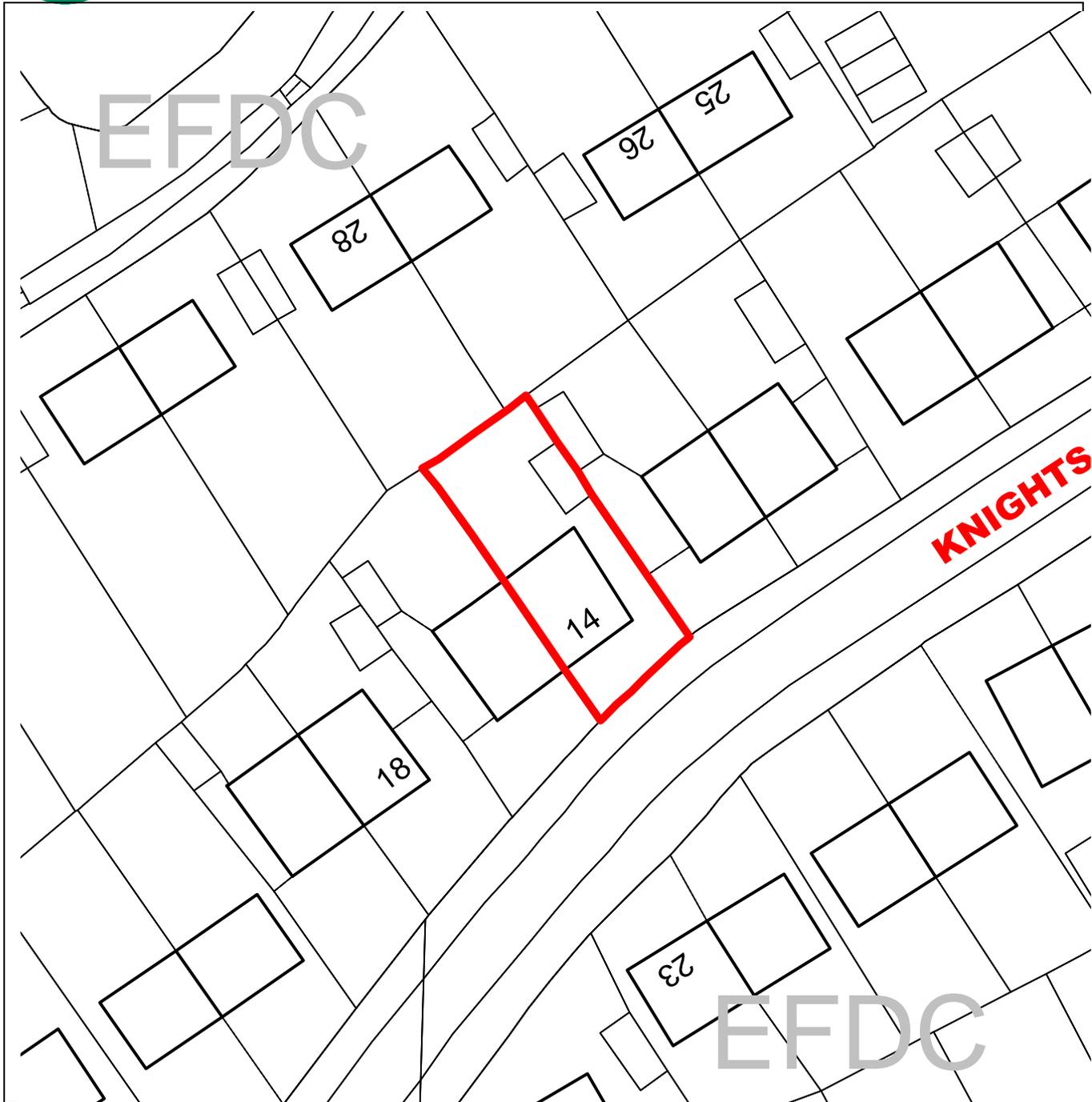




# Epping Forest District Council



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Application Number:	EPF/2818/21
Site Name:	14 Knights Walk Lambourne, Romford RM4 1DR
Scale of Plot:	1:500

**Report Item No: 9**

<b>APPLICATION No:</b>	EPF/2818/21
<b>SITE ADDRESS:</b>	14 Knights Walk Lambourne Romford RM4 1DR
<b>PARISH:</b>	Lambourne
<b>WARD:</b>	Lambourne
<b>APPLICANT:</b>	Mr Arthur Fjerce
<b>DESCRIPTION OF PROPOSAL:</b>	Proposed loft conversion with front & rear dormers, plus a ground floor rear/side extension.
<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=659156](http://planpub.eppingforestdc.gov.uk/NIM_websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=659156)

**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: A01, A02, A03, A04, A05, A06, A07, A08
- 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.
- 4 Access to the flat roof over the extension hereby approved shall be for maintenance or emergency purposes only and the flat roof shall not be used as a seating area, roof garden, terrace, patio or similar amenity area.

*This application is before this Committee since it has been 'called in' by Councillor Rolfe (Pursuant to The Constitution, Part Three: Scheme of Delegation, Appendix 3)*

**Description of Site:**

The application site is a semi-detached bungalow situated on the North side of Knights Walk in the predominately residential area of Lambourne. There are no Listed Buildings attributed to the site and it is not within a Conservation Area. The site is not within the Metropolitan Green Belt.

**Description of Proposal:**

Proposed loft conversion with front & rear dormers, plus a ground floor rear/side extension.

**Relevant Site History:**

None associated

**Policies Applied:**

*Local Plan (1998) and Alterations (2006)*

Section 38(6) Planning and Compulsory Purchase Act 2004 requires that planning applications should be determined in accordance with the development plan unless material considerations indicate otherwise. The Development Plan currently comprises the Epping Forest District Council Adopted Local Plan (1998) and Alterations (2006).

The following policies within the current Development Plan are considered to be of relevance to this application:

CP1	Achieving Sustainable Development Objectives
CP2	Protecting the Quality of the Rural and Built Environment
DBE2	Effect on neighbouring properties
DBE9	Loss of Amenity
DBE10	Design of Residential extensions

*National Planning Policy Framework (NPPF) (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:
  - 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.

In addition to paragraph 11, the following paragraphs of the NPPF are considered to be of relevance to this application:

Paragraph	124
Paragraph	127
Paragraph	130
Paragraph	131

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

Although the LPSV does not currently form part of the statutory development plan for the district, on 14<sup>th</sup> December 2017 the Council resolved that the LPSV be endorsed as a material consideration to be used in the determination of planning applications.

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. On the 2<sup>nd</sup> August, the appointed inspector provided her interim advice to the Council covering the substantive matters raised at the hearing and the necessary actions required of the Council to enable her to address issues of soundness with the plan without prejudice to her final conclusions.

The following policies in the LPSV are considered to be of relevance to the determination of this application, with the weight afforded by your officers in this particular case indicated:

Policy	Weight afforded
SP1 Presumption in Favour of Sustainable Development	Significant
DM9 High Quality Design	Significant

**Summary of Representation:**

No. of neighbours consulted: 6, 2 objections received

16 KNIGHTS WALK – OBJECTION: concern regarding loss of light. (Also concerns regarding gutter drainage and effects on sewerage however this is not a material planning considerations)

27 PANCROFT – OBJECTION: concern regarding loss of privacy.

PARISH COUNCIL – OBJECTION:

The Council OBJECTS to this planning application on the following grounds:

1. Over Development of plot: the extension is very large compared to the original size of the building at approx. 65% of original size. It will extend forwards and also goes to the boundary line which will make it overpowering to both neighbours and alter the street scene.
2. Loss of Parking: With the garage moving forward 5m there will be the loss of a parking space. The plans show that the property is increasing from 2 to 3 bedrooms which could increase further and cause an even bigger parking issue on the road.
3. The new Party Wall will be higher than the current glass conservatory side which will be overbearing and cut light to both the patio and dining room areas.

It is also noted that the current rain drainage runs along both properties and this will need to be considered if the application proceeds.

**Main Issues and Considerations:**

The main issues to consider for the assessment of this application are as follows:

## Design Impact on the Living Conditions of Neighbours

### Design

The proposed scheme involves the demolition of an existing conservatory and outbuilding to be replaced by the erection of a single storey side/rear flat roofed extension. The proposal also includes a loft conversion involving two dormer windows – one at the front and one to the rear. The design of the scheme is a relatively conventional one and would not be out keeping with the existing dwelling, neither would it be detrimental to the character of the surrounding area as similar examples of the proposal exist within the street (i.e. 16 Knights Walk and 20 Knights Walk in relation to the dormer windows). The front dormer is well positioned within the front roof slope and leaves plenty of space between the bottom of the dormer and the eaves of the roof slope – thereby not appearing to be an overly dominant addition that does not detract from the overall character of the street. The proposal would not be considered overdevelopment.

### Impact on Living Conditions

The neighbour at 16 Knights Walk has objected to the proposal stating concern over loss of light, as have the Parish Council. The neighbour at 27 Pancroft has objected to the proposal in relation to loss of privacy.

The proposed rear extension would be 3.5 metres in depth, 7.25 metres in depth and 2.71 metres in height. It would be 8.3 metres from the rear boundary. The proposed side extension would be approximately 7.4 metres in depth, 3.26 metres in width and 2.71 metres in height. The extensions would be adjacent to neighbouring side boundaries and would be 8.54 metres from the rear boundary. The proposed rear dormer window would look directly down the rear garden and would not overlook neighbouring properties directly. The rear dormer would be approximately 27 metres away from the nearest neighbouring dwelling and would not cause excessive harm in regard to loss of privacy.

It is considered that the scale of the proposal is modest and would not cause excessive harm to the living conditions of neighbours in relation to loss of light. There would not be excessive harm in regard to loss of visual outlook.

### Parking

The Parish Council objected to the proposal stating that the development would result in the loss of a parking space. Whilst the garage is being moved forward, the space is not being lost and space for two off-street parking spaces would remain. The site would remain a single dwelling and therefore two off-street parking spaces is appropriate.

### Conclusion:

The proposal is considered acceptable for the above reasons and it is recommended that planning permission is granted 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: Alastair Prince  
Direct Line Telephone Number: 01992 564462***

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