

Report Item No: 1

APPLICATION No:	EPF/2437/12
SITE ADDRESS:	22 Palmers Grove Nazeing Essex EN9 2QF
PARISH:	Nazeing
WARD:	Lower Nazeing
APPLICANT:	Mr Lloyd Mann
DESCRIPTION OF PROPOSAL:	Erection of a two bedroom dwelling
RECOMMENDED DECISION:	Grant Permission (With Conditions)

Click on the link below to view related plans and documents for this case:

http://planpub.eppingforestdc.gov.uk/AniTelM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=544324

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 No construction works above ground level shall take place until documentary and photographic details of the types and colours of the external finishes have been submitted to and approved in writing by the Local Planning Authority. The development shall be implemented in accordance with such approved details.
- 3 Prior to first occupation of the development hereby approved, the proposed window opening on the first floor of the western flank elevation shall be entirely fitted with obscured glass and have fixed frames to a height of 1.7 metres above the floor of the room in which the window is installed and shall be permanently retained in that condition.
- 4 No development shall take place until wheel washing or other cleaning facilities for vehicles leaving the site during construction works have been installed in accordance with details which shall be submitted to and agreed in writing by the Local Planning Authority. The approved installed cleaning facilities shall be used to clean vehicles immediately before leaving the site.
- 5 No development shall take place, including site clearance or other preparatory work, until full details of both hard and soft landscape works (including tree planting) and implementation programme (linked to the development schedule) have been submitted to and approved in writing by the Local Planning Authority. These works shall be carried out as approved. The hard landscaping details shall include, as appropriate, and in addition to details of existing features to be retained: proposed finished levels or contours; means of enclosure; car parking layouts; other minor artefacts and structures, including signs and lighting and functional services above and below ground. The details of soft landscape works shall include plans for

planting or establishment by any means and full written specifications and schedules of plants, including species, plant sizes and proposed numbers /densities where appropriate. If within a period of five years from the date of the planting or establishment of any tree, or shrub or plant, that tree, shrub, or plant or any replacement is removed, uprooted or destroyed or dies or becomes seriously damaged or defective another tree or shrub, or plant of the same species and size as that originally planted shall be planted at the same place, unless the Local Planning Authority gives its written consent to any variation.

- 6 An assessment of flood risk, focussing on surface water drainage, shall be submitted to and approved in writing by the Local Planning Authority prior to commencement of the development. The assessment shall demonstrate compliance with the principles of Sustainable Drainage Systems (SuDS). The development shall be carried out and maintained in accordance with the approved details.
- 7 All construction/demolition works and ancillary operations, including vehicle movement on site which are audible at the boundary of noise sensitive premises, shall only take place between the hours of 08.00 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.
- 8 Prior to the commencement of development details of screen walls, fences or such similar structures shall be agreed in writing by the Local Planning Authority, and shall be erected before the occupation of any of the dwellings hereby approved and maintained in the agreed positions.
- 9 The proposed development shall not be occupied until such time as the vehicle parking area indicated on the approved plans, has been hard surface and sealed. The vehicle parking area shall be retained in this form at all times. The vehicle parking shall not be used for any purpose other than the parking of vehicles that are related to the use of the development unless otherwise agreed with the Local Planning Authority.

This application is before this Committee since the recommendation is for approval contrary to an objection from a local council which is material to the planning merits of the proposal (Pursuant to The Constitution, Part Three: Planning Directorate – Delegation of Council function, Schedule 1, Appendix A.(g))

Description of Site:

22 Palmers Grove is located on a corner plot within the built up area of Nazeing. The site itself is rectangular in shape and is relatively level. Currently located on the site is a double storey semi detached dwelling finished from facing brickwork and a plain tile roof. Residents currently park vehicles on the hard standing area towards the front of the dwelling although it should be noted that there is no official vehicle access to the site as there is no dropped kerb in place. A modest size hedgerow is located along the front and side boundaries of the site which is used to screen a private garden area.

Palmers Grove has many similar semi detached properties but there are also terraces and bungalows within the locality. Front setbacks from the highway are consistent and space/gaps between building blocks form an important component to the character of the surrounding locality. The site is not located within the green belt or within a conservation area.

Description of Proposal:

The applicant seeks planning permission for the construction of a two bedroom dwelling that would be attached to the flank elevation of the existing dwelling. The dwelling would be constructed in line with the front and rear façade of the existing dwelling and on average 3m from the side boundary. It would have a width of 5.1m by a depth of 7.2. The dwelling would consist of a gable roof form with its ridge height being slightly lower than the existing dwelling. Two off street vehicle spaces are proposed for the new dwelling house, one to the front and one located along the rear boundary. The existing dwelling would maintain at least one off street parking space. The site would be split into two with the existing dwelling and the proposed having its own private garden area to the rear.

Relevant History:

EPF/0014/10 - Proposed two storey side extension (withdrawn)

EPF/0697/10 - Proposed two storey side extension (refused by sub committee – allowed with conditions under appeal).

EPF/1878/12 - Certificate of lawful development for a proposed rear dormer window in a loft conversion (lawful)

Policies Applied:

Local Plan policies relevant to this application are:

CP1 Achieving Sustainable development objectives
CP2 Protecting the quality of the rural and built environment
CP3 New Development
DBE1 Design of new buildings
DBE2 Detrimental effect on existing surrounding properties
DBE6 Car Parking in new development
DBE8 Private amenity space
DBE9 Loss of Amenity
LL10 Protecting existing landscaping features
ST4 Highway safety
ST6 Vehicle parking

The above policies form part of the Council's 1998 Local Plan. Following the publication of the NPPF, policies from this plan (which was adopted pre-2004) are to be afforded due weight where they are consistent with the Framework. The above policies are broadly consistent with the NPPF and therefore are afforded full weight.

Summary of Representations

NAZEING PARISH COUNCIL: Object.

The previous application for a two storey extension (EPF/0697/10) was granted on appeal despite objection from the Parish Council. The Council wish to re-iterate its previous objections in that it should not be converted into a separated dwelling leading to intensification of dwellings in a constricted area.

NEIGHBOURS:

15 letters sent to adjoining property occupiers. Two representations were received from the following occupiers:

27 PALMERS GROVE, NAZEING: Object

I am opposed to the development due to the impact will have on parking within the vicinity and roadway congestion at the junction of Palmers Grove. Also I believe it will detract from the current more open aspect of the housing around the junction

29 PALMERS GROVE, NAZEING: Object

I believe that should this application be approved it would spoil the general view for many residents. Many like myself have lived here for many years and I feel that it would spoil my view also as the applicant has already extended his property through the roof. I feel that is sufficient enough.

Issues and Considerations:

The main issues to consider are:

- Design and appearance
- Neighbouring amenities

Design and appearance:

The proposed dwelling would be of the same scale, size and siting as the two-storey side extension that was allowed under appeal ref: APP/J1535/D/10/2136200. The proposed two storey extension significantly increased the size of the existing dwelling to almost double its width.

The planning inspectorate stated within their appeal decision that the two storey side extension would not appear cramped on this large corner plot site with a sufficient gap remaining between the gable end of the extension and the site boundary. They also concluded that the extension would not have a significantly adverse effect on the character and appearance of the pair of semi detached dwellings at 22 and 24 Palmers Grove.

Given that the planning inspectorate had no concerns with the overall size of the two storey side extension and that the proposed dwelling would be of the same scale, proportion and massing as the extension, it is officer's opinion that the overall size and scale of the proposed dwelling is appropriate.

Although plain in styling, the proposed dwelling would match the patterns and features that are found on adjoining buildings within the surrounding locality. In addition, the design and appearance of the proposal would not be too dissimilar to the extension that was allowed under appeal. The only difference being the size and position of window and door openings. The dwelling would appear sympathetic and fit into the street scene and as such it would not result in an adverse impact to the character and appearance of the surrounding locality.

Neighbouring amenities:

The proposed development would not result in a materially greater detriment to the amenities of adjoining occupiers from the extension that was allowed at an appeal.

The proposed dwelling would consist of first floor windows on the front side and rear elevations at first floor level. The flank window would be conditioned to be obscured glazed to prevent direct overlooking into habitable rooms of neighbours. The rear window would have the potential to overlook into adjoining rear gardens however this is not an uncommon feature within built up areas and some overlooking is expected. The rear window would not overlook into adjoining habitable rooms. The front window would be set back a significant distance away from habitable room windows opposite the site as not to cause any adverse impacts.

Due to the orientation of the site and the position and location of the proposed dwelling, it is officer's opinion that there would not be an excessive amount of overshadowing to adjoining properties. Adequate light would be achieved to habitable room windows and private garden areas for the majority of the day.

The proposed dwelling would not be overbearing or be visually intrusive that would lead to an unneighbourly development.

Other issues:

The Adopted Parking Standards 2009 requires a minimum of 2 off street parking spaces for a 2 or more bedroom dwelling. Two off street parking spaces have been provided for the dwelling house meeting the requirements of the standards. Although no dropped kerbs have been shown, given that Palmers Grove is not a Classified Road, planning permission is not required for new vehicle accesses. In any case, it is officer's opinion that the proposed development would not lead to traffic congestion or adversely affect highway safety.

Approximately 50 square metres of private garden area has been provided to the rear of the new dwelling. In addition, the existing dwelling would retain approximately 55 square metres of private garden area. It is officer's opinion that both private rear garden areas would be sufficient to meet the recreational needs for the future residents of both properties.

The site lies within Epping Forest Districts Council's flood risk zone. The area of impervious surfaces will increase by approximately 70m², leading to an increase in surface water runoff. As such Council's drainage officer has requested that a Flood Risk Assessment (FRA) be required via a planning condition.

Conclusion:

The proposed development is appropriate in terms of its design and appearance and it would not result in an excessive impact to the amenities enjoyed by adjoining occupiers. The development is in accordance with the policies contained within the Adopted Local Plan and Alterations which are consistent with the National Planning Policy Framework. It is therefore recommended that the application be 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:

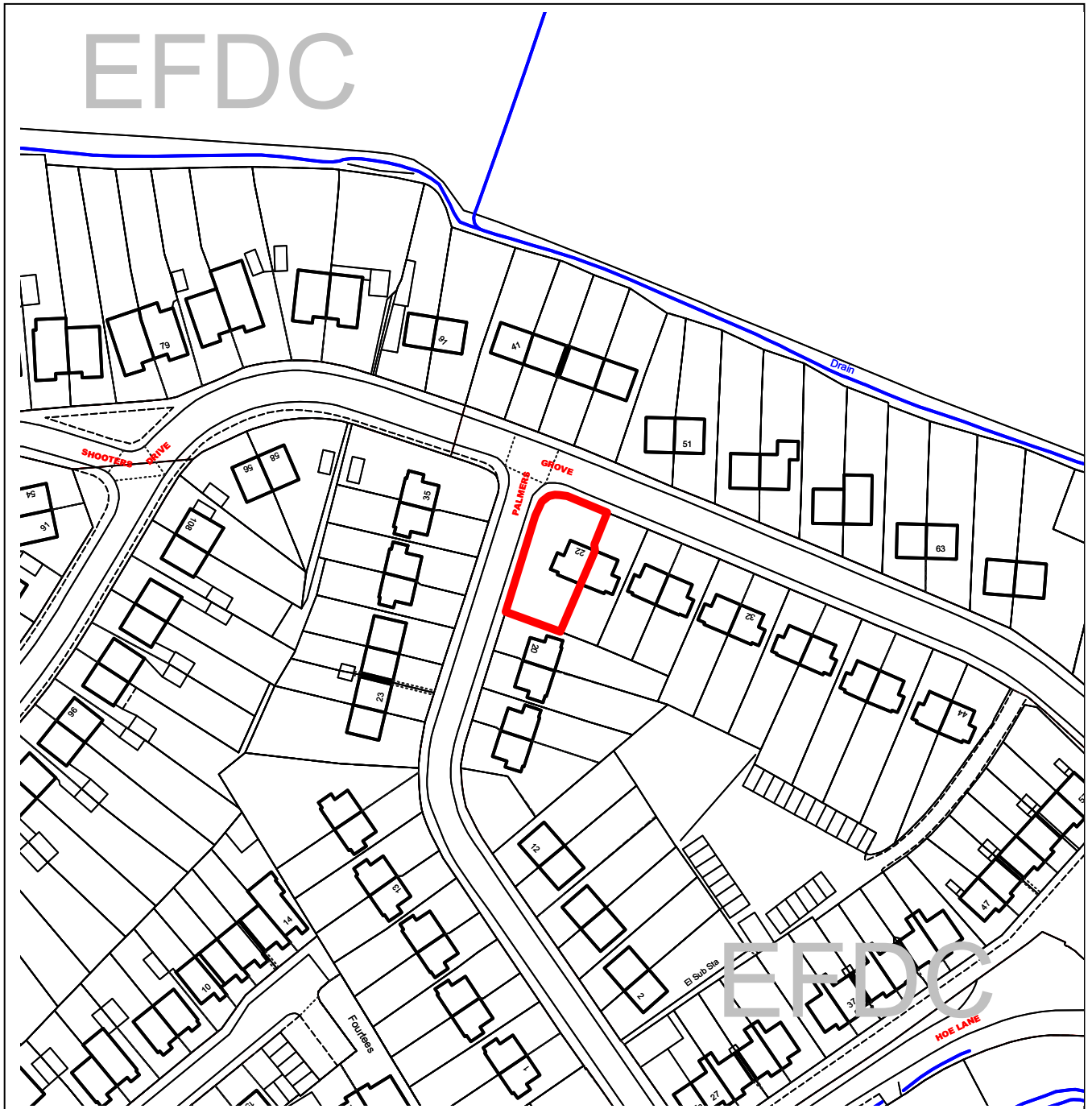
***Planning Application Case Officer: Lindsay Trevillian
Direct Line Telephone Number: 01992 564 337***

or if no direct contact can be made please email: contactplanning@eppingforestdc.gov.uk



Epping Forest District Council

Area Planning Sub-Committee West



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Agenda Item Number:	1
Application Number:	EPF/2437/12
Site Name:	22 Palmers Grove, Nazeing EN9 2QF
Scale of Plot:	1/1250

Report Item No: 2

APPLICATION No:	EPF/0012/13
SITE ADDRESS:	1 Tudor Way Waltham Abbey Essex EN9 1PU
PARISH:	Waltham Abbey
WARD:	Waltham Abbey North East
APPLICANT:	Ms Hayley Paris
DESCRIPTION OF PROPOSAL:	Rear ground and first floor extension, front porch and sloping roof over front projection. Garage converted to habitable room.
RECOMMENDED DECISION:	Grant Permission (With Conditions)

Click on the link below to view related plans and documents for this case:

http://planpub.eppingforestdc.gov.uk/AniteIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=544550

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 of the existing building, unless otherwise agreed in writing by the Local Planning Authority.
- 3 Prior to first occupation of the development hereby approved, the proposed window opening in the first floor flank elevation shall be entirely fitted with obscured glass and have fixed frames to a height of 1.7 metres above the floor of the room in which the window is installed and shall be permanently retained in that condition.
- 4 All construction works and ancillary operations, including vehicle movement on site which are audible at the boundary of noise sensitive premises, shall only take place between the hours of 08.00 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.

This application is before this Committee since the recommendation is for approval contrary to an objection from a local council which is material to the planning merits of the proposal (Pursuant to The Constitution, Part Three: Planning Directorate – Delegation of Council function, Schedule 1, Appendix A.(g))

Description of Site:

Two storey semi-detached dwelling located on the western side of Tudor Way, Waltham Abbey. The dwelling is the first property on Tudor Way and as such shares a side boundary with the rear boundaries of No. 1-3 Saxon Way. The gardens to these neighbouring properties are relatively shallow, being some 13m deep (excluding the extensions added to some of the properties).

Description of Proposal:

Consent is being sought for a single storey rear extension, first floor rear extension and the installation of a front porch and sloping roof to the front of the dwelling. The proposed single storey extension would be 3.4m deep and 3.6m wide and would infill between the existing single storey rear projection and the shared boundary with No. 3 Tudor Way. This would have a pitched roof to a maximum height of 3.7m. The proposed first floor extension would be 3.4m deep and 3.4m wide and would be in line with the northern flank wall approximately 1m set off the side boundary of the site. This would have a gable ended pitched roof to a ridge height of 6.5m. The proposed porch would be 1m deep and 1.4m wide with a ridged roof to a height of 3.2m, and the proposed new roof would introduce a 3.7m high pitched roof atop the existing flat roofed front projection. The development also proposed a new first floor flank window within the side wall to serve a shower room.

Relevant History

None

Policies Applied:

DBE9 – Loss of amenity
DBE10 – Residential extensions

The above policies form part of the Council's 1998 Local Plan. Following the publication of the NPPF, policies from this plan (which was adopted pre-2004) are to be afforded due weight where they are consistent with the Framework. The above policies are broadly consistent with the NPPF and therefore are afforded full weight.

Consultation Carried Out and Summary of Representations Received:

9 neighbouring properties were consulted. No Site Notice was required.

TOWN COUNCIL – Object on the grounds of overlooking and dominance that would contribute to the adverse impact the development would have on the enjoyment of neighbouring properties. We would also comment that the proposal would be detrimental to the street scene, as the extension/porch goes beyond the building line.

3 TUDOR WAY – Concerns about impact on light to their living room.

1 SAXON WAY – Object due to overlooking from the new first floor rear window and due to the bulky and overbearing nature of the extension.

3 SAXON WAY – Object due to the loss of light to all rooms to the rear of their house, especially the kitchen and dining room; the overbearing and bulky nature of the extension would be out of scale to neighbouring properties; and due to overlooking and loss of privacy from the new window.

5 SAXON WAY – Object due to the overbearing impact and sense of enclosure that would result from the height and depth of the extension; the resultant loss of sunlight and daylight; and the

overlooking from the new window. Request that should permission be granted can the hours of construction be controlled.

Issues and Considerations:

The main issues to consider are the design of the proposal and the impact on neighbour's amenities.

Design:

The overall design of the development is in keeping with the character and appearance of the existing dwelling. The additions would all have pitched or ridged roofs to match the main roof form of the property, and the introduction of the porch and roof to the front would remove the existing, somewhat unsightly, flat roofed projection.

The Town Council raised concerns about the proposed porch extending beyond the building line; however this is commonplace to almost all front porches. The proposed porch is of a very modest size and would only reach a depth of 1m beyond the existing front building line. As a porch up to 3 sq. m. in area could be erected on this site without planning permission (limited to 3m in height), it is not considered that the slight extension beyond the building line for this purpose is unacceptable.

Amenity:

The proposed ground floor rear extension would be 3.4m deep and located on the shared boundary with the attached house, No. 3 Tudor Way. This neighbour has a large living room window adjacent to the proposed extension, which would suffer some impact from the development. However, the proposal is only 400mm deeper than that which can be erected without planning permission and is located to the north of the neighbour's site. As such, there would be no direct loss of sunlight as a result of the development, and the additional 400mm depth would not result in an excessive impact on the neighbour's amenities over and above that which Central Government considered to be acceptable.

The proposed first floor rear extension would be set in 3.7m from the shared boundary with the attached No. 3 Tudor Way and 1m from the shared boundary with No. 3 Saxon Way. The attached neighbour has what appears to be a first floor bedroom window adjacent to the shared boundary. Given the 3.7m set back from the shared boundary the proposed first floor extension would not impose within a 45 degree line as drawn from the centre or edge of the neighbour's window and would be located to the north of the neighbour's site. As such, the proposed first floor extension is not considered to detrimentally harm the amenities of this neighbour. The immediately adjacent dwelling to the north is No. 3 Saxon Way, although views of the proposed first floor extension would be received from No's. 1-5 Saxon Way, all of which back on to the application site. These neighbouring dwellings have relatively short gardens, made even shorter by single storey and two storey rear extensions. The most affected of these properties, No. 3, contains a ground floor kitchen window some 14m distant, and a ground floor dining room window some 10.5m distant from the proposed first floor extension. There are also first floor windows overlooking the site that are some 14m distant from the proposed extension.

Given the outlook from these windows and the relatively small garden depths, the proposed extension would have an impact on the amenities of the residents of No. 3 Saxon Way. Furthermore, given that the extension is located to the south of this neighbour, there would also be some impact on sunlight reaching the rear part of the neighbour's garden until approximately midday. Notwithstanding this, the proposed extension clearly meets the standards set out in the Building Research Establishments "*Site Layout Planning for Daylight and Sunlight 1991*", as recommended within the Essex Design Guide. Furthermore, a larger first floor extension in terms

of width and height could be erected without planning permission on the application site, subject to it being set a further 1m from the shared boundary and reduced in depth by 400mm. Whilst the first floor extension as proposed would have some impact on the amenities of the residents at No. 3 Saxon Way, it is not considered that this would be significantly greater than the impact from a first floor extension erected under permitted development. Due to this very feasible 'fallback position' it is considered that, on balance, the proposed first floor extension is acceptable. Although the first floor extension would have some impact on the outlook of No. 1 and 5 Saxon Way, and a very limited loss of light to the ends of these gardens, this would not be significant enough to warrant a refusal.

Concern has been raised about the proposed first floor window within the flank elevation. Whilst this is not shown on the proposed floor plans, this would be located within the proposed shower room and could therefore be conditioned to have obscure glazing and fixed frames. The residents at No. 1 Saxon Way have also objected to the overlooking that would result from the new first floor rear window within the proposed extension, however it is not considered that this would have any greater impact than the existing first floor rear windows, and as such this is considered acceptable.

The proposed porch and new front roof would have no impact on any neighbouring residents.

Conclusion:

Whilst the proposed extensions would impact on the amenities of the neighbouring residents, this impact would not be significantly greater than the impact from a part two storey part single storey extension erected under permitted development. As this is a very feasible 'fallback position' it is considered that, on balance, the proposed development is acceptable. As such, the application is recommended for approval.

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: Graham Courtney
Direct Line Telephone Number: 01992 564228***

or if no direct contact can be made please email: contactplanning@eppingforestdc.gov.uk



Epping Forest District Council

Area Planning Sub-Committee West



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Agenda Item Number:	2
Application Number:	EPF/0012/13
Site Name:	1 Tudor Way, Waltham Abbey EN9 1PU
Scale of Plot:	1/1250