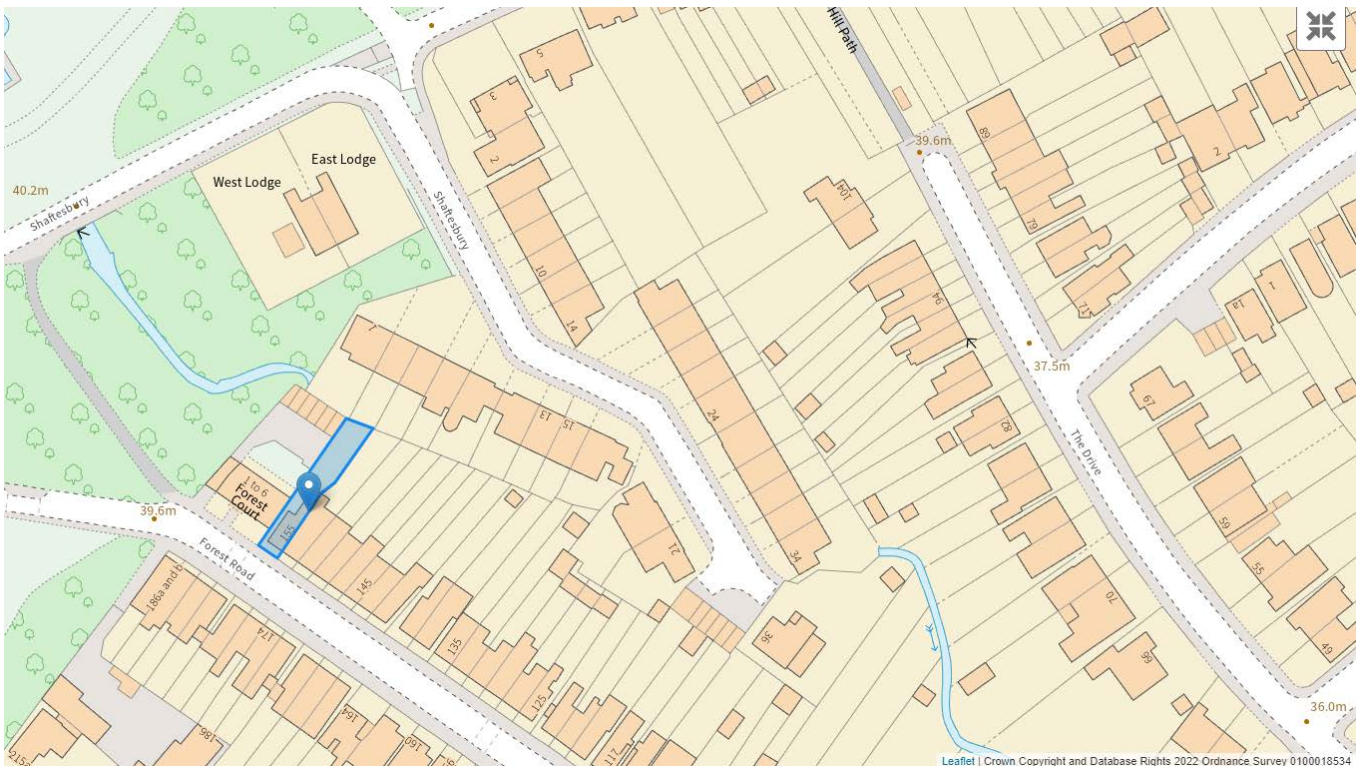


OFFICER REPORT

Application Ref: EPF/2193/23
Application Type: Householder planning permission
Applicant: Woodford
Case Officer: Nathaniel Raimi
Site Address: 155, Forest Road, Loughton, IG10 1EF
Proposal: Demolition of existing rear extension. New 1 storey rear extension. New dormer extension.
Ward: Loughton St. Mary's
Parish: Loughton
View Plans: <https://eppingforestdcpr.force.com/pr/s/planning-application/a0h8d000001XZNI>
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).

EPF/2193/23

Site and Surroundings

The subject site is a two-storey, end of terrace, Victorian dwelling. It is located within a residential area.

Proposal

The proposal is for the demolition of existing bungalow and the erection of 2 Detached Dwelling Houses. Part of the rear garden is within the Loughton Brook buffer area and is located within Flood Zone 2.

The subject site is not a statutory or locally listed building nor is it within a Conservation Area. The dwelling is not within the Green Belt. There are no TPOs on site.

Relevant Planning History

Application No.	Description	Status
EPF/2190/06	Erection of sun deck.	Refused
EPF/0881/09	Two storey rear extension and single storey rear extension.	Refused
EPF/1428/22	Certificate of Lawful Development for two proposed outbuilding.	Approved
EPF/1851/22	Demolition of existing rear extension. New side infill extension and part 2 storey part 1 storey rear extension. New dormer extension.	Refused

Development Plan Context

Epping Forest Local Plan 2011-2033 (2023);

On 9 February 2023, the council received the Inspector's Report on the Examination of the Epping Forest District Local Plan 2011 to 2033. The Inspector's Report concludes that subject to the Main Modifications set out in the appendix to the report, the Epping Forest District Local Plan 2011 to 2033 satisfies the requirements of Section 20(5) of the Planning and Compulsory Purchase Act 2004 and meets the criteria for soundness as set out in the National Planning Policy Framework and is capable of adoption. The proposed adoption of the Epping Forest District Local Plan 2011 to 2033 was considered at an Extraordinary Meeting of the Council held on 6 March 2023 and formally adopted by the Council.

The following policies within the current Development Plan are considered to be of relevance to this application:

DM9 High Quality Design
DM10 Housing Design and Quality

National Planning Policy Framework 2021 (Framework)

The Framework is a material consideration in determining planning applications. The following paragraphs are considered to be of relevance to this application:

Paragraphs 132 & 134

Summary of Representations

Number of neighbours Consulted: 10. 4 response(s) received.

153 FOREST RD, 164 FOREST ROAD, FLAT 4 FOREST COURT, LRA PLANS GROUP – Objections – Summarised as;

- Privacy
- Incongruent design
- Mass
- Overbearing
- Possibly a future HMO
- Insufficient height to accommodate loft conversion .
- Encroaches into rear garden space

LOUGHTON TOWN COUNCIL –

The Committee NOTED the contents of three letters of objection.

The Committee noted two outbuildings have been erected, described as a garden room and a potting shed, in the garden of 155 for which a Certificate of Lawful Development was granted on 12 August 2022. Whilst the submitted plan PD005 showed this building to be 2.5m in height from the ground level members understand it is actually 3.5m in height. The Committee therefore request that officers take enforcement action as a matter of urgency due to the impact of the extensions on neighbours.

Regarding this current planning application, EPF/2193/23, the Committee OBJECTED to this proposal, considering the existing closet wing reads as a matching pair with 153 Forest Road; its loss would be detrimental to the character of the area. The proposed ground floor extension was also out of character with No 153 and this part of Forest Road. The roofs could also be used as terraces, leading to overlooking to the adjacent properties. The proposal would create a loss of symmetry and a loss of amenity.

Whilst not a planning matter the IC must stay in the existing position as the chamber construction cannot be under the adjoining property. The existing roof ridge does not have sufficient height for the dormer.

Factoring in the unauthorised extensions to the rear, this ground-floor addition and roof extension represent an overdevelopment of the site.

Planning Considerations

The main issues for consideration in this case are:

- A) Character and Appearance
- B) Amenity

Character and appearance

The subject site is not a statutory or locally listed building nor is it within a Conservation Area. The dwelling is not within the Green Belt. There are no TPOs on site.

The proposal seeks to demolish the existing single storey rear extension and erect a single storey rear extension and a new dormer extension.

Single storey rear extension

The proposed single storey extension would be erected following the demolition of the existing single storey rear extension.

It would have a maximum depth of 7.0m, which is no greater than the existing single storey rear extension. It would have a maximum width of 4.4m for the rear wall of the proposed single storey rear

extension – at the point at which it extends beyond the existing rear wall of the subject dwelling, the proposed single storey rear extension would have a width of c.1.7m and be set back from the rear wall by 1.4m. The proposed single storey rear extension would have a maximum height of c.3.6m which would be in line with the current existing single storey rear extension.

The proposed materials are considered to be acceptable in this location. In the event of an approval, a condition will be imposed to ensure the details for the meadow for the roof of the proposal are assessed and approved by the Local Planning Authority.

Officers recognise that there is an element of symmetry between the pair of dwellings nos.153 and 155 with regard to their existing single storey rear extensions. Whilst this proposal represents a departure from this established symmetry, it would be to the rear of the dwelling and not visible from the street scene and as such is considered to, on balance, be acceptable. It would not result in a feature considered to detract from the character and appearance of the main dwelling and its context.

Proposed dormer

The proposed dormer is setback from the western boundary of the subject dwelling and would not appear as an overly dominant protrusion from the loft. It would be set back from the eaves and the materials proposed are considered acceptable.

Furthermore, officers note the proposed rear dormer would accord with the provisions set out in the General Permitted Development Order 2015 (as amended).

Overall, the proposal is considered acceptable with regard to its impact on character and appearance. Officers note that there is an extant certificate of lawfulness () for two outbuildings, which are under construction. Whilst the proposal would introduce more built form to the rear garden, it would not protrude beyond the existing rear extension and therefore there will be no significant change between the current massing of the dwelling and the proposals.

Amenity

The neighbouring occupiers most likely to be affected by the proposals are the occupiers at 1-6, Forest Court and no.153 Forest Road.

The proposed single storey rear element would not have a depth greater than the existing rear extension, nor would it have a height significantly greater than the existing extension. Having regard of the aforementioned features of the proposed single storey rear extension, officers do not consider that this element of the proposal would significantly detract from the amenity currently enjoyed by neighbouring occupiers.

There were objections raised in relation to privacy as it concerns the meadow flat roof. In the event of an approval, a condition would be imposed to ensure to prevent this element of the proposal being used as a balcony.

Conclusion

Overall, the proposals are considered to be acceptable and therefore has officer support.

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:

Conditions: (5)

- 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: PL103 rev A EX PR ROOF, PL100 rev A GROUND FLOOR, PL203 rev A PR SECTION BB, PP-12482406v1, PL202 rev A EX SECTION BB, PL201 rev A PR SECTION AA, PL121 rev A EX PR REAR ELEVATION, PL200 rev A EX SECTION AA, PL120 rev A EX PR FRONT ELEVATION, PL101 rev A EX PR 1ST FLOOR, PL102 rev A EX PR 2ND FLOOR

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 Access to the flat roof(s) 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 DM9 of the Epping Forest District Local Plan 2011-2033 (2023) and the NPPF.

- 5 1. Prior to any above ground works, full details of both hard and soft landscape works (including tree planting and meadow roof details) and implementation programme (linked to the development schedule) shall be submitted to and approved in writing by the Local Planning Authority. All hard and soft landscape works shall be carried out in accordance with the approved details. The works shall be carried out prior to the occupation of the building or completion of the development, whichever is the sooner. The hard landscaping details shall include, as appropriate, and in addition to details of existing features to be retained: proposed finished levels or contours; means of enclosure; car parking layouts; other minor artefacts and structures, including signs and lighting and functional services above and below ground. The details of soft landscape works shall include plans for planting or establishment by any means and full written specifications and schedules of plants, including species, plant sizes and proposed numbers /densities where appropriate. If within a period of five years from the date of the planting or establishment of any tree, or shrub or plant, that tree, shrub, or plant or any

replacement is removed, uprooted or destroyed or dies or becomes seriously damaged or defective another tree or shrub, or plant of the same species and size as that originally planted shall be planted at the same place.

Reason: To comply with requirements of Section 197 of the Town and Country Planning Act 1990 as well as to safeguard the amenity of the existing trees, shrubs or hedges and to ensure a satisfactory appearance to the development, in accordance with Policies DM3 & DM5 of the Epping Forest District Local Plan 2011-2033 (2023) and the NPPF.