

**AREA PLANS SUB-COMMITTEE 'WEST'**

**4 June 2014**

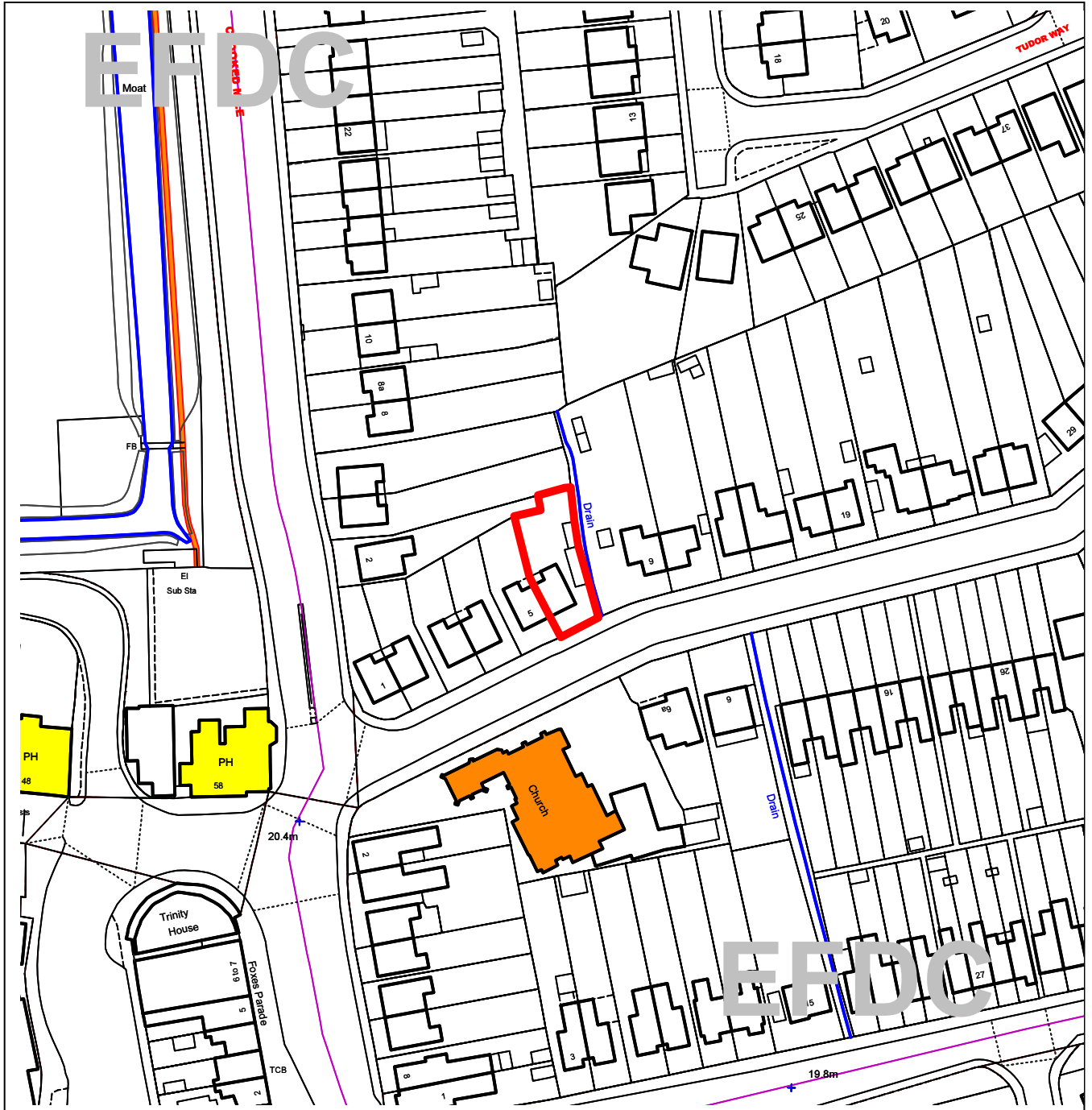
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# Epping Forest District Council

## AGENDA ITEM NUMBER 1



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Application Number:	EPF/0465/14
Site Name:	7 Monkswood Avenue, Waltham Abbey EN9 1LA
Scale of Plot:	1/1250

**Report Item No: 1**

<b>APPLICATION No:</b>	EPF/0465/14
<b>SITE ADDRESS:</b>	7 Monkswood Avenue Waltham Abbey Essex EN9 1LA
<b>PARISH:</b>	Waltham Abbey
<b>WARD:</b>	Waltham Abbey North East
<b>APPLICANT:</b>	Mr Pat Molony
<b>DESCRIPTION OF PROPOSAL:</b>	Double storey side extension, single storey rear extension
<b>RECOMMENDED DECISION:</b>	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=560592](http://planpub.eppingforestdc.gov.uk/AniTelM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=560592)

**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.

*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:**

The application site is located on the northern side of Monkswood Avenue approximately 50 metres east of Crooked Mile within the town of Waltham Abbey. The site is relatively level, mainly rectangular in shape and comprises of approximately 300 square metres.

Located towards the front of the site is a double storey semi detached dwelling that is externally finished from white rendered blockwork. Off street parking is located on the hardstanding area towards the front of the dwelling. Detached outbuildings are located within the rear private garden area. Mature vegetation is scattered throughout the site including a large tree in the front garden.

The subject site is located within a well established built up area. Residential dwellings similar in form and size are located along the northern side of Monkswood Avenue whilst a Grade II listed church is located opposite the site. There are no planning constraints within the site although the

southern side of Monkswood Avenue is located within the Waltham Abbey town centre conservation area.

### **Description of Proposal:**

The applicant seeks planning permission for the construction of a double storey side extension and a single storey rear extension. The existing outbuildings to the side and rear of the dwelling would be removed to make way for the proposal.

The double storey side extension would be slightly set in from the principal elevation, have a width of 3.4 metres and have a depth of 7.3 metres. The wall and eaves height would match that of the existing dwelling although its ridgeline would be slightly lower. The front corner of the extension would be set off the side boundary by 0.5 of a metre before increasing in width the further it extends into the site.

The single storey rear extension would project 3.4 metres from the original rear façade and have a width of 10.7 metres. It would have a wall height of 2.6 metres with a pitch roof consisting of roof lights. The extension would be constructed up to the side boundary shared with No. 5 and set slightly in from the opposite side boundary.

### **Relevant History:**

There is no relevant recorded planning history for the site.

### **Policies Applied:**

Local Plan policies relevant to this application are:

- CP2 Protecting the quality of the rural and built environment
- DBE9 Loss of Amenity
- DBE10 Residential extensions
- HC12 Development affecting the setting of listed buildings

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**

WALTHAM ABBEY TOWN COUNCIL:

Committee objects to this application for the following reasons:

Committee were of the opinion that the design is not in keeping with other properties in the area and particular reference was made with regard to the design and appearance of the structure on the side of the building. However if committee is minded to approve this application they would like to see a condition applied that this house be for family use only and not used as a house of multi-occupancy.

Please note that the issue regarding the proposed design and appearance will be discussed further within this appraisal. However it should be noted that the officers do not feel that a planning condition would be necessary if the application is approved as the building is currently a dwelling

house and any further works or change of use would require planning permission where the merits of that case would be assessed on its own accord.

#### Neighbours:

Five adjoining neighbours notified. No representations received at the time of writing this report.

#### **Issues and Considerations:**

The main issues to be addressed regarding the proposed development are as follows:

- Design and appearance
- Neighbouring amenities

#### Design and appearance:

There are no objections to the design and appearance of the proposed development. Its size, scale and siting are appropriate in that the development would not appear excessive in terms of bulk or massing. The extension is subservient and well articulated that would provide visual interest within the street scene. The principal elevation is broken up with the extension set in and the ridgeline lower than the existing. The design ensures that visual spacing/gaps are maintained with the extension set in off the boundary reflecting the patterns in the surrounding area.

The application was referred to Council's conservation officer who stated that they had no objection to the proposal as it would not result in harm to either the Waltham Abbey town centre conservation area or the Grade II listed church located opposite the site.

The proposal would be in keeping with the character and appearance of the existing building, the street scene and the surrounding locality.

#### Neighbouring amenities:

Due consideration has been given in respect to the potential harm the development might have upon the amenities enjoyed by adjoining property occupiers.

Due to the orientation of the site and the position of the development in relation to adjoining buildings, it is considered that the development would not result in a significant loss of light to adjoining properties. Adequate sunlight and daylight would be achieved to adjoining habitable rooms and private garden areas for the majority of the day.

There would not be an excessive amount of overlooking as a result of the development. No flank windows are proposed within the development and as such there would be no direct overlooking into adjoining properties. Existing screening on the boundaries prevent any overlooking from the single storey rear extension.

The proposed development would not be overbearing or visually intrusive that would lead to an unneighbourly development when viewed from adjoining properties.]

#### **Conclusion:**

The proposal is appropriate in terms of its design and appearance and it would not cause excessive harm to the amenities enjoyed by adjoining property occupiers. The proposal is in accordance with the policies contained within the Adopted Local Plan and Alterations and the National Planning Policy Framework. Officers 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](mailto:contactplanning@eppingforestdc.gov.uk)**