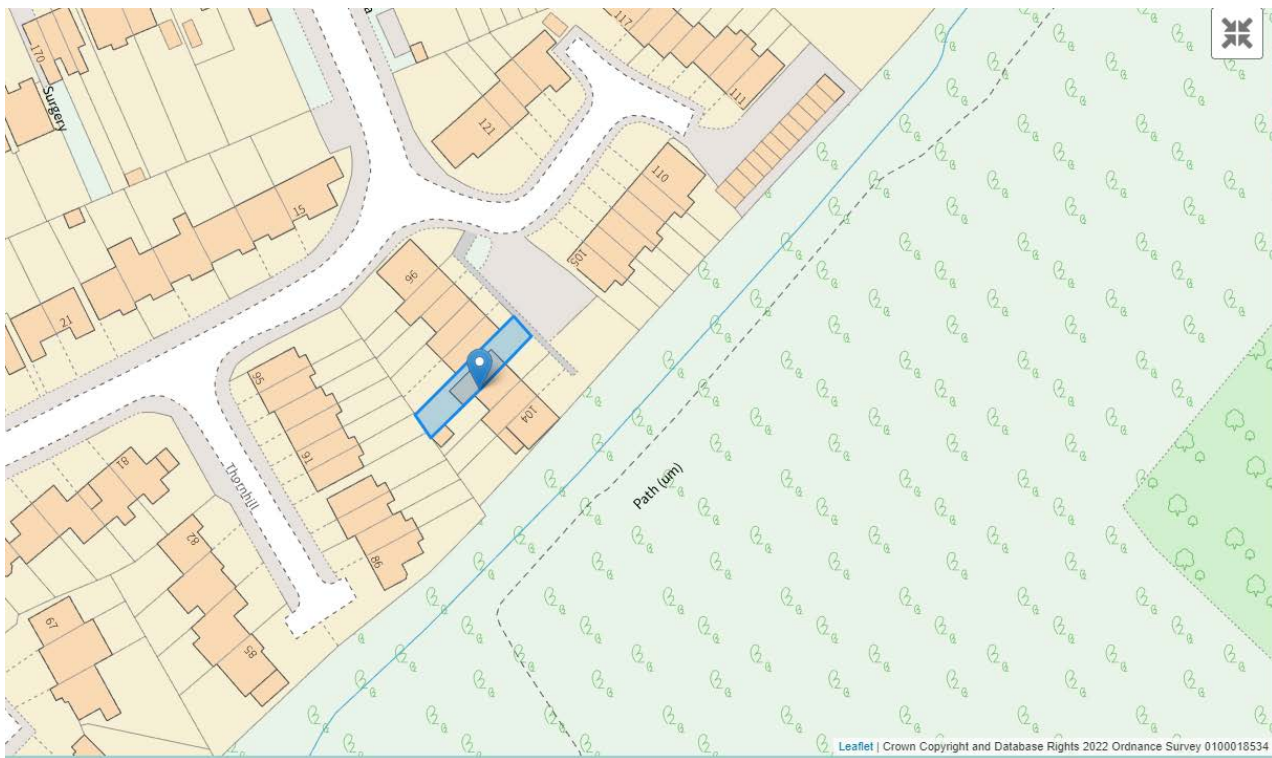


OFFICER REPORT

Application Ref: EPF/1808/23
Application Type: Householder planning permission
Applicant: Ms K Smith
Case Officer: Kelly Sweeney
Site Address: 101 Thornhill, North Weald Bassett, Epping, CM16 6DP
Proposal: Single storey front extension.
Ward: North Weald Bassett
Parish: North Weald Bassett
View Plans: <https://eppingforestdcpr.force.com/pr/s/planning-application/a0h8d000001X7BF>
Recommendation: Approve with Conditions



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This application has been brought before the Planning Committee because the application is recommendation for approval and objections have been received from nearby residents and the Parish Council.

Summary

It is considered that the proposed alterations are relatively minor in nature and would not result in harm to the character and appearance of the property or the public realm. There would be no harm to residential amenity. Similar extensions and alterations within close proximity to the site are also

noted. Approval is therefore recommended.

Site and Surroundings

The site is an end of terrace of houses located within a predominantly residential area where dwellings are similar in their character. A number of houses in the immediate areas have been altered and extended. For example, 118 Thornhill has a large front extension which was granted planning permission in 2005. The site is not located within close proximity to any heritage assets. It is not within a conservation area, or the Green Belt nor are there any protected trees within close proximity to the site.

Proposal

Planning consent is sought for the construction of a single storey front extension to the existing property. The extension would extend across the full width of the house and would have a sloping roof design incorporating a hipped roof form above the front door.

Relevant Planning History

EPF/1177/23- Proposed single storey external glazed garden room. Refused.

EPF/1933/88-First Floor rear extension. Refused.

EPF/1107/88-First Floor rear extension. Refused.

Development Plan Context

Local Plan (2023)

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
DM16 Sustainable Drainage Systems

National Planning Policy Framework (NPPF) 2023

Summary of Representations

Two resident objections have been received commenting as follows: -

- The development would be harmful to the character of the site and the wider area.
- The extension would constitute an overbearing and overly enclosed form of development.
- The proposal would result in loss of light to nearby residents.

NORTH WEALD PARISH COUNCIL – Objected on the following grounds: -

'The application represents overdevelopment, it is out of keeping with the street scene and adjacent properties, it is detrimental to neighbouring residents. The extension would overlap the neighbouring property and cause a loss of visual aspect to the residents at number 102. Thornhill'.

Planning Considerations

The main issues for consideration in this case are:

- a) The principle of the development;
- b) The impact on the character and appearance of the locality.
- c) The impact to the living conditions of nearby residents.
- d) Other Matters.

Principle

The application seeks approval to add a small extension to an existing dwelling. Subject to compliance with policies relating to the impact upon the character and appearance of the area and impact upon residential amenity the proposal is acceptable in principle.

Character and Appearance

Policy DM9 of the adopted Local Plan (2023) seeks to ensure that development does not harm the character and appearance of existing buildings and that any extensions and alterations are appropriate in terms of their appearance, scale and massing.

Concerns have been raised that the development would constitute an overdevelopment harmful to the character of the site and the wider area. Whilst it is noted that the front extension would extend across the full width of the front elevation of the house it would be single storey in height and of a modest depth as such it would appear subordinate to the main property. The subject property is at the end of the terrace and as such the front extension would not appear visually incongruous or prominent within the street scene.

As discussed previously in the report there are a number of other extensions and alterations to dwellings on Thornhill including a large front extension at 118 Thornhill. As such overall it is considered that the development would not be harmful to the character and appearance of the site or the wider area and is in compliance with policy DM9 of the Council's Local Plan 2023.

The impact to the living conditions of nearby residents

Policy DM9 seeks to ensure that proposed development does not result in harm to the amenity of nearby residents and occupants. The front extension would be 1.8m deep and therefore not deep enough to result in significant loss of light or outlook to the adjoining property. There are no side windows proposed that would result in loss of privacy.

Overall, it is evident that the front extension would not result in harm to the amenity of nearby residents and complies with Policy DM9 in this regard.

Other Matters

There are no protected trees or other landscape features that would be affected by the proposed extension. Moreover, there are no highways implications.

Conclusion

The development would involve a small-scale extension to the front elevation of the property. It is considered that the extension would appear subordinate to the main house and would be acceptable in terms of its overall impact upon the character and appearance of the surrounding area. There would be no harm to the amenity of nearby residents. The development would be in compliance with policies DM9 of the Council's adopted Local Plan (2023). Approval of the application is therefore recommended.

If you wish to discuss the contents of this report item, please contact the case officer by 2pm on the day of the meeting at the latest. 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 development hereby permitted shall be carried out and retained strictly in accordance with the following approved plans: 1030.01.

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 DM9 of the Epping Forest District Local Plan 2011-2033 (2023) and the NPPF

Informatives: (1)

- 4 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.