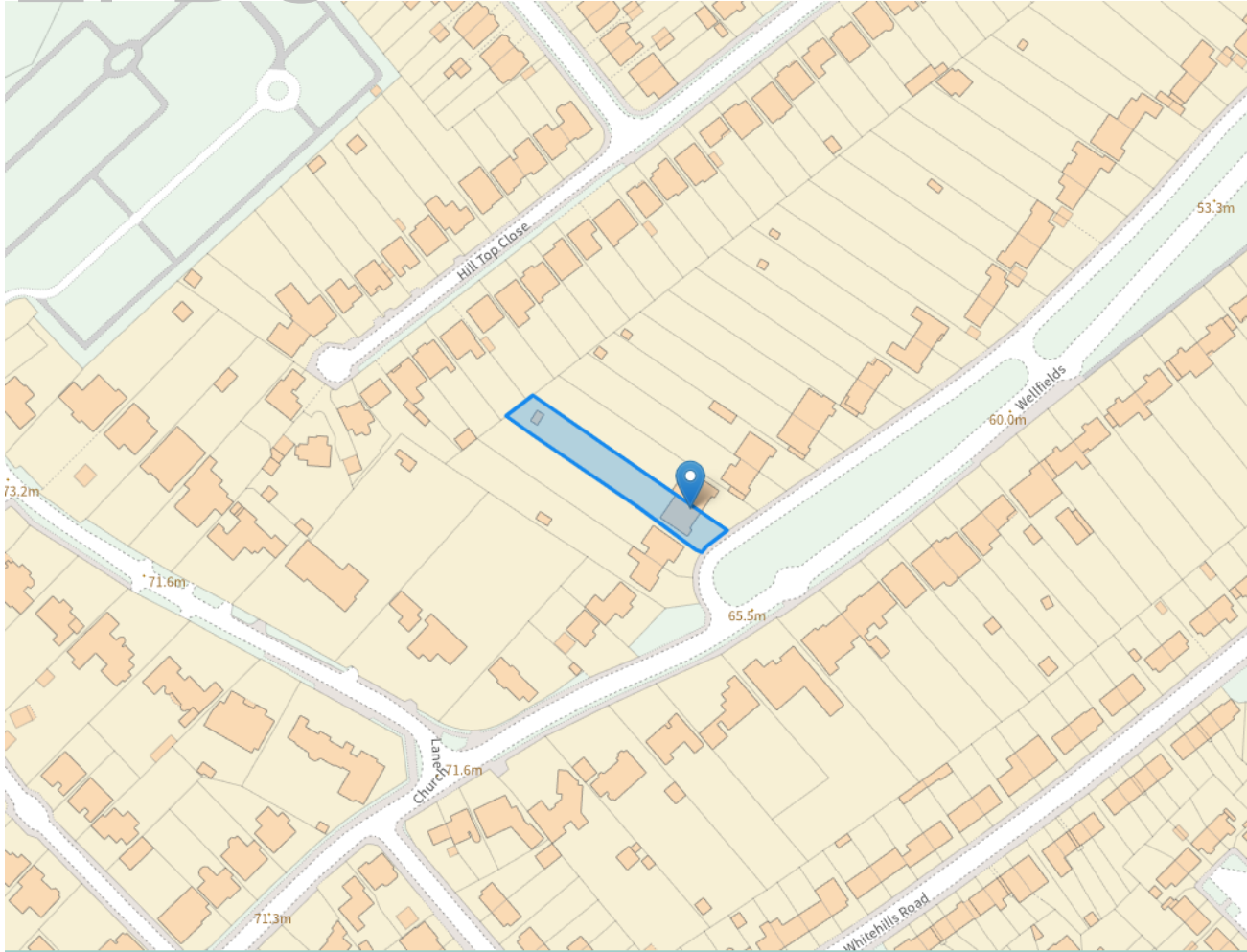




EFDC



EFDC

Unauthorised reproduction infringes Crown Copyright and may lead to prosecution or civil proceedings.

Contains Ordnance Survey Data. © Crown Copyright 2013 EFDC License No: 100018534

Application Number:	EPF/0821/22
Site Name:	5 Wellfields Loughton, Essex IG10 1PB

Contains Royal Mail Data. © Royal Mail Copyright & Database Right 2013

OFFICER REPORT

Application Ref: EPF/0821/22
Application Type: Full planning permission
Applicant: Mr A Anwar
Case Officer: Alastair Prince
Site Address: 5 Wellfields
Loughton
Essex
IG10 1PB
Proposal: Proposed improvements and extensions.
Ward: Loughton St. John's; Loughton St. Mary's
Parish: Loughton
View Plans: <https://eppingforestdcpr.force.com/pr/s/planning-application/a0h8d000000Nyzm>
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, supported by 1 local resident (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 located on the Northern side of Wellfields in the built-up residential area of Loughton. 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:

Part single-part two storey rear extension, single storey front extension, creation of rear dormer window and 4no. rooflights to front to facilitate loft conversion.

Relevant Site History:

EPF/0535/03 – Single storey rear extension (revised application) – Grant Permission (With Conditions)

EPF/2197/02 – Erection of single storey rear extension – Grant Permission (With Conditions)

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
Paragraph	133 - 145

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 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.

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

Summary of Representation:

No. of neighbours consulted: 7, 1 objection received

7 WELLFIELDS: OBJECTION – Rear dormer out of keeping with surrounding area. Rear extensions would cause loss of light to habitable room. Concern regarding overhanging guttering. Front extension out of keeping with adjacent property. Materials should be in keeping with the character of the area.

LOUGHTON RESIDENTS ASSOCIATION PLANS GROUP – OBJECTION – rear extension would impact the setting of 7 Wellfields in regard to depth and width and would be unsubservient. The extension would create a sense of enclosure to 7 Wellfields. The roof extension would be out of character with the surrounding area.

TOWN COUNCIL – OBJECTION

The Committee OBJECTED to this application on the grounds that the rear extension by reason of its excessive length and width will impact on the setting of the host dwelling and seriously impact on the amenities enjoyed by the neighbours at No. 7 Wellfields. It would be an overdevelopment of the site, overbearing, and out of keeping with the properties in this part of Wellfields.

The roof extension, by reason of its excessive width and bulk will be detrimental to this part of Wellfields where roofs are relatively untouched.

Main Issues and Considerations:

The main issues to consider as part of this application are as follows:

Design
Impact on the Living Conditions of Neighbours

Design

The neighbour at 7 Wellfields, LRAPG and Town Council have objected to the proposal stating that it would be out of keeping with the character of the area.

The ground floor extension would be flat roofed and served by two rooflights installed within the roof. The first-floor extension would be gable ended. The ground floor front extension would have a lean to pitched roof. The proposal has been revised by reducing the depth of the single storey rear extension so that it is in line with the adjacent ground floor rear extension found that the attached neighbour. The rear dormer has been split into two smaller dormers so as to be consistent with a similar development at the attached neighbour.

Following these changes, it is considered that the development would be acceptable and would not be out of character with the existing dwelling house, the attached neighbour, or the wider character and appearance of the surrounding area. Such designs are commonplace within urban residential areas and would not be incongruous within this location.

Impact on Living Conditions

The neighbour at seven wellfields, the LRAPG and town Council have objected to the proposal stating that the application would cause harm to the living conditions of neighbouring properties.

The proposed ground floor rear extension would be 4.98m depth at its furthest point, 9.6m in width and 3 metres in height. The proposed first floor rear extension would be 4.47m in width, 2.95m in depth and 3.73m in height. It would be approximately 2m from nearest adjacent boundary. The proposed single storey front extension would be 0.9m in depth, 3.6m in overall height and 9.83m in width.

As noted above, the proposal has been revised by reducing the depth of the single storey rear extension so that it would be in line with the extension of the attached neighbour. It is considered that there would be no excessive harm to neighbours in regard to loss of visual outlook, loss of light or loss of privacy caused by the single storey ground floor rear extension. The first floor extension would be 2 m away from the nearest boundary and it is considered that it would be a sufficient distance away from neighbouring properties so as to not cause an excessive loss of light to neighbouring properties, nor would it cause excessive harm in regard to loss of visual outlook. Neither of these elements of the proposal would cause excessive harm in regard to loss of privacy. The rear dormers would face directly down the rear garden of the application site and would not directly overlook into neighbouring properties. On this basis, the proposal would not cause excessive harm in relation to loss of privacy. It is considered that the ground floor front extension would not cause excessive harm to the living conditions of neighbours in regard to loss of light, loss of visual outlook or loss of privacy.

Other considerations:

The neighbour at 7 Wellfields have objected to the proposal stating concern surrounding overhanging guttering, however as this is not a material planning consideration (it is a building control matter) it cannot be taken into account.

Conclusion

For the reasons above, 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

Conditions: (4)

- 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: 2322-500.1, 2339; 100.1, 200.1/A, 202.1/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 of the existing building.

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 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.

Reason: To safeguard the privacy of adjacent properties, in accordance with policy DBE9 of the adopted Local Plan and Alterations 1998 & 2006, policy DM9 of the Local Plan Submission Version 2017, and the NPPF.

Informatives: (1)

- 5 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.