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| <b>APPLICATION No:</b>          | EPF/1319/08   |
| <b>SITE ADDRESS:</b>            | Theydon Croft<br>Theydon Road<br>Theydon Bois<br>Epping<br>Essex<br>CM16 4EF  |
| <b>PARISH:</b>                  | Theydon Bois  |
| <b>WARD:</b>                    | Broadley Common, Epping Upland and Nazeing<br><br>Theydon Bois  |
| <b>APPLICANT:</b>               | Mr & Mrs S Mardell  |
| <b>DESCRIPTION OF PROPOSAL:</b> | Demolition of existing single storey extension and erection of part two and part single storey side and rear extension with part attic. (Revised application) |
| <b>RECOMMENDED DECISION:</b>    | Refuse Permission   |

## REASON FOR REFUSAL

- 1 The proposed extension would be a disproportionate addition within the Metropolitan Green Belt, which would be detrimental to the open character and appearance of the Metropolitan Green Belt, contrary to policy GB14A of the Adopted Local Plan and Alterations.

*This application is before this Committee since it has been 'called in' by Councillor John Philip (Pursuant to Section P4, Schedule A (h) of the Council's Delegated Functions).*

### **Description of Proposal:**

This application seeks planning permission for a two storey extension to the side of the dwelling which would project to the rear. The side extension would be approximately 4.3 metres in width and would project to the rear by approximately 5.1 metres, replacing the existing structures at ground floor level. The side extension would form a continuation of the main roof of the dwelling and the rear extension would have a rear facing gable, which would run back into the main roof. Following the refusal of the previous planning application, the depth of the first floor of the extension has been reduced by approximately 1.5 metres and the maximum height of the extension has been reduced from 8.5 metres to 7.5 metres in an attempt to overcome the reasons for refusal.

### **Description of Site:**

The application site comprises a detached dwelling, which is set back from the road by approximately 20 metres. There are several protected trees to the front and southern side of the site, which is located within the Metropolitan Green Belt.

The neighbouring dwelling to the south, "Oak Grove" is separated from the site by its detached double garage which is located close to the site boundary. "Woodlands", to the north, is also separated by its detached double garage which is located close to the site boundary. This neighbouring dwelling has primary windows serving a bedroom and the living room in the side elevation facing towards the site.

### **Relevant History:**

EPF/0430/91. Two storey and single storey side extension. Refused 27/09/91.

EPF/1148/91. Two storey side extension. Approved 28/07/92.

EPF/0658/04. Erection of entrance gates and pillars. Approved 12/07/04.

EPF/0148/08. Two storey side and rear extension with part attic. Refused 17/03/08.

*The above application was refused planning permission for the following reasons:*

- 1 *The proposed development by virtue of its proximity to the neighbouring dwelling would result in a material loss of outlook to habitable rooms within the neighbouring dwelling with their primary windows facing towards the application site, contrary to policy DBE9 of the adopted Local Plan and Alterations.*
  
- 2 *The proposed extension would be a disproportionate addition within the Metropolitan Green Belt, which would be detrimental to the open character and appearance of the Metropolitan Green Belt, contrary to policy GB14A of the adopted Local Plan and Alterations.*

### **Policies Applied:**

#### **Adopted Local Plan and Alterations.**

DBE9 – Neighbouring Amenity

DBE10 – Residential Extensions

GB2A – Development in the Green Belt

GB14A – Residential Extensions in the Green Belt

### **Issues and Considerations:**

The main issues in this case are:

1. The impacts of the proposed development on the amenities of the occupiers of neighbouring dwellings;
2. The impacts of the proposed extensions on the character and appearance of the area; and
3. The impacts of the proposed development on the open character of the Metropolitan Green Belt.

#### **1. Neighbouring Amenity**

With regard to the impacts of the proposed development on the amenities of the occupiers of neighbouring dwellings, due to the location of the development, "Woodlands" would be the neighbouring property most affected. The proposed extension would increase the length of the flank elevation and would move it closer to "Woodlands", thereby reducing the distance to the side windows of this neighbouring dwelling to approximately 10 metres. The windows in the side elevation are the primary windows serving a bedroom and the living room and accordingly any material reduction in light or outlook would constitute a material loss of amenity. Despite the location of the proposed development to the south of this neighbouring property, having regard to its location in the context of the main dwelling it is not considered that there would be a material

loss of sunlight. Due to the distance that would be retained between the window and the proposed extension, it is not considered that there would be a material loss of daylight either. During the consideration of the previous planning application, it was considered that the reduction in the distance from the building to the windows and the increased length of the flank would give rise to a material loss of outlook. It is considered that the revisions to the scheme following that refusal have reduced the impact on Woodlands. It is considered that whilst a reduction in outlook would still remain, this would no longer be to a degree that can be considered material and would, therefore, no longer be justification for the refusal of planning permission.

## 2. Impact on Appearance of the Area

Turning to the impact of the proposed development on the character and appearance of the area, it is considered that it would have an acceptable design that would be in keeping with the character and appearance of the area. Whilst the dwelling would have a substantial frontage following the development, there are large dwellings within the vicinity of the site and for this reason it is not considered that it would appear out of character.

## 3. Impact on the Green Belt

With regard to the issue of the location of the proposed development within the Green Belt, Policy GB2A of the Local Plan Alterations states that extensions to existing buildings within the Green Belt may be acceptable where it is a limited extension to an existing dwelling that is in accordance with Policy GB14A of the Plan. Policy GB14A of the Local Plan Alterations states that residential extensions may be acceptable where there would not be any harm to the open appearance of the green belt, there would not be any harm to the appearance of the building, and the extension would not result in a disproportionate addition of more than 40%, up to a maximum of 50m<sup>2</sup> over and above the total floor space of the original dwelling.

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|----------------------|--|-------|
| Original Floor space | 160 m <sup>2</sup> (approximate figures) |       |
| Existing Floor space | 270m <sup>2</sup>                        | +68%  |
| Proposed Floor space | 416.5 m <sup>2</sup>                     | +160% |

The dwelling has previously been extensively extended, in excess of that permitted by policy GB14A. The proposed additions would constitute a substantial further increase in floor area and would also be a substantial addition in terms of the footprint of the building. As such, it is considered that the proposed extension would be a disproportionate addition within the green belt, which would be detrimental to the open character of the green belt.

## **Conclusion**

In light of the above appraisal, it is considered that the proposed development would be a disproportionate addition within the Green Belt, which would be contrary to policy and harmful to the open character of the green belt. For this reason, it is recommended that planning permission be refused.

## **SUMMARY OF REPRESENTATIONS:**

PARISH COUNCIL: No objection

CITY OF LONDON: No objection

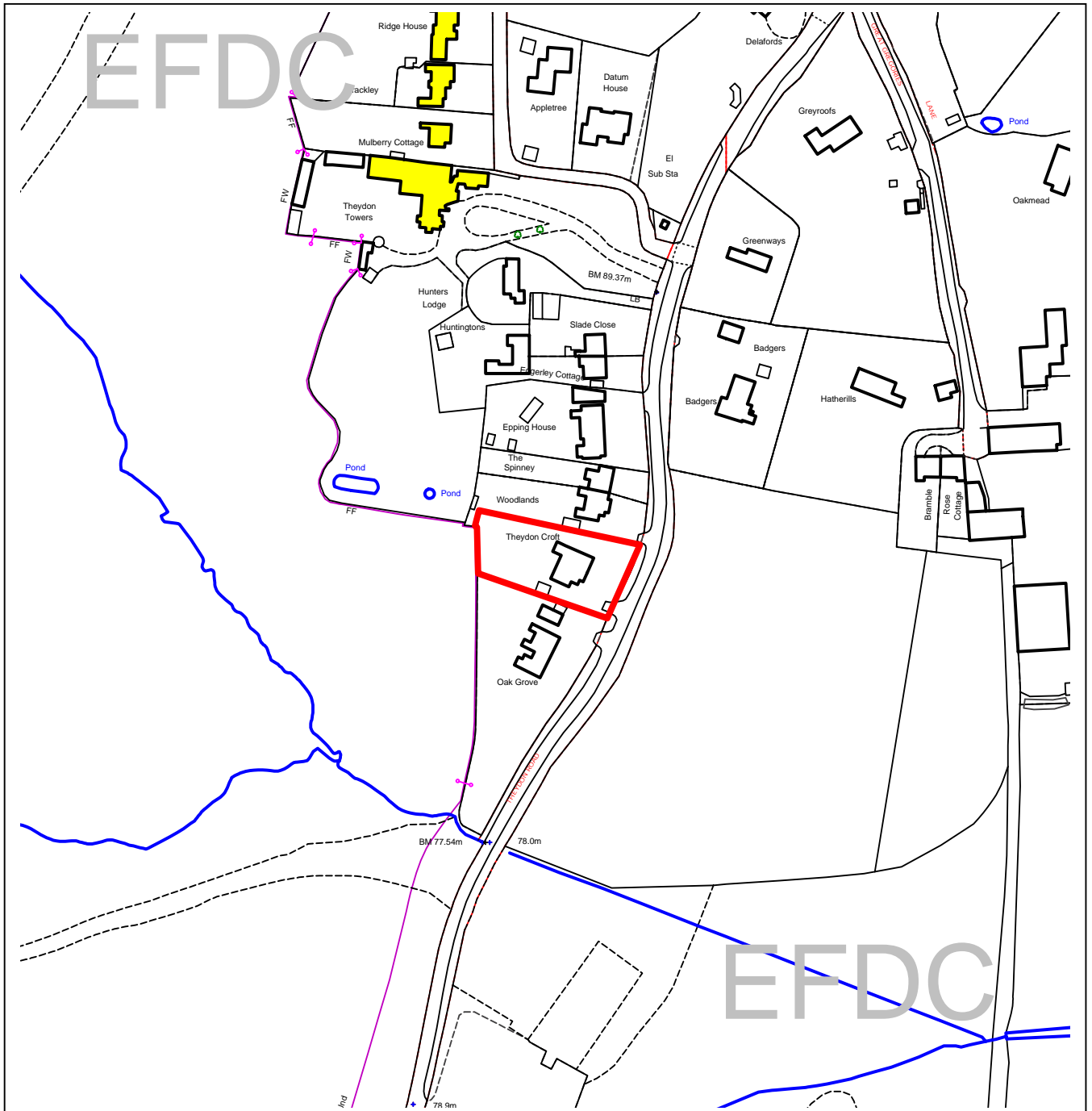
WOODLANDS, THEYDON ROAD. Objection. The revised proposal appears to provide for a slight lessening in the height of the new west facing roofline and the second storey will protrude westwards a little less. However, the northern elevation which is our main concern for the reasons which we set out in our earlier letter remains unchanged. *(Comments made in respect of previous*

*planning application*) - The size of the extensions will considerably increase the ground area, volume and height of Theydon Croft. The extension would be more than four metres nearer to our boundary. Detrimental to our light and privacy particularly as our bay windows face southwards. Loss of privacy from windows facing north and west. Light pollution.



# Epping Forest District Council

## Area Planning Sub-Committee East



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| <b>Agenda Item Number:</b> | 7   |
| Application Number:        | EPF/1319/08   |
| Site Name:                 | Theydon Croft, Theydon Road<br>Theydon Bois, CM16 4EF |
| Scale of Plot:             | 1/1250  |