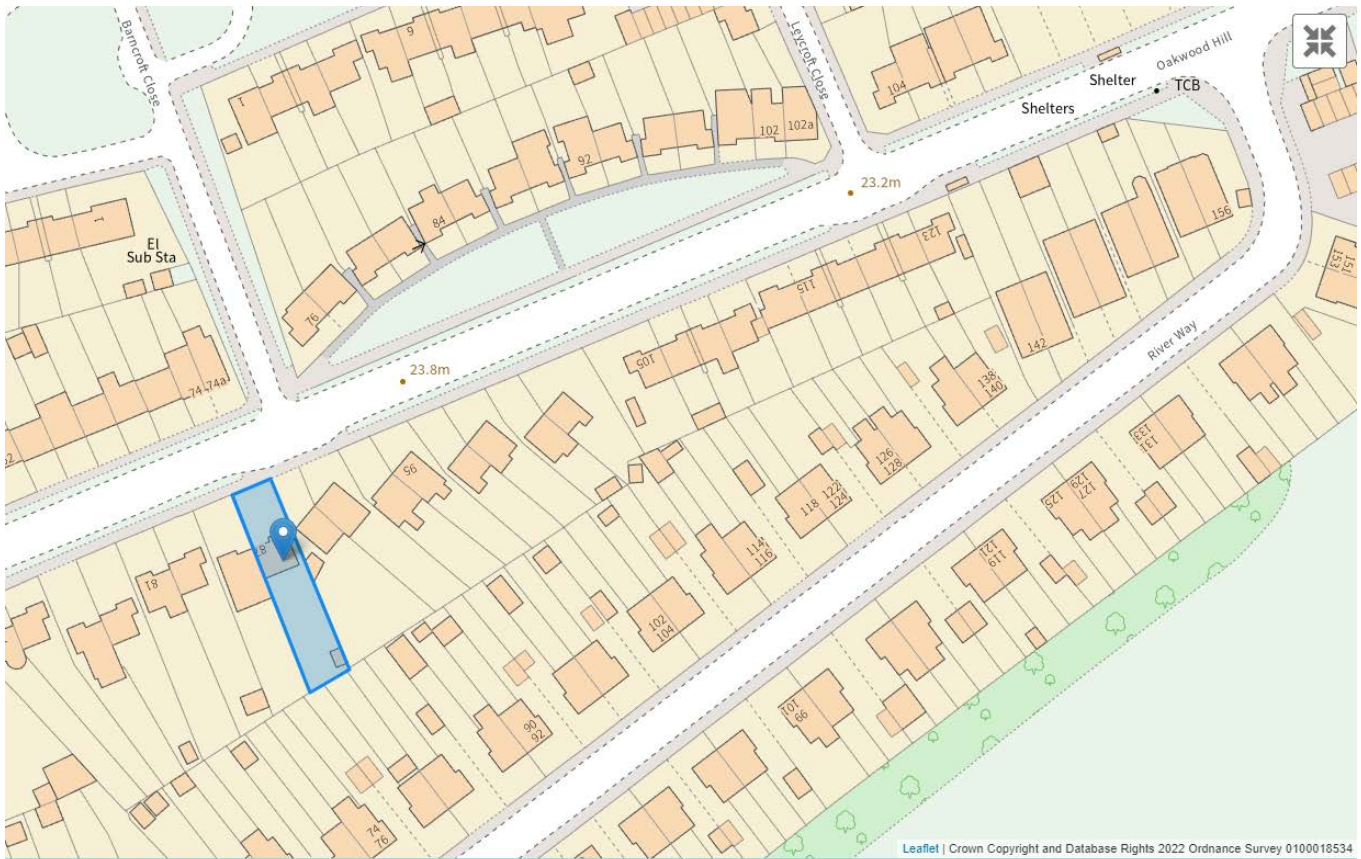


OFFICER REPORT

Application Ref: EPF/1500/23
Application Type: Householder planning permission
Applicant: Rajesh Koria
Case Officer: Nathaniel Raimi
Site Address: Skyhaven, 87 Oakwood Hill, Loughton, IG10 3EP
Proposal: Proposed part one, part two storey rear extension, floor plan redesign and all associated works
Ward: Loughton Roding
Parish: Loughton
View Plans: <https://eppingforestdcpr.force.com/pr/s/planning-application/a0h8d000001WINa>
Recommendation: Approve with Conditions



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This application is before this Committee since the recommendation is for approval contrary to an objection from a Local Council and at least one non-councillor resident, on planning grounds material to the application (Pursuant to The Constitution, Part 3: Scheme of Delegation to Officers from Full Council).

Description of Site:

The subject property is a two storey, semi-detached dwelling located on the southern side of Oakwood Hill.

The original dwelling has previously been extended by way of two storey side extension and ground floor front extension approved under EPF/0589/92.

The dwelling is not a listed building and is not within a Conservation Area.

Description of Proposal:

Proposed part one, part two storey rear extension, floor plan redesign and all associated works

Relevant Planning History:

Application No.	Description	Status
EPF/1341/02 85 Oakwood Hill	Erection of first floor rear extension.	Approved
EPF/0589/92	Two storey side extension, ground floor front extension.	Approved

Policies Applied:

Adopted Plan (March 2023):

DM9: High Quality Design

Consultation Carried Out and Summary of Representations Received:

Loughton Town Council: Objection:

The Committee OBJECTED to this application. The proposed balcony, floor to ceiling window, in the first floor rear bedroom was out of keeping and would have a negative impact on the amenity of the neighbours. If the applicant replaced this fenestration with more standard sized windows the Committee would be willing to waive its objection.

Number of neighbours consulted: 6. 1 objection received.

89 Oakwood Hill:

Objection on grounds of loss of light.

Main Issues and Considerations:

The main issues in this case are:

- Design, Character and Appearance
- Residential Amenity

Design, Character and Appearance:

The subject site comprises of a semi-detached dwelling located on Oakwood Hill. The area is a predominantly residential area and is of no significant architectural value. The site is setback from the road and benefits from a large forecourt on which off road parking is available.

The original dwelling has previously been extended by way of two storey side extension and ground floor front extension approved under EPF/0589/92.

The attached neighbour No. 85 has been extended rearwards in the form of a part two, part single storey extension (approved under planning permission EPF/1341/02) and the proposed extension would essentially match that of the attached neighbour.

The proposal seeks to erect a part 2, part 1 storey rear extension. This would form an extension on to the property over and above the 1992 approval (EPF/0589/92).

Ground floor element

The proposed ground floor element of the proposal would protrude beyond the rear wall of the dwelling house by 3.7m and would have a width in line with the main dwelling. The proposed part ground floor rear extension would have a mono-pitched/lean to roof form with a rooflight. The proposed maximum height would be 3.5m with an eaves height of 2.5m.

The proposed materials are considered to accord with the local character and appearance of the dwelling.

Overall, this element of the proposal is considered to be acceptable regarding its impact on the character and appearance of the main dwelling and its context.

First floor rear extension

The proposed part 2 storey elevation to the rear of the subject dwelling would be set back by 2.7m from the boundary shared with neighbouring occupier at no.85 Oakwood Hill. It would have a depth of 3.6m and have a maximum height of 6.8m from the ground level, which is subservient to main ridge line.

The proposed materials accord with the main dwelling and its context and are considered acceptable.

Having regard of the wider context and neighbouring extensions and the proposed works, the proposal is considered to be acceptable.

Officers note that a patio area is proposed. The applicant should be made aware the proposal is solely for the description of development and should the patio shown on plans be at a height greater than 0.3m, planning permission is needed.

Residential Amenity:

No. 85 (attached neighbour):

The proposed extension will essentially match the form of No. 85's rear extension with the two storey element set sufficiently away from No. 85's nearest habitable room window so as not to have an unacceptable impact in terms of visual impact or loss of outlook and is acceptable in this respect.

No. 89:

In response to the objection submitted on behalf of No. 89 by Right of Light Consulting, Officers do not consider that the proposed development would result in a harmful loss of light to No. 89.

The drawings submitted with No. 89's recently approved EPF/0803/22 application show that the ground floor flank kitchen window is not the only window/opening serving this room as there are also rear facing patio doors which provide light. In any case it is considered that there is sufficient separation distance between the ground floor flank kitchen window and the proposed extension to ensure that no harmful loss of light would occur. Furthermore, a kitchen is not a habitable room.

It is also worth noting that in the event that No. 89's EPF/0803/22 development is built out the existing ground floor flank window would be covered by that extension in any case.

Conclusion:

Recommended for approval.

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: Nathaniel Raimi

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: 1. 87 Oakwood Hill, Loughton, IG10 3EP Location Plan, B189049-3000 Rev A, Planning Fire Safety Strategy July-2023 prepared by Resi, B189049-3100 Rev 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 specified in the submitted application form.

Reason: To ensure a satisfactory appearance in the interests of visual amenity of the area, in accordance with Policy DM9 of the Epping Forest District Local Plan 2011-2033 (2023) and the NPPF.

- 4 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (as amended) (or any other order revoking and re-enacting that

order) no development permitted by virtue of Classes A-H of Part 1 to schedule 2 shall be undertaken, without the prior written agreement of the Local Planning Authority.

Reason: The ensure further consideration is given with regards to the effect on the character and appearance of the area and living conditions on adjoining properties [+Green Belt], in accordance with Policy [] of the Epping Forest District Local Plan 2011-2033 (2023) and the NPPF.