

AREA PLANS SUB-COMMITTEE 'EAST'

9 January 2019

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Epping Forest District Council

Agenda Item Number 1



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Application Number:	EPF/2578/18
Site Name:	34 Theydon Park Road Theydon Bois Essex CM16 7LP
Scale of Plot:	1:500

Report Item No:1

APPLICATION No:	EPF/2578/18
SITE ADDRESS:	34 Theydon Park Road Theydon Bois Epping Essex CM16 7LP
PARISH:	Theydon Bois
WARD:	Theydon Bois
APPLICANT:	Mrs Shelley Dix
DESCRIPTION OF PROPOSAL:	Two storey side extension, ground floor side extension and replacement roof.
RECOMMENDED DECISION:	Grant Permission (With Conditions)

Click on the link below to view related plans and documents for this case:

http://planpub.eppingforestdc.gov.uk/NIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=615055

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.
- 3 Notwithstanding the provisions of the Town and Country Planning General Permitted Development Order 2015 as amended (or any other order revoking, further amending or re-enacting that order) no development generally permitted by virtue of Schedule 2 Part 1, Class B shall be undertaken without the prior written permission of the Local Planning Authority.
- 4 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.

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, and the Local Council confirms it intends to attend and speak at the meeting where the application will be considered (Pursuant to The Constitution, Part 3: Scheme of Delegation to Officers from Full Council).

Description of Site:

The application site comprises of a two-storey detached house located on the western side of Theydon Park Road. The house has not been previously extended to the side and the original roof has a rear dormer window. The site is not within a conservation area nor listed, although a large portion of the rear garden is within the Metropolitan Green Belt.

Description of Proposal:

The proposal is for a two-storey side extension with an integral garage, ground floor side extension and replacement roof from a hipped roof form to a half-hipped roof form, with two front facing gable ends, one rear facing gable end, two rear dormer windows and three roof lights. The existing solar panels will be relocated to the south end of the rear facing gable end.

Materials are shown as matching the existing house, whilst reinforcing the Mock Tudor appearance at the front elevation.

Relevant Planning History:

EPF/0257/86 – First Floor Extension – Approved

EPF/1922/04 – Single Storey Rear Extension, Detached Garage, Alteration to porch and loft conversion with rear dormer window – Approved

Policies Applied:

Adopted Local Plan:

CP2	Protecting the quality of the rural and built environment
DBE9	Excessive loss of amenity for neighbouring properties
DBE10	Design of Residential Extensions

Local Plan Submission Version 2017:

Paragraph 213 of the National Planning Policy Framework 2018 (NPPF) requires that due weight be given to the relevant policies in existing plans. However, paragraph 48 of the NPPF states that decision-takers may also give weight (unless material considerations indicate otherwise) to relevant policies in emerging plans according to:

- the stage of preparation of the emerging plan (the more advanced the preparation, the greater the weight that may be given);
- the extent to which there are unresolved objections to relevant policies (the less significant the unresolved objections, the greater the weight that may be given); and
- the degree of consistency of the relevant policies in the emerging plan to this Framework (the closer the policies in the emerging plan to the policies in the Framework, the greater the weight that may be given).

The Council considers that the Plan is currently at an advanced stage of preparation and has been formally submitted to the Secretary of State for examination and that all the policies are consistent with the NPPF (although this will be tested through the examination). By virtue of this advanced stage of preparation, as well as the Council resolution taken on the 14th December 2017, the LPSV is a material consideration in determining planning applications. Therefore, we need to consider the weight that should be given to each of the relevant policies in the context of the proposed development listed below:

SP1	Presumption in Favour of Sustainable Development
DM9	High Quality Design
DM10	Housing Design and Quality

Consultation Carried Out and Summary of Representations Received:

Number of neighbours Consulted: 7. No response received

EFDC LAND DRAINAGE – No Objection

THEYDON BOIS PARISH COUNCIL - The Committee OBJECTED to this application on both the original scheme and the revised scheme and felt that the proposed roof would be too dominant when considering the relationship with the neighbouring property to the left and with respect to the street scene.

Members commented that they would prefer a fully hipped roof to at both ends to reduce the visual impact on neighbouring properties and be in keeping with the street scene.

Assessment:

The main considerations that are material to this application are:

- The impact on the character and appearance of the locality; and
- The impact on the living conditions of neighbouring occupiers.

Character and appearance:

The two-storey side extension has a visual gap of approx. 1.6 metres from the flank wall of no. 36. The visual gap of approx. 1.6 metre is not uncommon on this street, and it is considered to be consistent with the established character of the locality and to what others have done on this street. Furthermore, due to the differing land levels of the host house and no. 36 plus the building typology of the street there would be no terracing effect.

Moreover, the proposed single storey side extension is of a high-quality design and finish that would complement the design of the existing house, and will not be readily visible from the street.

The external finishes of the extensions would match the existing house, and have a simple design that would complement the design of the existing house.

The roof alterations and works would unify the appearance of the house by creating a single symmetrical roof with two front facing gabled ends and one at the rear. Both gable ends would be softened by forming a part hipped roof to break it up and reduce the bulk of the house and the impact to the street scene. The half-hipped roof will not be higher than the main ridge line and is subordinate to the main house.

With regards to the Parish Council's concerns, it is evident that the roof types on Theydon Park Road are not uniform. Moreover, by unifying the appearance of the house and altering the gable

ends to a part hipped roof the proposal would better complement the neighbouring houses than the existing roof, and it is an appropriate design solution for this house.

Therefore, the proposal would complement the design of the house, enhancing the appearance of the house by simplifying and improving the coherence of its form and it provides a smooth transition between the roof heights and form of No. 36 which is on a lower ground level and No. 32 who is higher.

Living conditions of neighbours:

The proposal would have a limited impact on the living conditions of the neighbours. No additional overlooking would arise from the proposed extensions and roof works, and the degree of overlooking likely to arise from the rear dormer windows would not be excessive given the length of rear garden and the relationship of the existing house to its immediate neighbours.

Having regard to that relationship, where houses are staggered, the roof enlargement would not appear excessively overbearing and certainly would not impact on the street scene, on the contrary it will add to the visual interest and character of the street. There is no possibility of any excessive harmful impact on light.

Based on that assessment, it is concluded the proposal would safeguard the living conditions of the neighbours.

Conclusions:

The proposal would simplify and enhance the appearance of the existing house while respecting the visual relationship to neighbouring houses and safeguarding their living conditions.

Notwithstanding the above it is considered appropriate to remove permitted development rights for Class B enlargements and additions to the roof. It is therefore recommended that planning permission be granted subject to the conditions outlined in the council's decision notice.

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: Muhammad Rahman
Direct Line Telephone Number: 01992 564415***

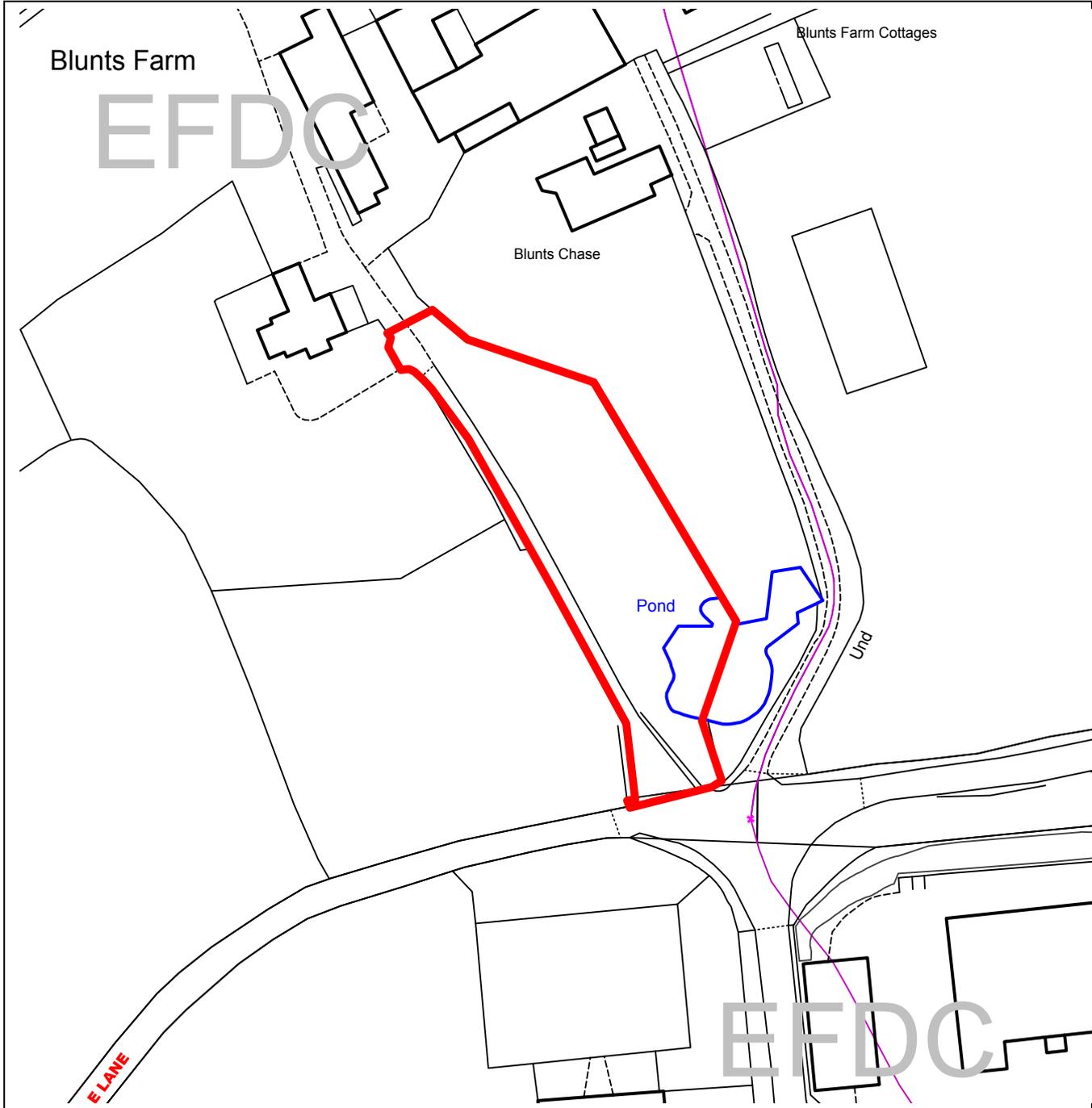
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Epping Forest District Council

Agenda Item Number 2



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Application Number:	EPF/2917/18
Site Name:	Ivy House Coopersale Lane Theydon Bois Essex CM16 7NT
Scale of Plot:	1:1250

Report Item No:2

APPLICATION No:	EPF/2917/18
SITE ADDRESS:	Ivy House Coopersale Lane Theydon Bois Epping Essex CM16 7NT
PARISH:	Theydon Bois
WARD:	Theydon Bois
APPLICANT:	Mr Neil Young
DESCRIPTION OF PROPOSAL:	Proposed entrance wall and gates.
RECOMMENDED DECISION:	Grant Permission (With Conditions)

Click on the link below to view related plans and documents for this case:

http://planpub.eppingforestdc.gov.uk/NIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=616613

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 Prior to any above ground works, full details of both hard and soft landscape works (including tree planting) and implementation programme (linked to the development schedule) shall be submitted to and approved in writing by the Local Planning Authority. These works shall be carried out as approved. The hard landscaping details shall include, as appropriate, and in addition to details of existing features to be retained: proposed finished levels or contours; means of enclosure; car parking layouts; other minor artefacts and structures, including signs and lighting and functional services above and below ground. The details of soft landscape works shall include plans for planting or establishment by any means and full written specifications and schedules of plants, including species, plant sizes and proposed numbers /densities where appropriate. If within a period of five years from the date of the planting or establishment of any tree, or shrub or plant, that tree, shrub, or plant or any replacement is removed, uprooted or destroyed or dies or becomes seriously damaged or defective another tree or shrub, or plant of the same species and size as that originally planted shall be planted at the same place, unless the Local Planning Authority gives its written consent to any variation.

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 Services – Delegation of Council functions, Schedule 1, Appendix 1.(3c)

Description of Site:

The application site is situated along the western edge of the boundary of Blunts Farm with the curtilage of Blunts Chase, a dwellinghouse. It is accessed directly off Coopersale Lane by a private drive that also provides access to a recently completed replacement house known as Blunts Farmhouse, together with lower lying land and redundant agricultural buildings to the north of the site. A brick entrance feature wall and gates is in the process of being erected at the entrance to the drive off Coopersale Lane.

The site falls within land designated as Green Belt. Coopersale Lane is designated a Protected Lane on the proposals map of the adopted Local Plan.

There is a preserved tree adjacent to the entrance wall under construction.

Description of Proposal:

Proposed entrance wall and gates

Relevant History:

EPF/2169/18 Retention of landscaping comprising artificial turf and decking, footpath and proposed entrance wall and gates. Refused.

The above application was refused for a number of reasons. In relation to the entrance wall and gates, that was refused to the proposed height of the gates being high.

Policies Applied:

Adopted Local Plan:

CP2	Protecting the quality of the rural and built environment
DBE9	Loss of Amenity
DBE10	Design of Residential Extensions
GB2A	Green Belt

NPPF:

The Revised National Planning Policy Framework (NPPF) has been published as of 24th July 2018. Paragraph 213 states that existing policies should not be considered out-of-date simply because they were adopted or made prior to the publication of this Framework. Due weight should be given to them, according to their degree of consistency with this Framework (the closer the policies in the plan to the policies in the Framework, the greater the weight that may be given).

Epping Forest District Local Plan (Submission Version) 2017:

On 14 December 2017, full Council resolved that the Epping Forest Local Plan Submission Version 2017 be endorsed as a material consideration to be used in the determination of planning applications and be given appropriate weight in accordance with paragraph 48 of the NPPF.

Paragraph 48 of the NPPF provides that decision-takers may give weight to relevant policies in emerging plans according to:

- The stage of preparation of the emerging plan (the more advanced the preparation, the greater the weight that may be given);
- The extent to which there are unresolved objections to relevant policies (the less significant the unresolved objections, the greater the weight that may be given); and
- The degree of consistency of the relevant policies in the emerging plan to the policies in the NPPF (the closer the policies in the emerging plan to the policies in the NPPF, the greater the weight that may be given).

In general terms it is considered that the Submission Version of the Plan is at an advanced stage of preparation and the policies are considered to be consistent with the NPPF. As regards unresolved objections, some policies within the Submission Version have more unresolved objections than others. All of these factors have been taken into consideration in arriving at the weight accorded to each of the relevant policies in the context of the proposed development listed below:

SP1	Presumption in Favour of Sustainable Development
DM9	High Quality Design
DM10	Housing Design and Quality
DM5	Green Belt

Consultation Carried Out Summary of Representations Received

Number of neighbours Consulted: 2

Responses received: No responses received

Parish Council: OBJECTION due to combined height of the proposal. Would result in appropriate development and urban in design. Although height of gates and pillars has been reduced compared with refused scheme under EPF/2169/8, it is has little effect on the solid appearance of the structure now proposed.

Height of proposal would obscure hedging/any landscaping.

Main Issues and Considerations:

The main issues to be considered with this application relates to design and impact on neighbour living conditions. It would have an impact in Green Belt terms.

Design

The proposed boundary treatment would be 1.8m at its highest point and 1m at its lowest. It comprises of a red brick wall with brick pillars on both sides and a metal railing /entrance gate in the middle. Hedging is proposed and the Tree Team at the Council have no objection regarding the development proposal subject to conditions regarding provision of soft landscaping and tree protection. The proposal has been reduced in height and subject to a robust landscaping scheme to be submitted to the Local Planning Authority for its approval, the proposal would maintain the rural character of the locality.

Green Belt

The proposed boundary wall would not undermine the openness of the Green Belt due to its overall height and due to the soft landscaping proposed. The level of landscaping shown on the plans is indicative and can always be increased and refined as part of a soft landscaping scheme to be conditioned as part of this proposal.

Living Conditions of neighbours

The proposal would by reason of its nature and siting, not adversely affect the amenities enjoyed by the inhabitants of adjoining occupiers.

Conclusion:

The proposed development is acceptable for reasons outlined above is and accordingly recommended for approval.

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: Sukhdeep Jhooti
Direct Line Telephone Number: 01992 564 298***

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