

Report to District Development Control Committee



**Epping Forest
District Council**

Date of meeting: 19 February 2014

Subject: Planning application EPF/2661/13 - 62 Whitehills Road, Loughton - proposed single storey front and side wrap around extension.

**Officer contact for further information: J Rogers Ext 4371
Committee Secretary: S Hill Ext 4249**

Recommendation:

That the application be approved subject to the following 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.**

Report Detail

1. (Director of Planning & Economic Development) This application is brought before committee as the proposed development is on property owned by the spouse of Councillor Bassett.

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=543381

Planning Issues

Description of site:

2. Whitehills Road is located within the built up area of Loughton. The existing building is an end of terrace property located within a relatively modest sized plot. A wooden garage is located to the side of the dwelling and is used for storage.

Description of proposal:

3. The proposed development is for a single storey front and side extension which will form a wrap around on two sides of the house. The front extension will extend 1.1m forward of the existing front elevation and will be 8.5m wide and 3.2m high. The side extension will be flush with the front building line, 7m deep and 2m wide of the existing dwelling.

Relevant History:

4. There is no previous planning history.

Policies Applied:

5. Epping Forest District Local Plan and Alterations:
CP2: Quality of Rural and Built Environment
DBE9: Loss of Amenity
DBE10: Residential Extensions

6. The National Planning Policy Framework (NPPF) has been adopted as national policy since March 2012. Paragraph 214 states that due weight should be given to the relevant policies in existing plans according to the degree of consistency with the framework. The above policies are broadly consistent with the NPPF and should therefore be given appropriate weight

Consultation carried out and summary of any representations received:

7. Loughton Town Council – No objection
7 neighbours consulted – No comments received

Issues and Considerations:

8. The main issues to consider when assessing this application are the effects of the proposal on the amenities of neighbours and the design of the proposal in regards to the existing building and its setting.

Neighbour Amenity

9. The extension is of a single storey design, the majority of which will not be visible when viewed from the neighbouring properties or private gardens. As such the development will cause no harm to the living conditions of the neighbours.

Design

10. The front extension will be visible when viewed from the public carriageway of Whitehills Road. However, the design is relatively conventional and respects the existing building. Furthermore, the development is in keeping with the appearance of the street scene and there is a similar extension on 76 Whitehills Road.

11. The proposal complies with policies CP2 and DBE10 of the Adopted Local Plan and Alterations. Off-street parking is available in the front garden.

Conclusion:

12. The proposed development will not harm the living conditions of neighbouring properties and is of a conventional design that respects the existing building. It complies with National and Local Plan policies. Therefore it is recommended that this application is granted planning permission.