

Report to District Development Control Committee



**Epping Forest
District Council**

Report Reference: DEV-004-2014/15
Date of meeting: 25 June 2014

Subject: EPF/0630/14 69 Baldwins Hill, Loughton - Single storey rear extension, garage conversion and dormer window to front elevation

Responsible Officer: Stephan Solon (01992 564018)
James Rogers (01992 564371)

Democratic Services: Gary Woodhall (01992 564249)

Recommendation:

(1) That Planning permission be granted subject to the following conditions:

(a) The development hereby permitted must be begun not later than the expiration of three years beginning with the date of this notice; and

(b) 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 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.

Report:

1. This application was reported to the Area Plans South Sub-Committee on 11 June with the above Officer recommendation. The vote on that recommendation went against it with 5 Members in favour of it and seven against. Cllr Mohindra was concerned that, notwithstanding the vote, subsequent discussion on a motion for refusal was likely to result in Members being asked to vote on a motion that was not based on sound planning grounds with risk that the Council's case on appeal would not be sound. In order to protect the Council against any costs associated with an appeal he initiated a proposal to refer the item to the District Development Control Committee as a minority reference. That was supported by sufficient Members with the consequence that the application is now reported for the Committee's consideration.

2. There was no vote on a motion to refuse planning permission therefore the Area Plans South Sub-Committee did not proceed to formally recommend permission be refused. The District Development Control Committee is consequently asked to consider the application and Officers recommendation afresh. The original report on the application is set out below.

ORIGINAL REPORT TO AREA PLANS SOUTH SUB-COMMITTEE

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

Baldwins Hill is located within the settlement of Loughton. The existing building is a two storey detached property located within a relatively short plot. The rear garden is approximately 13m long. The adjacent neighbours have not been extended to the rear; however there are some examples of rear extensions along Baldwins Hill. The application site is not located within the boundaries of the Metropolitan Green Belt and it is not in a conservation area.

Description of proposal

The proposed development is for a single storey rear extension which will be 3.5m deep, 10.5m wide and 3.2m high. The application also includes a front porch and new front dormer windows which alter the façade of the dwelling. It is also proposed to change the garage into habitable living space.

Relevant History

EPF/0420/86 - Single storey rear extension and conversion of garage to living room - Refused and dismissed on appeal

Policies Applied

CP2: Quality of Rural and Built Environment
DBE9: Loss of Amenity
DBE10: Residential Extensions

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 representation received

4 neighbours consulted –

71 BALDWINS HILL – OBJECTION – It is an overdevelopment of the site and would result in a loss of daylight, sunlight and outlook to my home and is grossly out of keeping with the area.

THE HILLS AMENITY SOCIETY – OBJECTION – The single storey extension will be imposing and affect neighbouring outlook. The front porch should not be allowed.

LOUGHTON TOWN COUNCIL – OBJECTION – The committee stated that the application is a gross overdevelopment of a very small plot and there was concern that the building line would be breached at the front and thus visually impact on the neighbouring properties.

The committee was also concerned that the scheme would cause grave loss of amenity and light to the neighbours, exacerbated by the large number of trees previously planted at this locality by Dr Fred Stoker, many with TPOs and over 22m high. Members considered the trees were an integral part of the historic landscape and were concerned no account had been submitted with the application documentation.

Members also commented that the design and access statement had incorrectly outlined the property that was shown on the photograph of the site on page 5, which exaggerated the depth of the garden and so was misleading.

Issues and Considerations

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

Neighbour Amenity

Although the rear gardens of the application site and that of the adjacent neighbours are relatively short, the rear building lines of no.71 and no.73 are set back approximately 1.5m further than the application property. As such the extension will only project 2m past the rear elevation, therefore given its reasonable height the extension will not appear excessively overbearing or cause any significant light loss to the neighbouring property.

The front porch is of a reasonable height and depth. Therefore it will not harm the living conditions of the neighbours.

Design

The rear extension is of a conventional design which respects the existing building. The front extension is a very minor addition and will not appear overly prominent within the street scene. The alterations to the front dormer windows appear somewhat bulky in appearance. However there are numerous examples of large box dormers on the front elevation of properties along Baldwins Hill. One such example is the adjacent dwelling (no.67). Therefore the dormer windows will not appear overly prominent within the street scene.

Conclusion

The development will not harm the living conditions of the neighbouring properties and the design respects the existing building. Therefore it is recommended that planning permission is granted.

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: James Rogers
Direct Line Telephone Number: 01992 564 371***

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