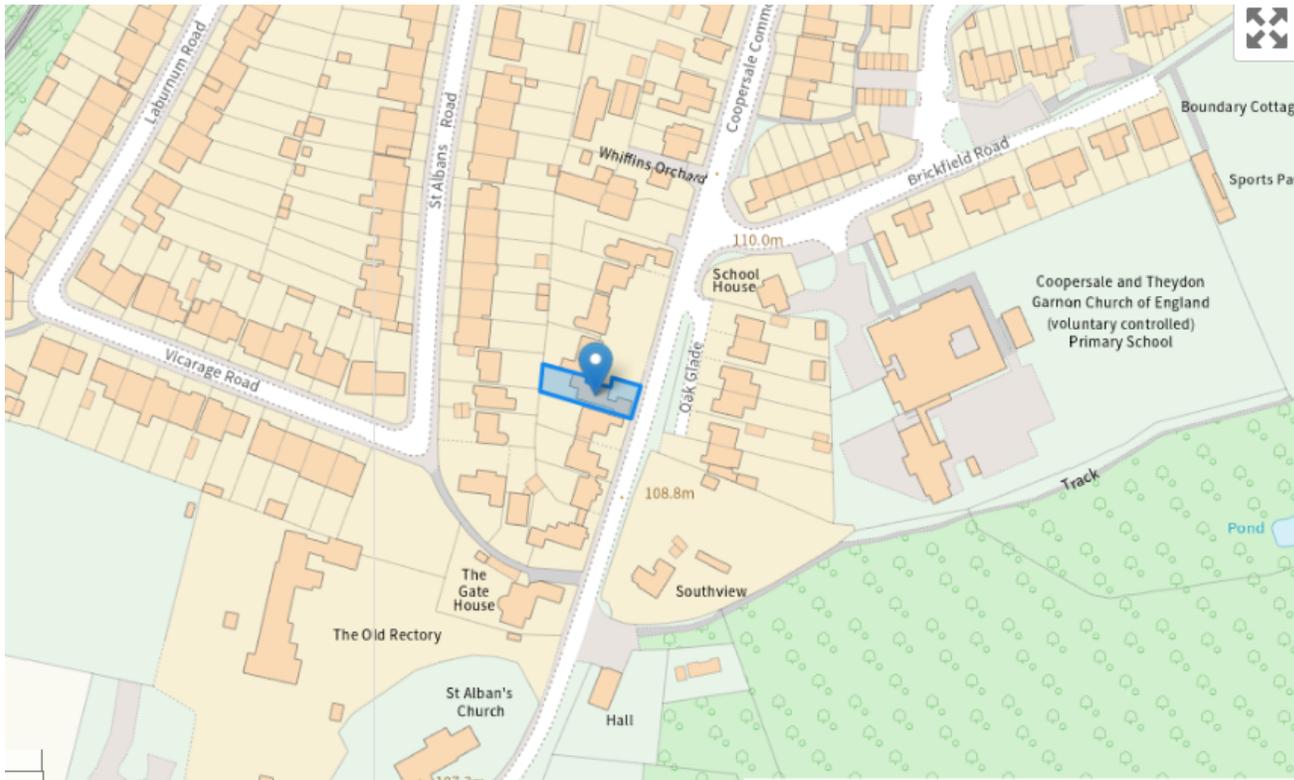




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Application Number:	EPF/1015/22
Site Name:	94 Coopersale Common Coopersale CM16 7QU

OFFICER REPORT

Application Ref: EPF/1015/22
Application Type: Full planning permission
Applicant: Mr Parul Patel
Case Officer: Alastair Prince
Site Address: 94 Coopersale Common
Coopersale
Epping
Essex
CM16 7QU

Proposal: Proposed conversion of an existing detached garage to a two storey integrated studio (Revised application to EPF/0444/22)

Ward: Epping Hemnall
Parish: Epping
View Plans: <https://eppingforestdcpr.force.com/pr/s/planning-application/a0h8d000000Nz04>
Recommendation: Approve with Conditions

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 3: Scheme of Delegation to Officers from Full Council)

Description of Site:

The site is a two storey semi-detached dwelling with a detached garage located on the western side of Coopersale Common in Coopersale. There are no listed buildings on the site and it is not within a Conservation Area. The site is not within the Metropolitan Green Belt.

Description of Proposal:

Proposed conversion of an existing detached garage to a two storey integrated studio (Revised application to EPF/0444/22)

Relevant Site History:

EPF/0444/22 - Proposed conversion of an existing detached garage to a two storey integrated studio – Refuse Permission:

1. The proposal, by reason of the materials to be used for the roof panels, would represent an incongruous addition out of keeping with the character of the existing dwelling and wider character of the area. The development would be contrary to Policies DBE10 of the Adopted Local Plan and Alterations 2006 and DM9 of the Epping Forest District Local Plan (Submission Version) 2017.

EPF/1475/18 – Existing conservatory to be demolished and a single storey rear extension to be constructed – Grant Permission (With Conditions)

Policies Applied:

Epping Forest Local Plan and Alterations (1998/2006)

The above policies form part of the Councils 1998 Local Plan. Following the publication of the NPPF, policies from this plan (which was adopted pre-2004) are to be afforded due weight where they are consistent with the Framework. The above policies are broadly consistent with the NPPF and therefore are afforded full weight.

DBE2- Effect on neighbouring properties.

DBE9- Loss of Amenity

DBE10- Design of Residential Extensions

Epping Forest District Local Plan (Submission Version) 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).

In general terms it is considered that the Submission Version of the Plan is at an advanced stage of preparation and the policies are considered to be consistent with the NPPF. As regards unresolved objections, some policies within the Submission Version have more unresolved objections than others. All of these factors have been taken into consideration in arriving at the weight accorded to each of the relevant policies in the context of the proposed development listed below:

DM9 - High Quality Design

Summary of Representation:

No. of neighbours consulted: 7, no comments received

TOWN COUNCIL – OBJECTION:

Committee OBJECT to this application.

Committee note and agree with the new plans for changes to the roof materials which conform to the rest of the street scene. However, the Committee still consider this proposal constitutes overdevelopment of the site in terms of its size and bulk. The volume of development would have implications on the street scene and the character of this rural area. However, if this application is granted, Committee request a condition be placed on this application that this proposed development is an ancillary building to the applicant's dwelling and not sold as a separate dwelling in the future.

Relevant policies: CP2 (iv), CP7, DBE1, DBE2, DBE9, DBE10 (Adopted Local Plan) Emerging Local Plan: H1A (ii) and (iii)

NPPF: Para 8 (b), 9, 120 (e), 127

(Epping Town Council confirm they will attend and speak at Plans East to object to this proposal).

Main Issues and Considerations:

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

Principle

Design

Impact on Living Conditions of Neighbours

Principle

The Town Council objected stating that the proposal would constitute overdevelopment.

It is considered that the proposal, whilst raising the height of the eaves, would be to the same overall height and width of the existing garage and would not constitute overdevelopment. It has been stated within the Design and Access Statement would be used for elderly relatives in conjunction with the host dwelling. Suitable conditions restricting the use of the building as solely ancillary to the host dwelling and not as a separate dwelling can be added to any planning permission if the Local Planning Authority are minded to grant permission.

Design

The Town Council objected to the proposal stating that the scheme would be detrimental to the street scene character.

The proposed development would entail the extension of the garage to be in line with the main dwelling and raising of the eaves height to allow for a dual-pitched roof. A dormer window would be added to the West facing roof slope of the building. The existing link from the garage to the main dwelling would be altered by replacing the existing roof with a flat roof. The proposed materials would differ from the existing garage by including external render to the walls clay roof tiles for the roof and dormer cheeks.

Policy DBE10 of the Adopted Local Plan and Alterations 2006 states that a residential extension will be required to complement and, where appropriate, enhance the appearance of the street scene, existing building and the green belt. This shall be achieved by close attention to the scale, form, detail, elevations, materials, roof treatment, and fenestration of the existing building.

Policy DM9 of the Epping Forest District Local Plan (Submission Version) 2017 states that all development must achieve a high specification of design and contribute to the distinctive character and amenity of the local area. The Council will require all development proposals to be design-led and make a positive contribution to a place. Development proposals must relate positively to their locality, having regard to building heights, the form, scale and massing prevailing around the site and distinctive local architectural styles, detailing and materials.

The dwelling house, along with surrounding dwellings, are characterised by a mixture of externally facing brickwork and render to the external walls and clay roof tiles to the rooves. The rendering of the walls may be acceptable and would not appear overly bulky, furthermore the revision of the proposal to include a fully clay tiled roof would overcome the previous reason for refusal and would be considered as acceptable.

The existing garage is situated behind an established hedge that screens the majority of the building, and a condition has been suggested to ensure that this hedge remains. With the hedge in place views of the proposed extended building would be limited, primarily consisting of the roof area. Due to the above mentioned amendments, it is not considered that the development would cause any significant harm to the character and appearance of the wider street scene.

Impact on Living Conditions

Due to the maintenance of the existing height and width of the outbuilding and the sufficient distance away from neighbouring properties, it is considered that the development would not cause excessive harm to the living conditions of neighbours in relation to loss of outlook and loss of light. Whilst the proposed dormer window would directly look into a first floor window of the host dwelling, adequate conditions can be added to any planning permission that would obscure glaze the dormer window to negate any perceived overlooking. This can be achieved as the dormer window is not considered to be a primary window and the first floor would benefit from rooflights and an opening with a Juliet Balcony to the front elevation.

Conclusion:

It is recommended that planning permission is granted for the reasons outlined above. 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

Conditions: (6)

- 1 The development hereby permitted shall begin not later than three years from the date of this decision.

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: 00.001, 00.100, 50.100

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 specified on the approved plans.

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.

- 4 The building hereby permitted shall not be occupied at any time other than for purposes ancillary to the residential use of the dwelling known as 94 Coopersale Common, Epping, CM16 7QU, and shall not be used for any separate residential or commercial purposes.

Reason: The development does not satisfy the standards considered acceptable by the Local Planning Authority for a separate unit of accommodation, in accordance with policy DBE1 of the

adopted Local Plan 1998 & 2006, Policies DM9 and DM10 of the Local Plan Submission Version 2017, and the NPPF.

- 5 Prior to first occupation of the building/extension hereby permitted the windows in the flank elevations at first floor level and above, shall have been fitted with obscure glass with a minimum privacy level 3 obscurity, and no part of that/those windows that is less than 1.7 metres above the internal floor level of the room in which it is installed shall be capable of being opened. Once installed the obscure glass shall be retained thereafter.

Reason: To prevent overlooking and loss of privacy to the occupants of neighbouring properties, in accordance with policy DBE9 of the adopted Local Plan and Alterations 1998 & 2006, policy DM 9 of the Local Plan Submission Version 2017, and the NPPF.

- 6 The existing hedge to the front of the site, adjacent to Coopersale Common, shall be retained and suitably protected during construction works. If the hedge is removed, uprooted or destroyed, dies, or becomes severely damaged or diseased during development activities or within 3 years of the completion of the development, another hedge of the same size and species shall be planted within 3 months at the same place.

Reason: To ensure that the building continues to be screened in order to reduce its impact on the character and appearance of the street scene, in accordance with policy DBE10 of the adopted Local Plan and Alterations 1998 & 2006, and policy DM9 of the Local Plan Submission Version 2017, and the NPPF.

Informatives: (1)

- 7 The Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against all material considerations, including planning policies and any representations that may have been received and subsequently determining to grant planning permission in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.