

**Report to District Development
Management Committee**

**Report Reference: DEV-019-2015/16
Date of meeting: 24 February 2016**



Subject: EPF/3058/15 – The Drummonds, Sidney Road, Theydon Bois – Removal of condition 3, garage for the storage of motor vehicles, of planning permission EPF/1286/91 (Two-storey side extension to form “granny annexe”).

Responsible Officer: Nigel Richardson (01992 564110)

Democratic Services: Gary Woodhall (01992 564470)

Recommendation:

- (1) That planning permission 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 two-storey front bay, unless otherwise agreed in writing by the Local Planning Authority.

This application is before this Committee since it has been submitted on behalf of a Councillor of the Authority (Pursuant to The Constitution, Part Two, Article 10 (f))

Description of Site:

The application site is that of a detached chalet style bungalow that has been extended previously in the form of a two storey side extension that projects forward of the main wall of the house in the form of a two-storey bay extension. It is located in a cul-de-sac, Sidney Road, which is off Coppice Row. The application property is surrounded by similar residential properties and there is a tennis club at the end of the cul-de-sac.

The property has two dropped kerbs and an “in-and-out” driveway arrangement of an extensive area of block paving capable of accommodating at least three cars. Records (reference EPF/1286/91) within Planning Services show that the property has four bedrooms and a bedroom to an annexe.

The site forms part of the built-up area of Theydon Bois and is outside the Green Belt.

Description of Proposal:

The two-storey front bay has an integral single garage on the ground floor. The proposal is to convert the garage to additional habitable space accommodation. The vehicular external door of the garage would be replaced with matching brickwork and a window to match those existing.

Such an alteration would normally be Permitted Development but condition 3 of a planning permission (EPF/1286/91) for the annexe extension states that *“Notwithstanding the provision of the Town and Country Planning General Development Order 1988 (or equivalent provision in any Statutory Instrument revoking or re-enacting that Order), the garage shall be kept solely for the storage of motor vehicles and shall at no time be converted into a room.”* The reason for the condition is *“It is essential that the garage be retained for the storage of motor vehicles to satisfy the requirements of the Council’s adopted off-street car parking policy.”*

Relevant History:

EPF/1286/91 - Two-storey side extension to form granny annexe. – Granted with Section 106 Agreement 14/05/1992.

EPF/3057/15 - Certificate of lawful development for a proposed conversion of integral garage, removal of garage door and infilling opening with facing brickwork and window to match existing – Currently awaiting a decision

Policies Applied:

Epping Forest District Local Plan and Alterations

- CP2 – Protecting the Quality of the Rural and Built Environment
- DBE9 – Loss of Amenity
- ST4 – Road safety
- ST6 – Vehicle Parking

SPG, ECC Revised Vehicle Parking Standards (September 2009)

The National Planning Policy Framework (NPPF) has been adopted as national policy since March 2012. Paragraph 215 states that due weight should be given to relevant policies in existing plans according to their degree of consistency with the framework. The above policies are broadly consistent with the NPPF and should therefore be given appropriate weight.

Summary of Representations:

THEYDON BOIS PARISH COUNCIL: No objection

5 Neighbours consulted: No response received from neighbours.

Issues and Considerations:

The main issue is whether the external alteration from a garage door to a window with brick infill surround would be in keeping with the street scene and secondly, would there be any highway safety harm issues as a result of losing the internal garage space.

With respect to the external appearance there would be no amenity harm to neighbours and it would be in keeping with the street scene and complement the design of the existing house.

The garage is at the front of the two-storey side bay built to partly accommodate an annexe. The annexe consists of a small hall accessed from an exterior door on the flank wall of the side bay. There is no direct access between the annexe and the garage. A condition and a legal agreement associated with planning permission EPF/1286/91 states that the

development shall not be used other than as ancillary accommodation and not be sold off or rented out as a separate dwelling. The proposal to remove condition 3 and therefore allow the garage to be used as a habitable room in the house would not affect the legal agreement and still require the annexe to not be sub-divided from the rest of the house.

There is more than adequate space in front of the house to park at a minimum 3 cars off the road, such that the loss of the garage use would not add to additional on-street parking or highway safety concerns. It therefore complies with policies ST4 and 6.

Conclusion:

The proposal complies with relevant planning policy and it is recommended that planning permission be granted.