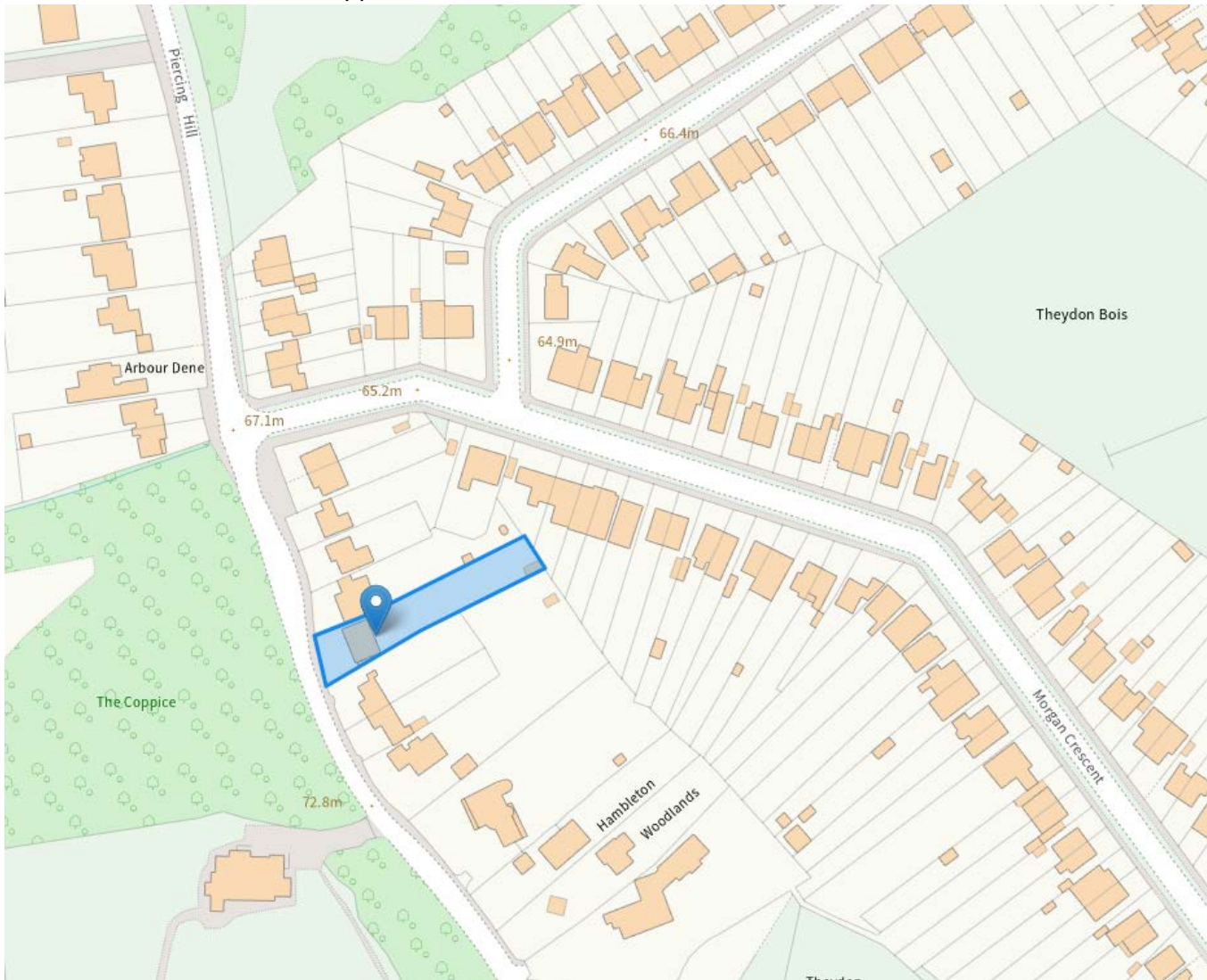


# OFFICER REPORT

**Application Ref:** EPF/1552/23  
**Application Type:** Householder planning permission  
**Applicant:** Mr Philip Jordan  
**Case Officer:** Caroline Brown  
**Site Address:** 7A, Piercing Hill, Theydon Bois, Epping, CM16 7JN  
**Proposal:** This application relates to a previous application ref number EPF/1873/22 approved on the 15th December 2022. The approved scheme has been amended and been reduced the size by removing the lower ground floor. The upper ground floor remains as approved. The application is therefore for an amendment to the current planning permission. \*\*\* AMENDED PLAN - Side screen panels have been added to the proposed ground floor rear terrace \*\*\*

**Ward:** Theydon Bois  
**Parish:** Theydon Bois  
**View Plans:** <https://eppingforestdcpr.force.com/pr/s/planning-application/a0h8d000001Woop>  
**Recommendation:** Approve with Conditions



***The application is before this committee since the recommendation is for approval contrary to an objection from a Local Council on planning grounds material to the application. (Pursuant to The Constitution, Part 3: Scheme of Delegation to Officers from Full Council).***

### **Site and Surroundings**

No. 7A Piercing Hill is a large, detached chalet bungalow with front and rear dormers located to the east of Piercing Hill which is residential in character comprising of predominantly 2- storey detached dwellinghouses sited in large plots.

The topography of the site is where the land slopes down from the rear of the property towards the rear garden boundary.

The property lies outside of a conservation area and is not listed.

### **Proposed Development**

Planning permission was approved in October 2022 ref: EPF/1873/22 for a 6m deep single storey lean to ground level rear extension and terrace with brick enclosure on each side and a lower-level rear terrace area.

This application is seeking an amendment to the approved scheme involving the :

- Removal of the lower ground floor.
  
- The ground floor rear timber terrace projecting out from the rear extension has been reduced in width by 4m from the north flank elevation of the property and the sides replaced with side privacy screen panels at a height of 1.8m taken from the floor level of the terrace to protect the privacy of the adjoining properties.

### **Relevant History**

EPF/1873/22 - single storey ground level and lower-level rear extension, patio, and terrace area, to a private house - Approved 14/12/22.

### **DEVELOPMENT PLAN**

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 Epping Forest District Local Plan was adopted in March 2023.

The following table lists the relevant policies to the determination of this application and officers' recommendation regarding the weight to be accorded.

DM9 High Quality Design DM10 Housing Design and Quality.
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The National Planning Policy Framework (December 2023)

## **CONSULTATIONS CARRIED OUT & SUMMARY OF REPRESENTATIONS RECEIVED:**

Theydon Bois Parish Council - Objection will attend Committee to speak.

- The amendment comprises the addition of side screen panels to the proposed rear terrace, which would be elevated above ground level.
- The Committee notes that this proposal is an amended scheme to that approved under planning application EPF/1873/22. The Parish Council did not submit an objection to EPF/1873/22, however that non-objection was subject to a request that EFDC Development Services conducted a site visit to establish whether ground levels on the site may cause the development to have any negative impact on the amenity of occupants of its neighbouring properties.
- The basement extension referenced above has been removed from this current application. However, the proposed ground floor terrace - which, under EPF/1873/22, was enclosed on both side elevations by the brick-built superstructure of the proposed basement extension beneath – was under the original plans for this current application EPF/1552/23 enclosed by a 'low iron glass balustrade'. This raised the possibility of overlooking from the terrace across boundary fence lines into neighbouring properties – particularly into 8 Piercing Hill which is set at a lower level to 7A Piercing Hill.

7 adjoining neighbours notified: No responses.

### **Main Issues & Considerations:**

The main issues relate to:

- Design, scale, character and appearance.
- Impact on neighbouring Amenity.
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#### **Impact on the character and appearance of the property and the surrounding area**

Epping Forest adopted Local Plan Policies seek to ensure a high quality of design and that development respects and relates to the character and context of the locality, maintaining, and where possible enhancing the character of the existing area. These objectives are broadly consistent with the core principles of the NPPF that planning should seek to secure high quality design.

Planning permission has been approved for a lean to 6m deep single storey rear extension and rear terrace enclosed with brick side elevations.

The proposed amendment to the approved scheme involves the removal of the basement and a reduction in the width of the rear terrace with the replacement of the rear terrace by side privacy screens.

The amendments reduce the width of the rear terrace and an overall reduction in the bulk of the extension. The amendments are considered of a satisfactory design and scale that responds to the character and appearance of the existing property and surrounding area and complies with policy DM9 and DM10 of the adopted Local Plan, (2011-2033).

#### **Impact on Neighbours' Amenities**

The land slopes down from the rear of the property towards the rear garden boundary to properties in this section of Piercing Hill. No. 7 comprises of a large 2 storey dwellinghouse well set in from the shared side boundary with no. 7A with a dense high hedgerow on the shared boundary that forms the full depth of the rear garden.

No. 8 also comprises of a large 2 -storey detached dwellinghouse that has a rear extension built to the north, rear of the property.

The proposed development seeks an amendment from the previous approval involving a reduction in the width of the rear terrace by over 5m from the shared boundary with no. 8. Although the originally approved brick enclosure to the side elevations of the proposed rear terrace have been replaced by side privacy screens at a height of 1.8m from the floor height of the proposed terrace this would prevent overlooking and a loss of privacy to the neighbouring properties.

The comments made by the Town Council are noted. A larger, wider proposed rear terrace has already been approved to the property and the amendments involving a reduction in the bulk and width of the rear terrace which would be set in further from the shared boundary with no.8 is considered a proportionate addition that would not result in any harm to the living conditions of adjoining properties subject to appropriate conditions to prevent overlooking. Furthermore, neither neighbouring property have raised any objection to the proposal.

Overall, it is therefore considered that the separation distance and siting of the privacy screens would ensure that the amenity of the adjoining occupiers would be maintained to an acceptable level and accords with the requirements of policy DM9 of the adopted Local Plan (2011-2033).

### **Conclusion**

Having regard to all matters, the development is considered of an appropriate design, scale and siting that is in keeping with the character and appearance of the dwelling and surrounding area and which maintains an acceptable level of amenity to adjoining properties and is supported by the policies of the adopted Local Plan (2011-2033) and the NPPF, 2023. In the light of the above considerations, it is recommended that planning permission is approved 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: Caroline Brown***

***Direct Line Telephone Number: 01992 564182 or if no direct contact can be made, please email: [contactplanning@eppingforestdc.gov.uk](mailto:contactplanning@eppingforestdc.gov.uk)***

### **Conditions: (5)**

- 1 The development hereby permitted shall be carried out in accordance with the following approved plans: 416-04-312 -CO Rev 03; 416-EX-10A;15B, 16

Reason: For the avoidance of doubt and to ensure the proposal is built in accordance with the approved plans.

- 2 The materials to be used in the construction of the external surfaces of the development hereby permitted shall match those of the existing dwellinghouse.

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.

- 3 Prior to the first use of the ground floor rear terrace, side privacy screens, (no lower than 1.7m high from the floor level of the terrace) shall be implemented in accordance with drawing no. 416-04-312-CO Rev 03 and retained permanently thereafter.

Reason: To safeguard the amenity of neighbouring residential occupiers in accordance with the guidance within the NPPF and policy DM9 of the adopted Local Plan, (2011-2033), 2023.

- 4 Wheel washing or other cleaning facilities for vehicles leaving the site during construction works shall be installed and utilised to clean vehicles immediately before leaving the site. Any mud or other material deposited on nearby roads as a result of the development shall be removed.

Reason: To avoid the deposit of material on the public highway in the interests of highway safety, in accordance with Policy T1 of the Epping Forest District Local Plan 2011-2033 (2023) and the NPPF.

- 5 No deliveries, external running of plant and equipment or demolition and construction works, other than internal works not audible outside the site boundary, shall take place on the site other than between the hours of 08:00 to 18:00 on Monday to Friday and 08:00 to 13:00 on Saturday and not at all on Sundays, Public or Bank Holidays.

Reason: To ensure that the proposed construction work does not cause undue nuisance and disturbance to neighbouring properties at unreasonable hours, in accordance with Policies DM9 & DM21 of the Epping Forest District Local Plan 2011-2033 (2023) and the NPPF.

**Informatives: (1)**

- 6 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.