

**Report Item No: 1**

<b>APPLICATION No:</b>	EPF/0524/10
<b>SITE ADDRESS:</b>	Woodbury Harlow Road Roydon Essex CM19 5DX
<b>PARISH:</b>	Roydon
<b>WARD:</b>	Roydon
<b>APPLICANT:</b>	Ms Susan Borges
<b>DESCRIPTION OF PROPOSAL:</b>	Erection of a 4 bedroom house to rear of Woodbury with new driveway and new access way onto Harlow Road.
<b>RECOMMENDED DECISION:</b>	Grant Permission (With Conditions)

**CONDITIONS**

- 1 The development hereby permitted must be begun not later than the expiration of three years beginning with the date of this notice.
- 2 Materials to be used for the external finishes of the proposed development shall match those specified within the submitted application. Otherwise the details of any alternative materials to be used shall be submitted and agreed in writing by the Local Planning Authority.
- 3 Notwithstanding the provisions of the Town and Country Planning General Permitted Development Order 1995 as amended (or any other order revoking, further amending or re-enacting that order) no development generally permitted by virtue of Part 1, Class A and C shall be undertaken without the prior written permission of the Local Planning Authority.
- 4 The development, including site clearance, must not commence until a tree protection plan, to include all the relevant details of tree protection has been submitted to the Local Planning Authority and approved in writing.

The statement must include a plan showing the area to be protected and fencing in accordance with the relevant British Standard (Trees in Relation to Construction-Recommendations; BS.5837:2005). It must also specify any other means needed to ensure that all of the trees to be retained will not be harmed during the development, including by damage to their root system, directly or indirectly.

The statement must explain how the protection will be implemented, including responsibility for site supervision, control and liaison with the LPA.

The trees must be protected in accordance with the agreed statement throughout the period of development, unless the Local Planning Authority has given its prior written consent to any variation.

- 5 The development, including site clearance, must not commence until a scheme of landscaping and a statement of the methods of its implementation have been submitted to the Local Planning Authority and approved in writing. The approved scheme shall be implemented within the first planting season following the completion of the development hereby approved.

The scheme must include details of the proposed planting including a plan, details of species, stock sizes and numbers/densities where appropriate, and include a timetable for its implementation. If any plant dies, becomes diseased or fails to thrive within a period of 5 years from the date of planting, or is removed, uprooted or destroyed, it must be replaced by another plant of the same kind and size and at the same place, unless the Local Planning Authority agrees to a variation beforehand, and in writing.

The statement must include details of all the means by which successful establishment of the scheme will be ensured, including preparation of the planting area, planting methods, watering, weeding, mulching, use of stakes and ties, plant protection and aftercare. It must also include details of the supervision of the planting and liaison with the Local Planning Authority.

The landscaping must be carried out in accordance with the agreed scheme and statement, unless the Local Planning Authority has given its prior written consent to any variation.

- 6 The proposed new access shall be constructed in accordance with the drawing numbered AL(0)01 Rev: A, and shall include a driveway width of not less than 4.1 metres to be retained for the first 6 metres within the site, from its junction with the highway boundary.
- 7 No unbound material shall be used in the surface finish of the driveway within 6 metres of the highway boundary of the site.
- 8 Prior to commencement of the development hereby approved, details showing the means to prevent the discharge of surface water from the development onto the highway shall be submitted to and agreed in writing by the Local Planning Authority. The development shall thereafter be carried out and retained in accordance with the approved details.
- 9 Gates shall not be erected on the vehicular access to the site without the prior written approval of the Local Planning Authority.
- 10 Notwithstanding the front garden layout shown on Plan Ref: AL(0)01 Rev: B, prior to commencement of the development hereby approved details of the parking areas, turning space, and soft landscaped areas shall be submitted to and agreed in writing with the Local Planning Authority and carried out and retained thereafter.
- 11 All construction/demolition works and ancillary operations (which includes deliveries and other commercial vehicles to and from the site) which are audible at the boundary of noise sensitive premises, shall only take place between the hours of 07.30 to 18.30 Monday to Friday and 08.00 to 13.00 hours on Saturday, and at no time during Sundays and Public/Bank Holidays unless otherwise agreed in writing by the Local Planning Authority.

- 12 Prior to commencement of development, details of levels shall be submitted to and approved by the Local Planning Authority showing the levels of the site prior to development and the proposed levels of all ground floor slabs of buildings, roadways and accessways and landscaped areas. The development shall be carried out in accordance with those approved details.

*This application is before this Committee since it is an application for a non 'other' development and the recommendation differs from more than two expressions of objection (Pursuant to Section CL56, Schedule A (f) of the Council's Delegated Functions) and since the recommendation differs from the views of the local council (Pursuant to Section CL56, Schedule A (g) of the Council's Delegated Functions).*

**Description of Proposal:**

Revised application for the erection of a new dwelling to the rear of the application site. The proposed new dwelling would be 11.8m wide and a maximum of 14.7m deep. The dwelling would be two storeys in height and split level due to the existing gradient of the site. The maximum ridge height (when measured from the adjoining ground level) would be 7.3m, with the eaves heights reaching 5.7m (west) and 5.2m (east) respectively. The proposed dwelling would have four bedrooms, associated parking and amenity space. The property would be accessed by a new proposed vehicle and pedestrian access to the west of Woodbury and accessed directly from Harlow Road.

**Description of Site:**

The application site is a detached two storey dwelling on the southern side of Harlow Road. This dwelling is the last property within Roydon before the Green Belt designation and is adjacent to a large open green area. The west and southern boundaries of the site are bordered by the gardens of residential dwellings in Harlow Road and Grange Lane, and the lower half of the eastern boundary of the site adjoins No's. 21 and 23 Little Brook Road, which are part of a relatively new housing estate within the Green Belt. The neighbouring sites to the west are covered by a Blanket Tree Preservation Order and contain individually preserved trees, and there is one preserved tree located within the application site.

**Relevant History:**

EPF/1525/09 - New build house in the garden of the existing house Woodbury with new vehicle driveway and access to Harlow Road. Associated garden fencing and landscaping and installation of pitched roof on existing dormer on Woodbury and part demolition of rear extension – withdrawn 12/10/09

EPF/2278/09 - New five bedroomed house with new driveway and new access way onto Harlow Road, and new pitched roof on dormer and alterations to single storey rear protrusion on existing dwelling (revised application) – refused 29/01/10

**Policies Applied:**

CP1 – Achieving sustainable development objectives  
CP2 – Protecting the quality of the rural and built environment  
CP3 – New development  
CP7 – Urban form and quality  
GB7A – Conspicuous development  
H2A – Previously developed land  
DBE1 – Design of new buildings

DBE2 – Effect on neighbouring properties  
DBE8 – Private amenity space  
DBE9 – Loss of amenity  
DBE10 – Residential extensions  
LL3 – Edge of settlement  
LL10 – Adequacy of provision for landscape retention  
LL11 – Landscaping schemes  
ST1 – Location of development  
ST4 – Road safety  
ST6 – Vehicle parking

**Summary of Representations:**

19 neighbouring properties were consulted on this application.

PARISH COUNCIL – Object as there are concerns over the access which is very narrow and discharges onto a busy road. The house itself is too high in comparison to those around it and the build constitutes overdevelopment. There are also concerns regarding overlooking. Approval would set a precedent for in-fill development.

ROBERT HALFON (MP AND ROYDON PARISH COUNCILLOR) – Support the objections put forward by Roydon PC and occupier of 23 Little Brook Road.

THE ROYDON SOCIETY – Object as the development is too close to 23 Little Brook Road, is out of keeping with the area, would impact on neighbouring properties, and concerned about the proposed garaging.

LOVEWOOD LODGE, HARLOW ROAD – No objection provided access is granted to the rear of their property via the new drive. Also require that an adequately fenced boundary is created and the driveway complies with proper and safe vehicular access.

1 LITTLE BROOK ROAD – Object due to poor access from Harlow Road and overlooking of dwellings in Little Brook Road.

6 LITTLE BROOK ROAD – Object as the development is inappropriate to its surroundings, too close to existing dwellings and has inadequate access.

13 LITTLE BROOK ROAD – Object due to inadequate access, impact on neighbouring residents, and as it is inappropriately designed and detrimentally impacts on the environment.

14 LITTLE BROOK ROAD – Object as the development would be detrimental to neighbouring residents, would harm the visual appearance of the area and neighbouring Green Belt, is inappropriate to its surroundings, it would be dominant and overbearing, and would provide inadequate access.

18 LITTLE BROOK ROAD – Object as this is backland development, due to the impact on neighbours, as the dwelling is inappropriate and out of character with the area, and due to inadequate access.

20 LITTLE BROOK ROAD – Object due to the impact on neighbouring dwellings, inappropriate design, narrow access, detached garage/car port is too narrow for adequate use, impact on preserved trees, the impact on the visual appearance of the area, and due to environmental and ecological impact.

21 LITTLE BROOK ROAD – Object to the overall size and scale of the dwelling, the loss of privacy and amenities to neighbours, and due to inadequate access.

22 LITTLE BROOK ROAD – No objection in principal however concerned about the width of the access road, the cramped nature of the development, and due to the impact on neighbouring properties.

23 LITTLE BROOK ROAD – Object due to the impact on the visual appearance of the area, the development is inappropriate to its surroundings, unacceptable appearance, detrimental impact on neighbouring residents, inadequate access, and due to ecological and environmental impact.

CHADLEA, GRANGE LANE – Object due to increased noise pollution, as the development is out of keeping with the area, and as there would be damage to trees and the natural environment.

HOBSONS GREY, GRANGE LANE – Object due to the potential impact on trees and the existing hedge, due to the loss of privacy and impact on neighbour's amenities, and as this is an inappropriate site for such a dwelling.

WHITE CEDARS, GRANGE LANE – Object due to inadequate access, impact on trees, and due to the impact on neighbours visual amenities.

57 HIGH STREET – Object as this development is unsuitable in this location and would result in overdevelopment of the area.

### **Issues and Considerations:**

#### ***Additional Information***

The application was deferred at the previous committee as recommended by the Planning Officer due to concerns over the impact on the existing trees on site. As a result of this, and subsequent correspondence with the applicant, the proposed garage/cart lodge building has been removed and the parking area within the front garden of the proposed dwelling has been altered. Whilst there would be a requirement for more space to be provided around the preserved tree on site, there is adequate room for this without impacting on the general layout or level of parking provision. Therefore, subject to details being agreed regarding tree protection, landscaping details, site levels and vehicle parking layout (which can provide additional soft landscaping around the preserved tree), all of which could be agreed via conditions, the development would not detrimentally impact on the health and wellbeing of the preserved or existing unprotected trees on site or within the adjoining properties.

Since the previous meeting a neighbouring resident has raised concerns with regards to the potential impact on bats, which are claimed to 'swoop over' the garden of Woodbury and may be roosting in existing trees. Whilst there is no evidence that bats are present on site the existing trees are to be retained as part of this application and therefore this development would not result in the loss of any potential bat habitats.

#### **Original Report (with references to garage building removed).**

The previous application was refused on the following grounds:

*The proposed new dwelling, by reason of its location on the site, in an area of varying ground levels, and its height, bulk and design has an unacceptable impact on the amenities of the street scene and surrounding area contrary to policies DBE2 and CP2 of the adopted Local Plan and Alterations.*

*The site is immediately adjacent to the Metropolitan Green Belt, and has an unacceptable impact on the character and appearance of the Green Belt due to its design, height and bulk, contrary to policy CP7 of the adopted Local Plan and Alterations.*

The key issues in considering this revised application are therefore whether these previous reasons for refusal have been overcome. Specifically, the impact on the neighbours and street scene that result from the height, bulk and design of the dwelling, and regarding the impact on the character and appearance of the adjacent Green Belt. Further to this, consideration needs to be given to amenity space provision for future occupiers, highways and parking considerations, and impact on preserved trees and existing landscaping.

This revised application has reduced the overall size, layout and design of the proposed dwelling from that previously refused. The maximum height of the proposed dwelling has been reduced by 1.5m and as a result of this the linear ridge (which runs in line with the ridge on No. 23 Little Brook Road) would be 400mm above the neighbour, with the highest part of the roof (which is the furthest from the neighbouring property) being 600mm higher. Given the gradient of the site and the distance between the dwellings it is considered that this slightly higher ridge would not appear detrimental within the street scene or unduly impact on the character of the adjoining Green Belt. Due to the reduction in height the resulting dwelling has been altered from a five bed, three-storey house to a four bed, two-storey house with insufficient space to later create rooms in the roof area. The overall footprint of the dwelling would be similar to that of No. 23 Little Brook Road and has been further set off the boundary than previous (now 3m distance rather than previous 2m).

Another major alteration to the revised application is the removal of the previous two storey front and single storey rear sections that protruded beyond the neighbour's front and rear walls. As a result of this the proposed dwelling would only extend 1m beyond the neighbour's front wall and 1.4m beyond the rear wall. Given the 4.2m distance between these two properties it is not considered that this slight projection would be sufficient to detrimentally impact on the amenities of this neighbour. Whilst the entrance to the new dwelling would be approximately 1.3m higher than the neighbouring ground level, this would be located some 6.9m from the shared boundary and as such would not result in undue loss of privacy to this neighbour.

The neighbouring properties to the west of the proposed dwelling back onto the application site, and therefore the closest dwelling in this direction would be some 23m from the new house. Although a two storey protrusion has been added to the southwestern corner this is a considerable distance from the neighbouring residents in Grange Lane. Furthermore, the new dwelling would sit 2m off the shared boundaries with Hobsons Grey and White Cedars and would be heavily screened by existing preserved trees within the rear garden of the neighbouring property. Due to this it is not considered that this development would adversely affect the amenities of these neighbouring residents.

The only proposed flank windows would be obscure bathroom windows on the western flank. Due to this there would be no loss of privacy as a result of this dwelling. Whilst objections have been received regarding overlooking to the rear gardens of No's. 21 and 23 Little Brook Road from the proposed rear windows, the relationship between the new dwelling and these properties would be no different from the existing relationship between these properties and the rear garden of Woodbury. The overlooking of the garden to No. 21 Little Brook Road would be less than that which exists from No. 23 Little Brook Road, and the overlooking of No. 23 would be the same as that which results from this neighbour (and has done for several years).

The closest front window of the new dwelling would be 19m from the proposed new rear boundary of Woodbury, and 42m from the rear windows of this property. This far exceeds the recommended distances laid out within the Essex Design Guide and therefore would be acceptable.

The proposed vehicle access to the new dwelling and intensification of use of the site would have some impact on noise levels and pollution to both Woodbury and Love Wood Lodge, however as the proposed use would be for a single new dwelling the level of noise and pollution would be at a level low enough not to be unduly detrimental to these occupiers. This has been justified on appeal on several occasions.

Although the proposed dwelling would be located to the rear of Woodbury, with a new access road required to service the dwelling, it is not considered that this 'backland development' is inappropriate in this particular location. Given the presence of No's. 20-23 Little Brook Road (inclusive) and the dwellings to the east that were constructed within the garden of Woodlands, which do not comply with any 'linear building line' evident in this location, it is not considered that an additional dwelling to the rear of this property would in principle constitute an inappropriate development. Furthermore the new dwelling would be located adjacent to No. 23 Little Brook Road and, if not for its separate access road, could be viewed as part of the Little Brook Road development.

Whilst the gradient of the site from west to east and the proposed split level to the dwelling forces a slightly unusual design, and it is proposed to use more modern, contemporary external materials, the general design of the dwelling is more conventional and traditional than previously proposed. Whilst the properties within Little Brook Road are fairly uniform in design and appearance the properties within Harlow Road and Grange Lane vary greatly. Due to this, the more appropriate design of the dwelling, and the considerably reduced height and bulk, it is considered that this revised application has overcome the previous reasons for refusal.

#### Amenity space

Given the size of the proposed dwelling this property would require 120 sq. m. of private amenity space to meet the requirements of DBE8. The development proposes more than 300 sq. m. of amenity space, which is far in excess of the minimum requirements. The original dwelling (Woodbury) would also retain approximately 300 sq. m. of amenity space, which again is well in excess of the requirement for this five bed dwelling.

#### Highways/parking

Concern has been raised with the potential highway problems that the new access could have on both the free flow of traffic on the Harlow Road and on highway safety. No objection to the scheme has been raised by Essex County Council Highway Services (subject to conditions) and there is sufficient room within the site to manoeuvre vehicles so that they can enter and leave the site in forward gear. As such it is considered that the proposed new vehicle access and internal layout is acceptable. Concern has also been raised with regards to the inability for emergency vehicles to access the site (given the relatively narrow 2.4m wide vehicle access), however a domestic sprinkler installation can be implemented to compensate for inadequate access, which would be dealt with under Building Regulations. Due to this the accessibility of the site (or lack of) by Emergency Services is considered acceptable.

With regards to the amount of parking, there is adequate room within the front garden of the proposed dwelling to allow for the parking of several vehicles and to allow for manoeuvrability space in line with the requirements of the Essex Vehicle Parking Standards and Local Plan policy ST6.

#### Landscaping

It is proposed to retain the majority of trees on site, in particular the recently preserved tree, and consideration has been given to the health and wellbeing of the preserved trees within the neighbouring sites. The application has been submitted with a full Arboricultural Report, which

followed a site visit and advice from the Council Arboricultural Officer, and is considered acceptable subject to tree protection measures being put in place during construction and an additional landscaping scheme to ensure sufficient additional landscaping is undertaken.

**Conclusion:**

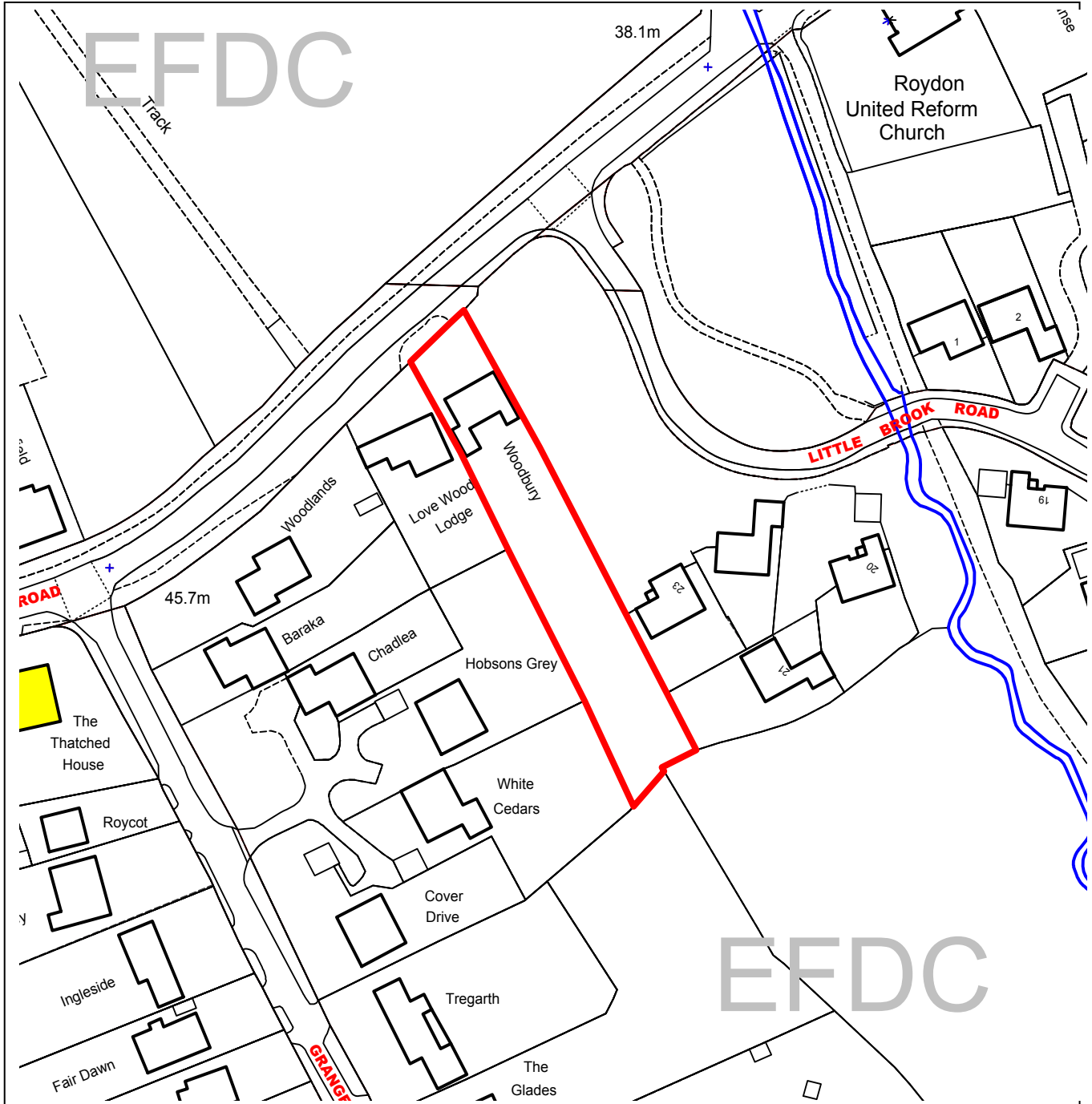
The revised application has reduced the height, bulk and proximity to neighbouring properties and altered the design to that of a more traditional and conventional dwelling than previously proposed. It is considered that these alterations have overcome the previous reasons for refusal and would not detrimentally impact on the amenities of neighbouring residents. Due to this the proposal complies with the relevant Local Plan policies and is therefore recommended for approval.





# Epping Forest District Council

## Area Planning Sub-Committee West



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<b>Agenda Item Number:</b>	1
Application Number:	EPF/0524/10
Site Name:	Woodbury, Harlow Road, Roydon CM19 5DX
Scale of Plot:	1/1250

**Report Item No: 2**

<b>APPLICATION No:</b>	EPF/0697/10
<b>SITE ADDRESS:</b>	22 Palmers Grove Nazeing Essex EN9 2QF
<b>PARISH:</b>	Nazeing
<b>WARD:</b>	Lower Nazeing
<b>APPLICANT:</b>	L Morcom
<b>DESCRIPTION OF PROPOSAL:</b>	Proposed two storey side extension. (Revised application)
<b>RECOMMENDED DECISION:</b>	Grant Permission (With Conditions)

**CONDITIONS**

- 1 The development hereby permitted must be begun not later than the expiration of three years beginning with the date of this notice.
- 2 Materials to be used for the external finishes of the proposed extension, shall match those of the existing building.
- 3 Prior to first occupation of the building hereby approved the proposed bathroom window opening in the first floor flank elevation shall be entirely fitted with obscured glass and have fixed frames to a height of 1.7metres above the floor of the room in which the window is installed and shall be permanently retained in that condition.

*This application is before this Committee since the recommendation differs from the views of the local council (Pursuant to Section P4, Schedule A (g) of the Council's Delegated Functions).*

**Description of Proposal:**

The application is for the erection of a two storey side extension measuring 5.1m wide with a depth of nearly 7m. The extension is to provide a new kitchen and extended living room at ground floor with two bedrooms and an en suite bathroom above. The extension is designed with a small setback from the front elevation and hence a small set down from the main ridge of the dwelling and is intended to be built of matching materials.

**Description of Site:**

22 Palmers Grove is a two bed semi detached house located on a corner plot within the built up area of Nazeing. Palmers Grove has many similar semi detached properties but there are also terraces and bungalows within the locality. There is an established hedge around the front and side boundaries of the property.

### **Relevant History:**

EPF/0014/10. Erection of two storey side and rear extension. This application was withdrawn by the applicant prior to determination.

### **Policies Applied:**

#### Epping Forest District Local Plan and Alterations

CP2 Protecting the quality of the rural and built environment.

CP7 Urban form and quality

DBE9 Loss of amenity to adjacent properties

DBE10 Design of residential extensions

### **Summary of Representations:**

Parish Council – Objection: Due to the size and proportions will make a significant alteration to street scene and the wide aspect of entrance to street will be lost. The proposed extension will not enhance or complement the street scene (DBE1 and DBE2) the proposed extension will be out of proportion to neighbouring properties (DBE10). If granted a restriction should be placed that at no time in the future would the extension be allowed to become a separate dwelling.

13 neighbours were consulted and the following responses were received:

13 Palmers Grove – Object Proposal dominates existing house and will be totally out of character with rest of houses in Palmers grove. Prominent and detrimental to amenity in terms of visual impact.

17 Palmers Grove – Object as above.

20 Palmers Grove – Strongly object. Size and design out of character detrimental to appearance out of keeping with existing house and building line of houses in Palmers Grove. Contrary to DBE10.

24 Palmers Grove- Strongly object, The extension would be prominent and detrimental to Palmers Grove as a whole in terms of visual amenity. The most affected resident would be occupant of No.47. Size and magnitude dominates existing dwelling and will make it out of character. The plans are misleading as existing house is shown larger than it is that makes the side extension look smaller in scale. PPS3 has been reworded so it now says there is no presumption that previously developed land is necessarily suitable for housing, nor that all of the curtilage should be developed.

26 Palmers Grove – Oppose. The size would be equivalent to another house and would be out of character with the original house and detrimental to the design of the property as a whole. Also out of character with the existing houses in Palmers Grove.

29 Palmers Grove – Object. Out of character with the original house and detrimental to Palmers Grove in terms of visual impact.

31 Palmers Grove- Oppose. Size and design out of character with the original house and detrimental to the design and appearance of the property as a whole and out of character with the existing houses in Palmers Grove.

33 Palmers Grove – Object. Size and design out of character with the original house, detrimental to design and appearance of the property as a whole. Out of character with the existing houses in Palmers Grove.

35 Palmers Grove – Strongly object. Size and design out of character and detrimental to street scene, the resulting block gives the impression of terracing, which is not in keeping with the area. Concerned about environmental impact if hedge is lost. The window in upper floor should be frosted as it is a bathroom. The layout has been designed as a terraced two bed house and we feel if it is granted the next step will be to convert it to another 2 bed dwelling. The plans do not accurately represent the size of the existing property, it appears larger than it is giving the appearance on paper that the extension is smaller than it actually will be. Government policy has been reworded so there is no presumption that previously developed land is necessarily suitable for housing.

41 Palmers Grove – Oppose. Visual impact. Outlook from our bungalow of farmland will be lost. Extension totally out of keeping with existing dwellings.

43 Palmers Grove – Object The extension would make the house look completely out of character with the rest of the houses in Palmers Grove, by reason of its size. It would be prominent and detrimental to the amenity of houses in palmers Grove in terms of visual impact.

45 Palmers Grove – Object. I choose to live in my property for its amenities, and the sheer size and position of the proposed extension would have a detrimental impact on my visual amenity

65 Palmers Grove – Object. Resulting block will give impression of terracing. The drawings do not adequately show the impact on the street as it does not show the semi detached adjoining property and the relationship between existing buildings and spaces along the street. The loss of hedges and space between buildings will spoil the rural character of Palmers Grove. The extension could be easily converted to another property in the future increasing the density of housing and putting additional pressure on the street in terms of car parking and sewer drainage. Any such future proposals should also be refused.

47 Palmers Grove. Object. The view from my living room window looks directly onto the proposed development. I have lived in my home for many years and enjoyed my views from my property and the size of the proposed building will take away my visual amenity.

### **Issues and Considerations:**

The main considerations are the impact of the proposal on the amenities of neighbours and on the character and visual amenity of the area.

#### **Neighbouring amenity**

As the proposed addition does not extend beyond the rear of the property, the only side facing window is to a bathroom and can be conditioned to be obscure and there is a road between the extension and the nearest properties to the west the development will not result in any overlooking of private amenity space nor will it be overbearing to neighbours or cause loss of light. It is not therefore considered that there will be any adverse impact on residential amenity and is in accordance with policy DBE9.

#### **Design**

Policy DBE10 requires residential extensions to complement and where appropriate enhance the appearance of the streetscene and the existing building. The proposed extension is large, almost doubling the width of the house such that the pair of semis will no longer be balanced. It will to some extent have the same visual impact as an attached dwelling would have in terms of bulk and

massing, and the small set back and slight reduction in ridge height will not significantly lessen this. However the design is in keeping with the existing house, and maintains similar detailing and although bulky it is considered that it does complement the dwelling.

With regard to the street scene the increased width of the dwelling will make the building look different to the other semi detached properties in the street but due to its simple complementary design and detailing it is not considered that it will be unduly prominent or harmful to the character or amenity of the area. The building will extend beyond the return building line of the street, so will be quite visible as the site is approached from the south, due to the curve in the road there is not an extensive vista along this part of the street and again it is not considered that the development will be over dominant. There are staggered building lines in the locality. As the development will still retain about three metres between the side elevation and the side boundary it is considered that this is sufficient to prevent the site appearing cramped and overdeveloped. Number 27 Hoe Lane, which fronts on to Hoe Lane but has a side elevation in Palmers Grove and is a similar corner plot has an extension of similar bulk, and similarly extends beyond the return building line.

On balance, although the proposed extension is large and could be argued to unbalance the existing pair of semi detached properties, it is considered that the development would not detract from the character or amenity of the area or the street scene to an extent that would warrant refusal.

#### Concerns of objectors

Most of the concerns of neighbours have been addressed above but other issues have been raised

That the plans are incorrect. The plans submitted with the application were incorrect in that they indicated the width of the existing house to be greater than it actually is. Following this concern being raised the plans have been corrected and now do accurately indicate the width of the existing house (5.35m not the 5.6m originally shown) and this report is based on an assessment of the scheme based on the amended plans.

That the proposal will inevitably become a separate dwelling creating a terrace. Whilst this fear is understandable it cannot be used as a reason for refusal, we must judge the application before us on its merits. Later conversion to a separate dwelling would need planning permission and the impact and/or appropriateness of such a proposal would have to be judged at that time and on the basis of the planning policies in force at that time. The Parish Council have suggested imposition of a condition to prevent this but as it cannot be done without planning permission such a condition is unnecessary.

Loss of hedges will spoil rural character. The application does not indicate removal of hedges, there is sufficient space to retain the hedge, however it is not currently protected and could be removed at any time.

Planning Policy Statement 3 has been reworded to say there is no presumption that previously developed land is necessarily suitable for housing, nor that all the curtilage should be developed. This is correct, however PPS 3 relates specifically to housing and the allocation of housing land and is not directly relevant to the determination of applications for residential extensions. Each application must be determined on its merits and in the light of adopted policies and national guidance. There is nothing in government guidance or local policy that prevents residential extensions where no harm to amenity, street scene or character will result.

Loss of view. In planning terms there is no right to a view as such, and although clearly outlook is a factor in determining impact on amenity, given the distance of the development from the nearest properties (with a road in between) it is not considered that this would amount to a reason for refusal.

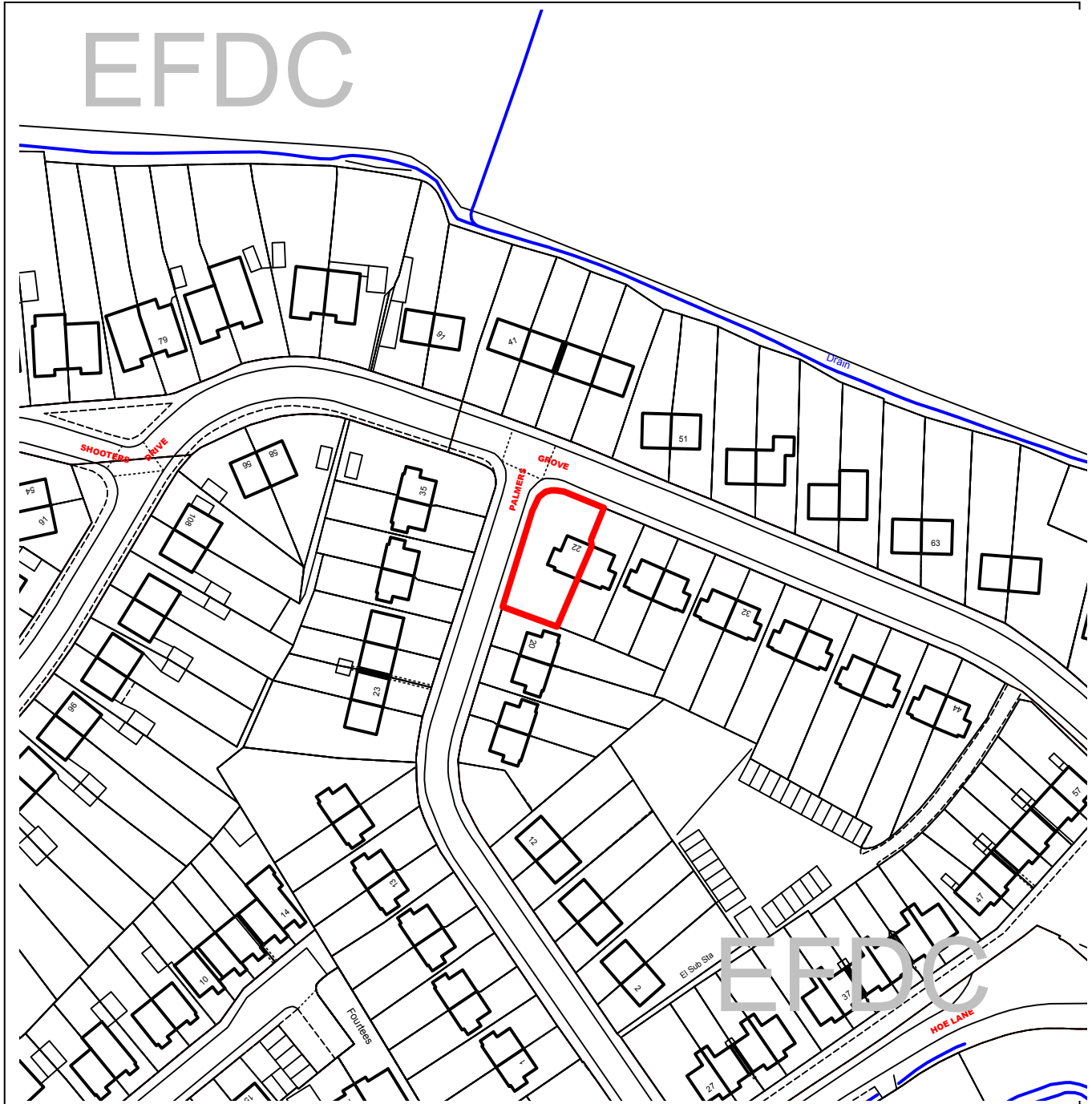
**Conclusion:**

In conclusion therefore, although the development is large in comparison to the original size of the dwelling, bearing in mind the size of the plot and the corner position within the street, and the design of the addition, it is not considered that it will be harmful to the character or amenity of the area, or the residential amenity of neighbours, and the application is accordingly recommended for approval.



# Epping Forest District Council

## Area Planning Sub-Committee West



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<b>Agenda Item Number:</b>	2
Application Number:	EPF/0697/10
Site Name:	22 Palmers Grove, Nazeing EN9 2QF
Scale of Plot:	1/1250