

Report to District Development Control Committee

Date of meeting: 27th March 2013



**Epping Forest
District Council**

Subject: Planning Application EPF/2430/12 – 49 Hainault Road, Chigwell – Front porch and first floor rear extension (amendment to EPF/1433/10).

Officer contact for further information: K Smith

Committee Secretary: S Hill Ext 4249

Recommendation:

That members of the Committee grant planning permission for the development described above, subject to the following planning conditions:

- 1 The development hereby permitted must be begun not later than the expiration of three years beginning with the date of this notice.

Reason: To comply with the requirements of Section 91 of the Town and Country Planning Act 1990 (as amended).

- 2 Notwithstanding the detail provided on the application forms and approved drawings, 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.

Reason:- To ensure a satisfactory appearance in the interests of visual amenity.

- 3 Prior to first occupation of the development hereby approved, the proposed window opening(s) in the flank elevation(s) at first and second floor levels 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.

Reason: To prevent overlooking and loss of privacy to the occupants of neighbouring properties.

- 4 Prior to the first occupation of the extensions hereby approved,

privacy screens shall be erected to both sides of the rear balcony hereby approved, to a height of 1.7m above the balcony floor level.

Reason: to prevent excessive overlooking of neighbouring properties.

Report Detail

Site Description

1. The existing dwelling on the site is two storey and detached, set on a substantial wedge shaped plot. The rear of the site backs onto the golf course. The northern boundary of the site is adjacent to a public footpath providing access to the golf course. This boundary is very well screened with a detached dwelling the other side of the access. The southern neighbouring dwelling is also a large detached dwelling and there is some screening along this rear boundary.

Proposed Development

2. This application seeks planning permission for alterations to a previously approved extension, including changes to the roof of the dwelling, the erection of a front porch and a first floor rear extension. It is necessary for this application to be considered by members of this Committee, as the application site is the residence of a District Councillor.

3. The proposed development comprises ground floor front, side and rear extensions, very similar to those approved previously under planning application EPF/1433/10 (which remains extant until September this year) The extensions include a 5m deep infill extension to the rear of the dwelling, a 2.9m deep infill extension at the front of the dwelling and a 'wedge shaped' side extension to the northern elevation that would abut the side boundary of the site. Also as previously approved are first floor extensions to the side (2.7m retaining a gap of one metre to the site boundary), rear (3m deep) and front (2.5m). This current application seeks additions to those extensions previously approved which would result in a two storey rear extension of 5 metres in total depth (with 1m deep balcony beyond) and a 2m deep front porch with first floor balcony above to the front elevation.

4. Also proposed are alterations to the roof of the dwelling, including the addition of three dormers in the front and rear roof slopes and also ones in the side elevations (previously only three were proposed in the rear and one in the front roof slope).

Relevant Planning History

EPF/1122/04 - Single storey side and rear extensions. Grant Permission (with conditions) - 02/08/2004.

EPF/1736/04 - Proposed front and rear double storey extensions. Grant Permission (with conditions) - 07/02/2005.

EPF/0456/06 - Two storey side extension. Refuse Permission - 25/04/2006.

EPF/2159/07 - Two storey side extension. Refuse Permission - 30/04/2008.

EPF/1433/10. Two storey front, side and rear extensions and rooms in loft with front and rear dormer windows. Approved 10/09/2010.

Consultations and Representations Received

5. Notification of this planning application was sent to 7 neighbouring residents and to Chigwell Parish Council. The following representations have been received:

CHIGWELL PARISH COUNCIL. No objection.

Planning Policies

CP02 - Protecting the quality of the Rural and Built Environment
DBE02 - Effect on neighbouring properties
DBE09 - Loss of Amenity
DBE10 - Design of residential extensions

Planning Issues

6. The main issues to be considered are the impacts of the proposed development on neighbouring amenity and on the character and appearance of the area.

Neighbouring Amenity

7. The existing two storey element of the dwelling would be extended at both the front and rear elevations adjacent to No 49A. This would retain a gap in excess of 1.0m to the boundary and would not extend any significant distance beyond the front and rear elevations of this dwelling. It would not appear over dominant. This dwelling contains a number of side elevation windows at ground and first floor. These windows are north east facing and would not suffer any great increase in loss of sunlight. There would be an increase in overshadowing. However in a dwelling of such a size any loss of light to side elevation windows would not result in an excessive loss of amenity. The dwelling has a large rear conservatory across two thirds of the rear elevation of the dwelling. This is served by large rear facing glass windows and the proposal would not impact excessively on amenity. The rear garden of this property is substantial and would suffer no loss. A balcony on the rear elevation would be situated approximately 3.0m from the boundary, closer than previously approved and extending further into the garden by 1.0m. However, as there is some screen cover close on the boundary; and the balcony can (as previously) be conditioned to include a side screen it is not considered that any material overlooking would arise. The dormer windows would not increase overlooking to any great degree more than existing rear facing windows and side facing window openings can reasonably be conditioned as obscure glazed.

8. A two storey side extension would be located adjacent to the boundary of the footpath and close to No 47. There is a fall in ground level of approximately 0.75m from the proposal site to No 47. Prior to the previous approval, recent two storey extensions at the property have resulted in planning permission being refused. In both instances (EPF/0456/06, EPF/2159/07) the extension was to the boundary over two storeys with a gable roof. This was considered to result in a loss of outlook for occupants of No 47 and users of the footpath and to be a bulky over dominant addition. This proposal is stepped at first floor level with distances between 1.0m and

1.8m retained to the boundary, with the roof being hipped away from this dwelling, further reducing its impact. This proposed amendment would increase the depth of the extension by 2 metres, although this would be situated in place of the previously approved balcony. The proposed balcony would project an additional metre. The additional depth of the rear extension would be set back from the side balcony of the site by 2.5m. No. 47 is further separated from the dwelling by the width of the public footpath leading through to the Golf Course. The proposed development would reduce outlook to this neighbouring property. However, due to the set back of the extension from this neighbouring boundary, it is considered that this reduction would not be so significant as to justify withholding planning permission.

Character and Appearance

9. The proposed dwelling would alter significantly as a result of the works proposed – particularly those in relation to the alterations and extensions to its roof. Most of these works have previously been accepted through the approval of the 2010 planning application. The most significant changes visible to the front of the dwelling would be the addition of the three front dormers (previously one was proposed along with the retention of the existing gable), the side dormers and also the adoption of the balcony, supported by stone pillars. The detail of the elevation has also changed and despite the application forms referring to the walls being brickwork, the front elevation does appear to propose stone work at ground floor level. Careful consideration will be required as to whether or not this is acceptable within the street scene and it is, therefore, necessary to impose a planning condition requiring full details of materials to be used within the construction.

10. Front dormers at second floor level are not common within the street scene of the immediate vicinity of the site, but their use would not overly detract from the character and appearance of the area. Side dormers are also not common within the street and, given the level of space that would be achieved within the roof space are not necessary to facilitate the use of this level. However, the dormers are well set back from the front elevation and the introduction of additional bulk is limited, as the existing dwelling has gable ends.

Other Matters

11. The works to the dwelling would be extensive involving additions to three elevations and the rebuilding of the roof. It is possible that these works may be undertaken as extensions to the existing dwelling and it is on this basis that planning permission is sought. However due to the scale of works proposed it is considered necessary to attach an informative to any consent which is granted advising the applicant that if the dwelling is actually demolished and entirely rebuilt – a further planning permission would be required. This is to avoid any uncertainty.

Conclusion

12. In light of the above appraisal, it is considered that the proposed development would have an acceptable appearance and would not cause material harm to the amenities presently enjoyed by the occupiers of neighbouring dwellings. It is, therefore, recommended that planning permission be granted, subject to the planning conditions set out above.