

# **Report to District Development Management Committee**

**Report Reference: DEV-026-2015/16**  
**Date of meeting: 20 April 2016**



**Subject: Planning Application re: EPF/3142/15 – Briar House, 42 Church Lane,  
Loughton**

**Responsible Officer: Nigel Richardson (01992 564110)**

**Democratic Services: Gary Woodhall (01992 564470)**

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## **Recommendation(s):**

**(1) That planning permission be Granted to this application subject to the following condition:**

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

## **Report Details:**

- The planning officer's report is attached in full below for consideration.

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

## **Description of Site:**

The application site contains a large two storey detached house with integral garage and rear outbuildings. The house is located on the eastern side of Church Lane where it occupies an extensive, well landscaped plot. There are established roadside hedges. There is a narrow strip of land beyond the curtilage which is completely overgrown and screens the site from No. 40 Church Lane to the north west of the site. A strip of protected trees under TPO are along the south eastern side boundary of the site. It is not in a conservation area nor is it listed.

## **Description of Proposal:**

Detached single storey outbuilding to the west side of the house, close to the side shared boundary with 40 Church Hill, 8.65m long, 2.7m wide and 3m high to the central ridge of a very shallow sedum pitched roof. It will be set back 3.1m from the main front wall of the house and set in by 1.35m from the flank boundary. External materials will be mainly glassing elements with front bi-folder door.

## **Relevant History:**

Approved EPF/0581/06 – Two-storey side extension.

## **Policies Applied:**

Local Plan:-  
CP2 Protecting the quality of the built environment

DBE1	Design/Appearance
DBE 9	Loss of amenity
ST6	Vehicle Parking

The National Planning Policy Framework (NPPF) 2012;

The NPPF was published on the 27 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 Representations Received**

Number of neighbours consulted: 9

Site notice posted: No, not required

Responses Received: No response was received from neighbours.

LOUGHTON TOWN COUNCIL: Committee expressed concerns for the amenity of neighbour no. 40 Church Lane as the proposed garage would be positioned alongside this side boundary of the site. There seems to be some discrepancy in the plans provided which lacked a proposed layout plan.

### **Issues and Considerations:**

The main issues for consideration in this case are:

- Design and Appearance.
- Living Conditions.
- Parking Standard.

#### Design and Appearance:

The proposed detached garage adopts a contemporary design approach and appearance which is considered appropriate to its setting. It is well concealed from view by the existing mature trees and boundary treatments. It would not therefore be harmful to the character and appearance of the street scene, general locality or host property.

#### Living Conditions:

The proposed detached garage would be located along the common boundary shared between the application site and neighbour no.40 Church Lane. There is a high retaining wall built along this shared boundary, which together with existing mature trees and vegetation would ensure the proposed would not significantly harm the living conditions of the occupiers of this neighbouring property or any other property.

#### Parking Standards:

The proposed detached side garage would comply with this parking standards in terms of its size and it would have no consequence on the public highway or on pedestrian safety. The proposal is therefore acceptable on these grounds.

#### Conclusion:

The proposed detached garage is acceptable in design terms as it would be appropriate to its setting. It therefore complies with the aforementioned policies of the adopted local plan and

alterations and guidance in the NPPF. Accordingly, it is recommended that planning permission be granted to this application with conditions.