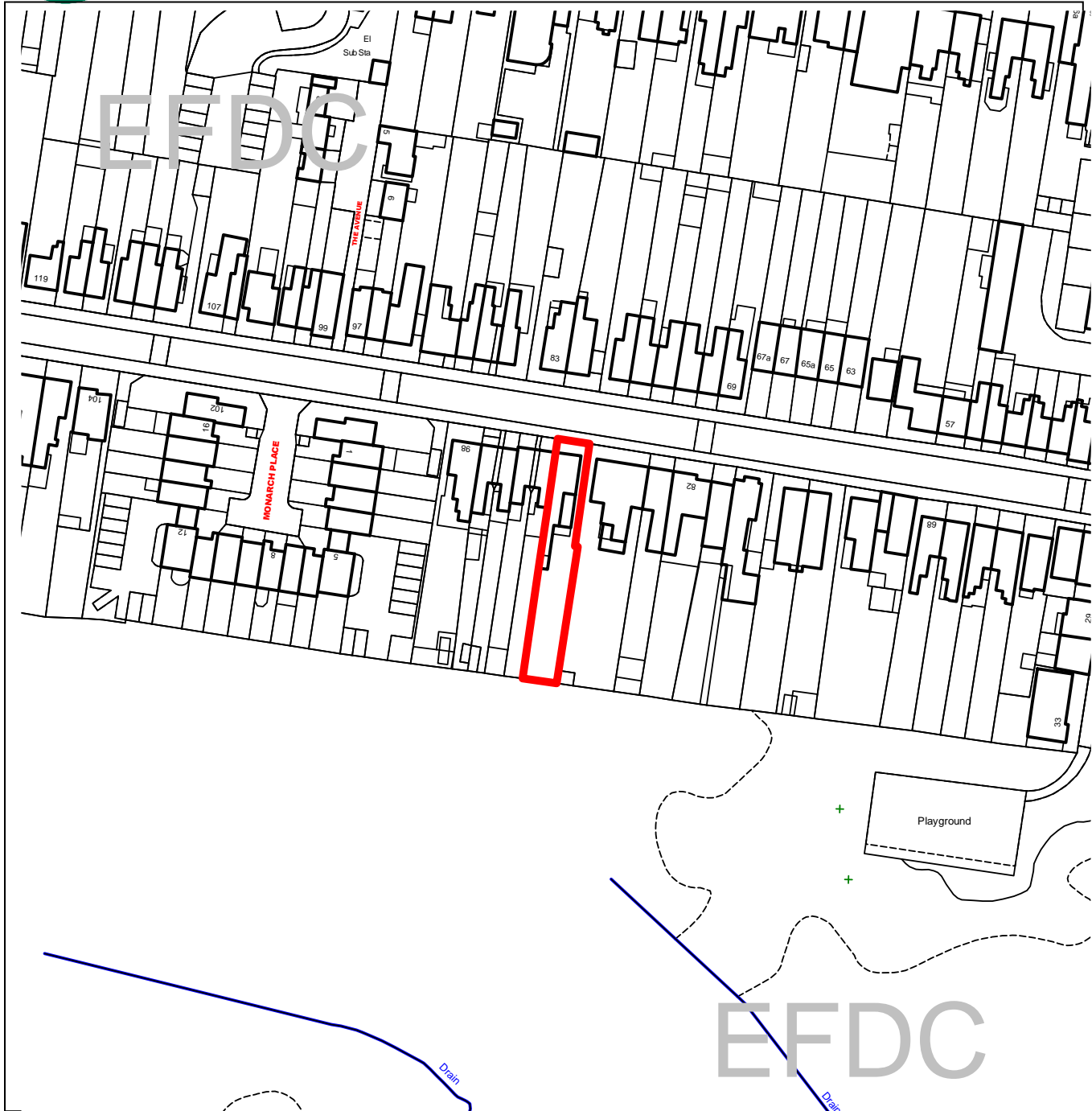




Epping Forest District Council



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Application Number:	EPF/0138/22
Site Name:	88 Princes Road Buckhurst Hill, IG9 5DZ
Scale of Plot:	1:1250

Report Item No: 13

APPLICATION No:	EPF/0138/22
SITE ADDRESS:	88 Princes Road Buckhurst Hill IG9 5DZ
PARISH:	Buckhurst Hill
WARD:	Buckhurst Hill West
APPLICANT:	Mr S Kaye
DESCRIPTION OF PROPOSAL:	Proposed rear dormer extension and main roof alterations.
RECOMMENDED DECISION:	Refuse Permission

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=662175

REASON FOR REFUSAL

- 1 The proposed development is considered to be of a poor design which fails to complement the appearance of the existing building and the street scene. Consequently, it would have a harmful effect to the established character and appearance of this area, contrary to Policies CP2, CP7 & DBE10 of the adopted Local Plan 1996 & 2006, Policy DM9 of the Local Plan Submission Version 2017, and the NPPF 2021.

This application is before this Committee since it has been 'called in' by Councillor Heap (Pursuant to The Constitution Part 3: Part Three: Scheme of Delegation to Officers from Full Council).

Site and Surroundings

A site visit was carried out on 24th March 2020. The site comprises of an end of terrace house, located within a built-up area of Buckhurst Hill. It is not listed nor in a conservation area.

Proposal

The proposal is for a rear dormer extension and main roof alterations (amended scheme to EPF/1793/21 and EPF/2768/21). The proposed rear dormer is 2.8m high, 5.3 long and 3.8m deep, adding 28 cubic metres to the original roof space.

The main roof alterations proposed comprise of raising the ridge by approx. 1.2m.

The application has been amended since the previous submission by removing the previously proposed parapet walls, reducing some 0.5m from the overall height.

Relevant Planning History

EPF/1379/89 - Single storey rear extension – Granted

EPF/0747/06 - Demolition of existing rear timber extension and erection of two and single storey rear extensions – Granted

EPF/1501/15 - Proposed demolition of existing two storey rear section and re-construction in the form of a proposed part two storey and part single storey rear extension – Granted

EPF/1793/21 - Loft conversion with rear dormer include raising of ridge – Refused

EPF/2768/21 - Proposed main roof alterations & a rear dormer – Refused

Development Plan Context

Local Plan & Alterations 1998 & 2006 (LP)

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:

CP2	Protecting the Quality of the Rural and Built Environment
CP7	Urban Form & Quality
DBE10	Residential Extensions

National Planning Policy Framework 2021 (Framework)

The Framework 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:

Paragraphs 126 & 130

Epping Forest District Local Plan Submission Version 2017 (LPSV)

Although the LPSV does not currently form part of the statutory development plan for the district, on 14th 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 2nd 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.

Following the Examination Hearing Sessions for the emerging Local Plan, the Council has prepared a number of changes, known as **Main Modifications**, to the Epping Forest District Local Plan Submission Version (2017) to address issues of soundness and/or legal compliance identified by the Inspector. These are put forward without prejudice to the Inspector's final conclusions on the Plan.

As the preparation of the emerging Local Plan has reached a very advanced stage, subject to the Inspector's Advice regarding the need for additional Main Modifications, the **highest weight** should be accorded to LPSV policies in accordance with paragraph 48 of Framework. The following policies are relevant to the determination of this application;

DM9 High Quality Design

Summary of Representations

Number of neighbours Consulted: 5. 0 response(s) received.
Site notice posted: No, not required.

BUCKHURST HILL PARISH COUNCIL – No objection

Planning Considerations

The main issues for consideration in this case are:

- a) The impact on the character and appearance of the locality

Character and Appearance

It was considered that the proposed increase in ridge height on previous application EPF/2768/21 would disrupt the current roofscape, having a harmful effect on the character and appearance of the area and street scene. Whilst the proposal has been improved by removing the parapet walls,

reducing some 0.5m from the overall height, this aspect of the proposal is still considered unacceptable.

Whilst this proposal is said to be on par with No.98, the height increase at No.98 follows the gradient of the hill and is able to form part of the natural increase in roofscape as a result. There remains a significant increase in comparison to No.90 which is considered to have a harmful effect to the character and appearance of the area and street scene.

Accordingly, the proposal is not considered to comply with policies CP2 and DBE10 of the LP, Policy DM9 of the LPSV, and Paragraphs 126 and 130 of the Framework.

Conclusion

For the reasons set out above having regard to all matters raised, it is recommended that planning permission be refused.

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: Rhian Thorley

Direct Line Telephone Number: 01992 564415 or if no direct contact can be made please email: contactplanning@eppingforestdc.gov.uk