2105/5 - Proposed Elevations 1 of 2  
Drawing No. HP/2105/5 - Proposed Elevations 2 of 2
- 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, those specified on the approved plans, or those specified in the submitted application form, unless otherwise agreed in writing by the Local Planning Authority.
- 4 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any order revoking and re-enacting that Order with or without modification), no windows other than those expressly authorised by this permission shall be inserted in the extensions hereby approved without the prior written agreement of the Local Planning Authority.

*This application is before this Committee since it is for a type of development that cannot be determined by Officers if five objections are received (or in cases where less than 5 were consulted, a majority of those consulted object) on grounds material to the planning merits of the proposal (Pursuant to The Constitution, Part 3: Scheme of Delegation to Officers from Full Council).*

### **Site and Surroundings:**

The subject property is a detached two storey dwelling on the northern side of Thornwood Road, set well back from the road.

The house benefits from a large garden extending to the rear and side of the house.

The surrounding area is residential.

### **Description of Proposal:**

Development description: *Single storey side and rear extension and loft conversion with front and rear dormers.*

The loft conversion comprises a hip to gable roof extension with the introduction of one front dormer window and three rear dormer windows. The left side gable would include a large window facing the garden.

The single storey ground floor extension takes the form of a side and rear wraparound along the full depth and width of the existing house.

The front door would be relocated to be on the front elevation.

### **Relevant History:**

Planning Applications:

EPF/0394/07 - Extension to replace existing conservatory. Approved 13/04/2007.

EPF/1170/89 - First floor rear extension. Approved 18/08/1989.

EPF/0476/87 - First floor side extension. Approved 22/05/1987.

EPF/0526/81 - Extensions (garage, kitchen, morning room, bathroom, bedroom). Approved 20/07/1981.

Enforcement:

ENF/0203/21 - Large structure erected in rear garden over 8ft high. No breach – Outbuilding is Permitted Development. Closed 07/06/2021.

### **Policies Applied:**

*Epping Forest Local Plan and Alterations 1998/2006*

CP2 – Protecting the quality of the rural and built environment

DBE9 – Loss of amenity

DBE10 – Residential extensions

*National Planning Policy Framework (NPPF) (July 2021)*

The revised NPPF is a material consideration in determining planning applications. As with its predecessor, the presumption in favour of sustainable development remains at the heart of the NPPF. Paragraph 11 of the NPPF provides that for determining planning applications this means either;

- a) approving development proposals that accord with an up-to-date development plan without delay; or
- b) where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date, granting permission unless:
- c)
  - i. the application of policies in the NPPF that protect areas or assets of particular importance provides a clear reason for refusing the development proposed; or
  - ii. any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in the NPPF taken as a whole

The presumption in favour of sustainable development does not change the statutory status of the development plan as the starting point for decision making, but policies within the development plan need to be considered and applied in terms of their degree of consistency with the Framework.

#### *Epping Forest District Local Plan Submission Version (LPSV) (2017)*

On 14 December 2017, full Council resolved that the Epping Forest Local Plan Submission Version 2017 be endorsed as a material consideration to be used in the determination of planning applications and be given appropriate weight in accordance with paragraph 48 of the NPPF.

Paragraph 48 of the NPPF provides that decision-takers may give weight to relevant policies in emerging plans according to:

- The stage of preparation of the emerging plan (the more advanced the preparation, the greater the weight that may be given);
- The extent to which there are unresolved objections to relevant policies (the less significant the unresolved objections, the greater the weight that may be given); and
- The degree of consistency of the relevant policies in the emerging plan to the policies in the NPPF (the closer the policies in the emerging plan to the policies in the NPPF, the greater the weight that may be given).

The LPSV has been submitted for Independent Examination and hearing sessions were held on various dates from February 2019 to June 2019.

The appointed Inspector issued her initial advice on 2 August 2019 and since then, the Council has undertaken further work to address the actions identified by the Inspector. This has led to the production of a number of proposed changes to the Local Plan Submission Version 2017 (known as the Schedule of Main Modifications) and additional supporting documents associated with the Main Modifications. These are to address issues of soundness and/or legal compliance identified by the Inspector.

The Main Modifications include changes to some of the supporting text and Policies within the Plan, deletion and amendment to some site allocations, updated Housing Supply data to March 2020, along with associated changes to the mapping contained within the Plan.

The Main Modifications are put forward without prejudice to the Inspector's final conclusions on the Plan. Following the close of the consultation (ends 23<sup>rd</sup> September 2021), the representations will be passed to the Inspector for her consideration before the publication of the Inspector's final report.

The following policies in the LPSV are considered to be of relevance to the determination of this application:

DM9 – High Quality Design  
DM10 – Housing Design and Quality.

### **Consultation Carried Out and Summary of Representations Received:**

EPPING TOWN COUNCIL: No Objection: Committee have no objection to this application. Committee would request that no further trees are removed as it has been reported that a number of trees have already been felled on this site in the past.

17 neighbours consulted: 6 responses received comprising 6 objections.

45 Thornwood Road - Objection:

Concerns regarding loss of privacy, views and light.

7 Woodmeads - Objection:

Concerns regarding loss of privacy, views, light and trees. Impact on value of property.

8 Woodmeads - Objection:

Concerns regarding highway safety, loss of trees, light and privacy. Overshadowing.

29 Thornwood Road - Objection:

Concerns regarding visual impact, highway safety, loss of trees.

37A Thornwood Road - Objection:

Concerns regarding possible insertion of additional windows in the future and resulting loss of privacy.

4 Woodmeads - Objection:

Concerns regarding noise during construction, loss of privacy and trees.

### **Issues and Considerations:**

The main issues to consider relate to Character and Appearance and Residential Amenity

#### **Character and Appearance**

The proposed extensions are considered to be suitable proportionate additions which are in keeping with the design of the existing house.

Due to its position set well back from the road, views of the house in the streetscene are limited.

It is considered that the proposal would not have a harmful impact on the character or appearance of the site or surrounding area and is therefore acceptable in this respect.

#### **Residential Amenity**

Due to its single storey nature and separation distance from neighbouring houses it is considered that the ground floor side and wraparound extension would not have a harmful impact on the visual or residential amenities of any neighbouring residential properties.

The proposed roof extension / loft conversion would not result in a harmful loss of light or outlook to any neighbouring properties.

The loft conversion would include the introduction of front and rear dormers and a large window in the left side gable looking over the garden. However, due to the separation distances to neighbouring properties it is considered that no harmful overlooking or loss of privacy will arise.

The proposed development is considered to be acceptable in terms of impact on residential amenity.

#### Response to objections

- Character and appearance and Residential Amenity issues addressed above
- Loss of views are not a material planning consideration
- Non protected trees can be removed from a garden without permission
- The outbuilding does not form part of this planning application. In any case the outbuilding was recently subject of an enforcement investigation which found that it is lawful
- Access is considered to be sufficient for construction purposes

#### **Conclusion:**

The proposed extension is considered to comply with relevant Local Plan policies and the guidance set out in the NPPF and the application is therefore recommended for approval subject to conditions.

***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: Kie Farrell Telephone Number: 01992 564000 Ext 2025.***

***or if no direct contact can be made please email: [contactplanning@eppingforestdc.gov.uk](mailto:contactplanning@eppingforestdc.gov.uk)***