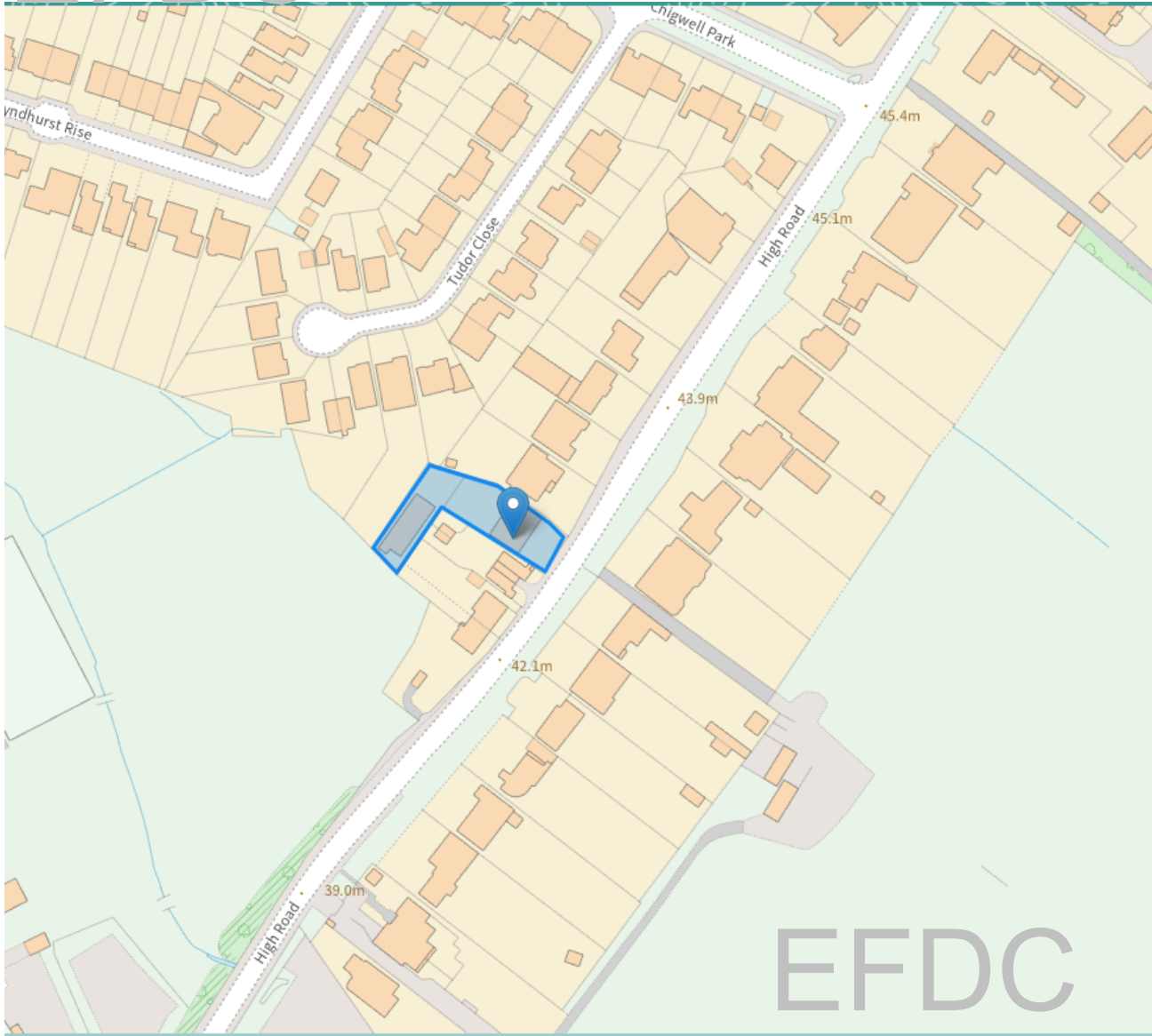




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Application Number:	EPF/1084/22
Site Name:	213 High Road Chigwell, Essex IG7 5BJ

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OFFICER REPORT

Application Ref: EPF/1084/22
Application Type: Full planning permission
Applicant: Mr Abdul Iman
Case Officer: Mohinder Bagry
Site Address: 213 High Road
Chigwell
Essex
IG7 5BJ

Proposal: Proposed 3.0m ground floor single storey extension to rear of property with roof lantern Proposed 3.0m two-storey (Basement & Ground Floor Extension) to rear of property with roof lantern (Revised application to EPF/0141/22)

Ward: Chigwell Village
Parish: Chigwell
View Plans: <https://eppingforestdcpr.force.com/pr/s/planning-application/a0h8d000000NzKA>
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 at least one local resident (Pursuant to The Constitution, Part 3: Scheme of Delegation to Officers from Full Council)

Site and Surroundings

The site is on a large L-shaped plot with a modern 4-storey detached dwelling on the west side of Chigwell Road. There is a large driveway to the front and two integrated garages. To the rear (west) is private amenity space with a large outbuilding lying perpendicular to the main dwelling. The land is raised to the south and lower to the northern boundary and in a stepped alignment from neighbouring properties. Distinctive features of the dwelling are the quoined brickwork to the front and rear elevations. It is sited on the main A113 arterial route through Chigwell. The surrounding area is characterised by modern and traditional detached wide fronted dwellings with large gated driveways, mature trees and landscaping. The site is not within the boundaries of a Conservation Area and it is not a Listed Building. The site partly lies on Metropolitan Green Belt.

Proposal

Proposed 3.0m ground floor single storey extension to rear of property with roof lantern. Proposed 3.0m two-storey (Basement & Ground Floor Extension) to rear of property with roof lantern (Revised application to EPF/0141/22).

Background/Pre-Application Advice

Revised submission following a refusal EPF/0141/22.

Relevant Planning History

EPF/0141/22 Proposed 3.06m ground floor single storey extension to rear of property. Proposed 3.0m two-storey (Basement & First Floor Extension) to rear of property with roof terrace. 19/01/2022 Refuse Permission.

EPF/3173/21 Alteration to roof: Existing hipped roof to be converted into dual pitched roof with 2 x Dormers at front and widening of existing dormers at rear. 08/12/2021 Approve with Conditions.

National and Local Policy Context

DBE1, DBE2, DBE4, and DBE9 of the Combined Policies of Epping Forest District Council Local Plan (1998) and Alterations (2006).

DM4, DM9, DM10, DM15, DM16 and DM17 of the Epping Forest District Council Local Plan Submission Version 2017.

Chapter 12 and 13 of the National Planning Policy Framework 2021

Summary of Representations

Number of neighbours Consulted: 9. Responses received 1.

Site notice posted: Not required

Press Advert: Not required

NEIGHBOURS – **Objection:** 211 High Road, Chigwell

Comments and material objection on the following grounds:

- *Blocking light*
- *Overlooking resulting from future reversion to terrace over flat roof and because of the difference in ground level being at a higher level.*
- *Pitched roof preferred to avoid future construction of a roof terrace.*

CHIGWELL PARISH COUNCIL – **Objection** dated 02/08/2022

‘Strong objections – Overdevelopment.’

EDFC Land Drainage – **No Comment**

‘I have reviewed the proposals indicated on the attached in line with Epping Forest District Councils Local Plan Submission Version Policies, namely DM15, DM16 and DM17.

*Referring to the proposed floor plans and taking into consideration the size of the extended dwelling alongside any flood risk within the vicinity of the site, I am satisfied that the proposal will not significantly impact on the current surface water drainage arrangements nor will it materially increase flood risk to the surrounding area, therefore I have **no comments to make** on behalf of the Environmental Protection and Drainage Team.’*

Planning Considerations

The main issues for consideration in this case are:

- a) Design
- b) The impact to the living conditions of neighbours
- c) The impact on the green belt
- d) The impact on trees

Design

The proposal seeks to develop a 3m single storey rear extension near to the south side of the rear elevation and a 3m by 5m double storey basement and ground floor extension to the north side of the rear elevation. This is a revised submission to a previous application (EPF/0141/22) now omitting the roof terrace.

The proposed extension to the south boundary is acceptable in terms of design and scale. There are no consequential material visual or spatial concerns and is therefore deemed acceptable. The proposed extension to the northern boundary with no. 211 is the focus of this assessment.

Refusal of the previous application was on the grounds of significant harm to the living conditions of the neighbour at 211 High Road by way of overlooking caused by the size and proximity of the proposed roof terrace above the ground floor extension. The amendments to this application include the removal of the roof terrace over the flat roof addition replacing with a roof lantern to the centre and parapet wall to the north; access via a patio door from the first floor removed and replaced with fenestration similar to the existing. There are no additional windows to the northern flank wall. The revised design is considered acceptable as it virtually eliminates the harmful impact on neighbour amenity of the previous proposal.

Character and Appearance

Dwellings on High Road, Chigwell are very diverse in terms of design and age, but carry similar characteristics of wide frontages, double or triple plus frontages, single to four storeys, gated private driveways with some grand in scale and massing.

The proposal is consistent with the existing character and appearance of the building. Materials and fenestration will match existing including quoined brickwork features. There are several examples of nearby large-scale extensions carried out over recent years extending further out into the rear garden. The proposal is of a sympathetic scale and size that does not cause any significant loss of private amenity space.

The proposal is consistent with policies DBE1 of the Combined Policies of Epping Forest District Council Local Plan 1998 and Alteration 2006 where it requires residential extensions to respect their setting in terms of scale, proportion, siting, massing, height, orientation, roof-line and detailing.

Neighbour Amenities

Policy DBE9 of the Local Plan states that the Council will not grant permission where development results in an excessive loss of amenity for neighbouring properties with visual impact, overlooking, loss of light being some of the key factors.

Loss of light – the proposed extension will result in shade to the south side window of the neighbouring property at 211 High Road. The neighbour will not suffer total loss of light to their room as there is another window to the rear of the property and on the flank wall. Furthermore, the window that will suffer shade is a secondary window therefore is not considered a significant material impact on living conditions.

Overlooking – site visit showed that there is currently overlooking from the ground floor kitchen window of the applicant site to the neighbours at no.211 where both a section of their garden and patio area are visible. The proposed extension retains a small stepping back but will be more closely aligned with the building line of the neighbour to the north (no. 211). The realignment from the existing stepped position of the host dwelling with the neighbour at no.211 will increase privacy of both affected dwellings - the remainder of the boundary is screened by tall trees. An adequate distance of 1m separates the shared boundary. Existing overlooking issues from the ground floor rear elevation are removed *because* of the proposed extension to both the application site and the neighbouring property.

The proposal does not have a detrimental effect upon existing neighbouring properties in either amenity or functional terms and is therefore supported. The proposal satisfies the requirements of policy DBE2 of the LP1998.

Green Belt

The application site is partially on Metropolitan Green Belt. The area of an existing outbuilding to the rear is on Green Belt land. Constraints affecting development on Green Belt will not apply in this case as the proposed development is not directly on Green Belt.

This is supported by policy DBE4 of the Adopted Plan 1998 and Alterations 2006, DM4 of the LPSV 2017 and Chapter 13 of the NPPF.

Representations Considered

Overdevelopment

Previous planning history shows further development has not been undertaken to the dwelling since its construction in the mid 1960's. A recent application for alterations to the roof were approved in 2021 and are being implemented. It is acknowledged that the site is already grand in scale, however the current proposal for 2 rear extensions do not represent an overdevelopment of the site as they are relatively sympathetic in scale. Furthermore, the local authority is required to give significant weight to the principle of residential development.

The proposed development is not dissimilar to many other examples of large-scale developments in the nearby area. Relative to the size of the curtilage, the 3m additions are not considered an overdevelopment of the site. The fallback position for development via a prior approval could potentially support a much greater meterage. The proposed extensions are therefore deemed acceptable.

Loss of light

Loss of light to the secondary window at the neighbours at 211 High Road is not a material consideration.

Overlooking concerns

There are no proposed patio doors to the first-floor bedroom to access the flat roof. Approval will be subject to conditions regarding future access to the flat roof. (Refer to condition wording below).

Overlooking concerns based on ground levels are reduced due to the alignment of the extension with the neighbouring property. Tall trees to the shared north boundary offer screening against loss of privacy.

Roof-form

The preference of a pitched roof form to prevent future construction of a roof terrace is not practical in this case, considering the dimensions, will result in a very low mono-pitch or an incongruous dual pitched roof detrimental to the visual amenity. The attached planning condition detailing the only permitted use of the flat roof is satisfactory to allay any concerns. Future construction of a roof terrace or any other proposed changes to the roof will require planning consent.

Conclusion

For the reasons set out above, it is recommended that planning permission be 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: Mohinder Bagry

Contact Details: mbagry@eppingforestdc.gov.uk

or if no direct contact can be made please email: contactplanning@eppingforestdc.gov.uk

Conditions: (3)

- 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 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.

- 3 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: (2)

- 4 This decision is made with reference to the following plan numbers: GM001; GM002 and GM003.

- 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.