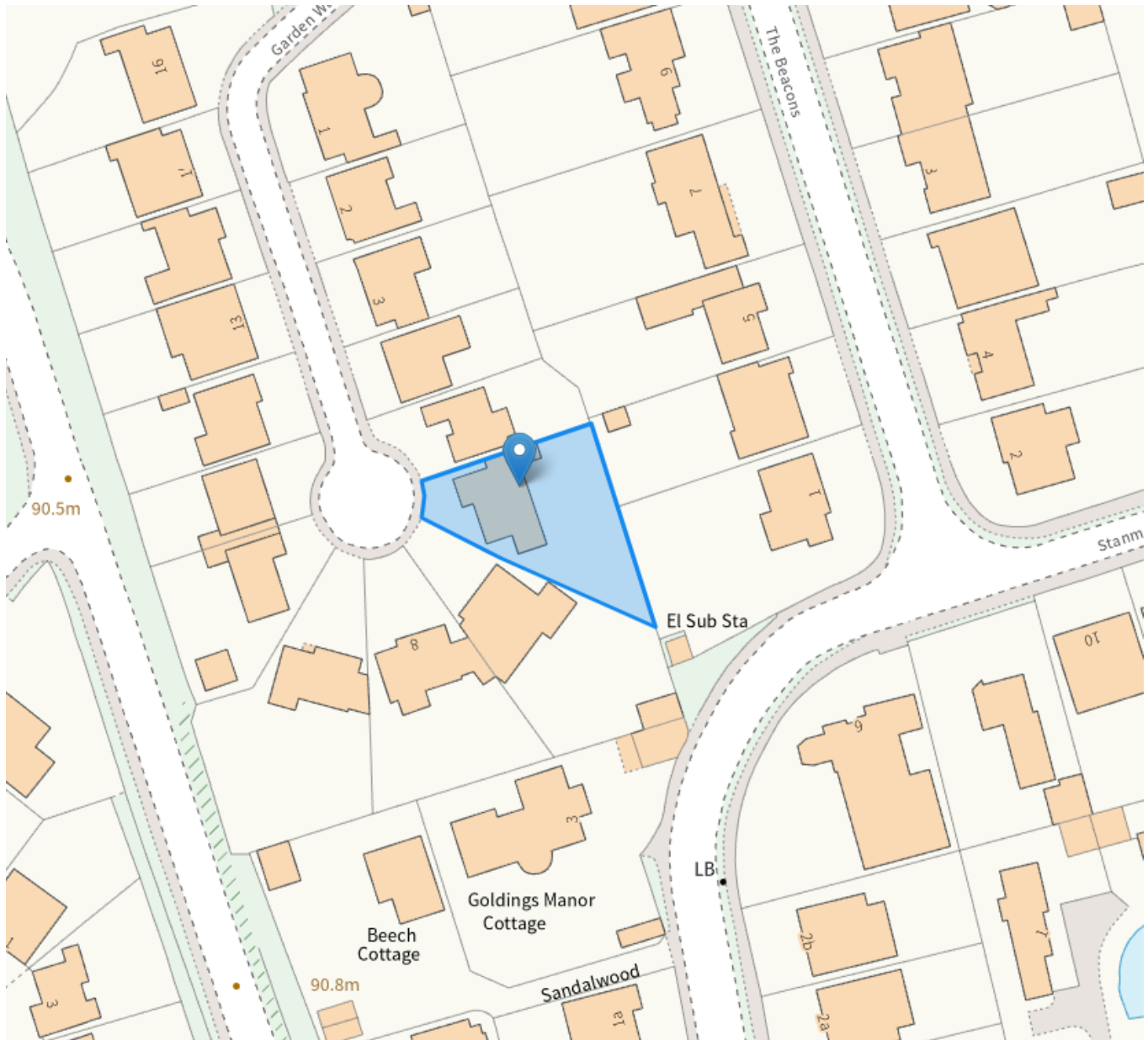


OFFICER REPORT

Application Ref: EPF/0183/24
Application Type: Householder planning permission
Applicant: Mr Cooper
Case Officer: Rhian Thorley
Site Address: Four Seasons, 6 Garden Way, Loughton, IG10 2SF
Proposal: One and a half storey rear extension. Raising of existing roof with the additional of rear dormer. New pitched roof to front. Render and cladding external of property.
Ward: Loughton St. John's
Parish: Loughton
View Plans: <https://eppingforestdcpr.force.com/pr/s/planning-application/a0hTv0000001ZQL>

Recommendation: Approve with Conditions



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).

Site and Surroundings

The site comprises a detached two-storey house which sits at the end of Garden Way, on the cul-de-sacs turning circle. It is not listed nor in a conservation area or a flood zone. There are no protected trees on site and it does not sit within the boundaries of the Metropolitan Green Belt.

Proposal

One and a half storey rear extension. Raising of existing roof with the additional of 2 rear dormers. New pitched roof to front. Render and cladding external of property.

The existing utility room sited on the northern boundary of the site would be demolished.

The scheme has been amended following receipt of Loughton Town Council's objection dated 29.04.2024; the previously proposed two-storey side extension and 2no. front dormers have been removed as a result.

Relevant Planning History

EPF/0552/79 - Erection of a first floor side extension – Approve with Conditions.

CHI/0142/73 - FRONT EXTN TO GARAGE – Approve with Conditions.

CHI/0243/69 - EXTN TO GARAGE - Approve with Conditions.

CHI/0110/65 - DETACHED HSE AND GARAGE – Approve.

CHI/0404/64 - DETACHED HSE AND GARAGE – Approve.

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 2023 (Framework)

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

Paragraphs 131 & 135
Paragraph 186

Summary of Representations

Number of neighbours Consulted: 9. 2 response(s) received.
Site notice posted: No.

3 The Beacons – OBJECTION summarised as:

- *“the proposed extension would significantly compromise the privacy of our second-floor bedroom and bathroom. As the extension is planned to be at the bottom of our garden, it would directly overlook these areas, invading our privacy and diminishing our quality of life. This intrusion would be particularly distressing during times when we seek relaxation and privacy within our own home.”*
- *“the design of the extension raises serious aesthetic concerns. Its proximity to our property means that we would be subjected to an unsightly view from our second-floor windows. This not only detracts from the visual appeal of our property but also undermines the character and ambiance of the surrounding neighborhood.”*

5 The Beacons – OBJECTION summarised as:

- *“the dormer to the rear of the of the will have an imposing impact and allow full view into No.5 The Beacons.”*

Loughton Town Council – OBJECTION: *“The Committee OBJECTED to this re-consultation believing that not enough changes to the plans had been made, the raising of the roof line would impact on the street scene and neighbours amenity and the Committee reiterated its previous comments for this proposal, which were:*

[20.05.2024] The Committee NOTED the contents of a letter of objection.

The Committee considered the proposed amendments but felt they failed to address its previous objections which were:

[29.04.2024] The Committee NOTED the contents of a letter of objection.

The Committee OBJECTED to this application on the grounds that this was an overdevelopment and would result in a detrimental effect on the street scene. The extension would create a negative impact on the amenity of the neighbours at no.7 due to a loss of light and an increased sense of enclosure.

Members also noted that the plans did not accurately represent the relationship of the host site with 7 Garden Way and requested that officers check this.”

EFDC Trees & Landscape - no observations to make on this application.

EFDC Land Drainage – *“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) Character & Appearance

- b) Neighbour Amenity
- c) Highway Safety & Parking

Character & Appearance

The proposed one and a half storey rear extension would be 3.6m deep and would not protrude further than the existing utility room (to be demolished). It would expand part of the rear elevation; 5.3m wide at two storeys with a crown roof, and 4.7m wide at single storey with a flat roof. A dormer is also proposed at the rear, whilst this element is relatively large at near full-width, it is considered that the existing dwelling and application site can accommodate both the two-storey extension and dormer.

It is noted that the relationship between the proposed dormer and the crown roof of the two-storey extension appears somewhat harsh when viewed together. However, this is not considered incongruous so as to detrimentally harm the appearance of the dwelling. Further, given that this element of the proposal would only be visible from the rear, it would not impact the street scene or the character and appearance of the surrounding area.

The existing roof ridge would be raised by 1m. Whilst this would result in a slightly higher roof than those of the adjacent dwellings, the application dwelling does not form part of a uniform row of houses; it sits back from the building line present due to its location on the turning circle. The relatively modest increase together with the dwelling's siting and the varying scales and forms of surrounding properties/the character and appearance of the street scene, reduces the impact of the increased roof ridge and it is not therefore considered to be at odds with the street scene.

The existing garage would be converted to a living room, and a pitched roof would replace the existing flat roof. This part of the proposal is considered complementary to the design of the existing dwelling and, given the mix of dwelling designs in the surrounding area, it is considered to have an acceptable impact upon the street scene. A canopy porch is also proposed at the front door which is considered acceptable.

The proposed roof lights at the front, white render and grey cladding are considered acceptable.

Neighbour Amenity

The main properties to consider as part of this amended application are:

- 5 Garden Way

Whilst the rear extension would be two storeys high on the northern boundary with this adjacent property, it would sit 1.5m from the shared boundary and 2.5m from the adjacent dwelling; at a depth of 3.6m this is not considered to have a detrimental impact upon neighbouring amenities particularly given the eaves and total height of the extension would sit well below that of the original dwelling.

- 3 The Beacons

An objection was received from the occupant of this property, which sits directly to the rear of the application dwelling. The objection was made on the following grounds: Overlooking & loss of privacy; and character & appearance. Having carried out a site visit on 4 June 2024, it was found that the northern boundary between the application dwelling and No.3 The Beacons is entirely lined by established evergreen trees reaching an estimated 5-6m high. Whilst small parts of the proposal may be visible through branches or potentially at the very top of the trees, this is not considered to create excessive overlooking or loss of privacy, or be detrimental in terms visual amenity, particularly given the distance between the proposed extension and the dwelling at No.3 The Beacons (approx. 30m). It is also noted that the proposed dormer and the rear two-storey extension (at a slightly reduced depth) would be permitted under Classes A and B of Part 1 of Schedule 2 of the Town & Country Planning (General Permitted Development) (England) Order 2015 (as amended).

- 5 The Beacons

An objection was received from the occupant of this dwelling, which sits to the rear/north-east side of the application dwelling. The objection was made on the following grounds: Loss of privacy (rear dormer). Given the siting of No.5 The Beacons (to the north-east), neither the application dwelling nor the proposed dormer directly faces this dwelling. This, together with the above-mentioned evergreen trees, and the distance between the two dwellings reduces any impact of the proposed dormer to an acceptable level and the proposal is not therefore considered detrimental to either of the occupants. It is also noted that the proposed dormer and the rear two-storey extension (at a slightly reduced depth) would be permitted under Classes A and B of Part 1 of Schedule 2 of the Town & Country Planning (General Permitted Development) (England) Order 2015 (as amended).

Highway Safety & Parking

The proposal would result in a loss of garage, however there is sufficient parking available on the application site's driveway. The proposal is not therefore considered to have a detrimental impact upon highway safety or parking.

Comments on Representations

Neighbour representations have been addressed in the above Neighbour Amenity section. Loughton Town Council representations are addressed by the officer below:

"The Committee OBJECTED to this re-consultation believing that not enough changes to the plans had been made, the raising of the roof line would impact on the street scene and neighbours amenity..."

- There is no uniformity between the dwellings present on Garden Way, the dwellings present vary in scale, form and designs. Further, the site sits on the turning circle of this cul-de-sac, meaning it sits back from the building line of the properties to its north (nos.1-5) and at a different angle to the properties to its south-west and beyond (nos.7-9). An increase of 1m is not therefore considered to have a detrimental impact upon the street scene or neighbour's amenity.

"...and the Committee reiterated its previous comments for this proposal, which were:

[20.05.2024] The Committee NOTED the contents of a letter of objection.

The Committee considered the proposed amendments but felt they failed to address its previous objections which were:

[29.04.2024] The Committee NOTED the contents of a letter of objection.

The Committee OBJECTED to this application on the grounds that this was an overdevelopment and would result in a detrimental effect on the street scene..."

- Officers agree that the initial scheme (including two-storey side extension and front dormers) represented an overdevelopment of the site which would negatively impact the street scene. These additions have since been removed from the scheme. The only remaining addition proposed (rear extension) would not be visible from the public highway thus diminishing any risk of appearing overdeveloped particularly when viewed as part of the street scene.

"...The extension would create a negative impact on the amenity of the neighbours at no.7 due to a loss of light and an increased sense of enclosure."

- The two-storey side extension which would have impacted No.7 Garden Way has now been removed from the scheme.

“Members also noted that the plans did not accurately represent the relationship of the host site with 7 Garden Way and requested that officers check this.”

- Having attended the site there were no issues identified by the Planning Officer.

Conclusion

For the reasons set out above, having regard to the matters raised, it is recommended that planning permission be approved with planning 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:
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 in accordance with the following approved plans: 888/23/001; 002 Rev.B; 003 Rev.B; 005 Rev.B. 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 on the approved plans and 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 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.

Informatives: (1)

- 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.