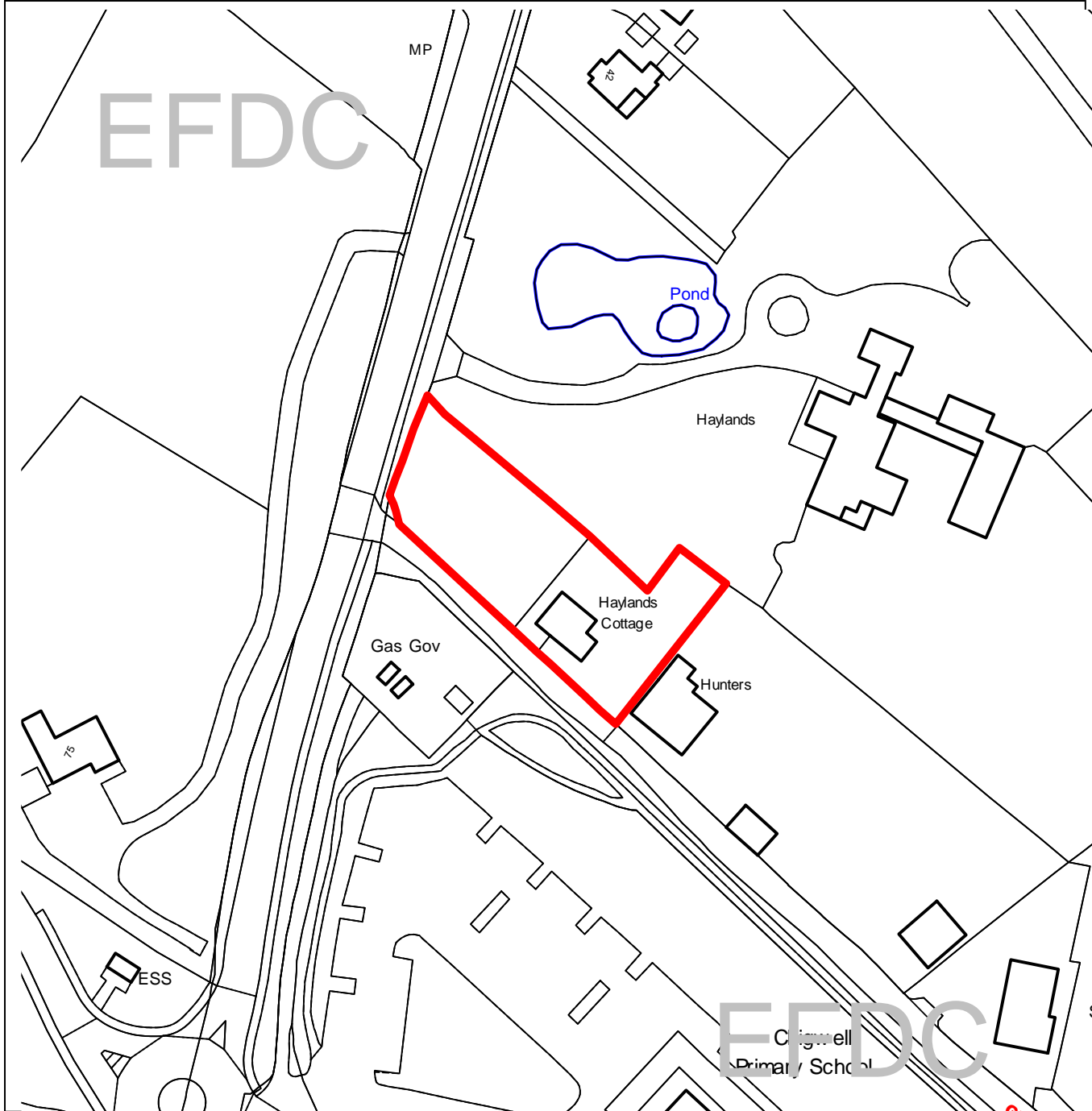




Epping Forest District Council



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| | |
|---------------------|-------------------------------------------------|
| Application Number: | EPF/2649/19 |
| Site Name: | Haylands Cottage Green Lane Chigwell IG7 6DN |
| Scale of Plot: | 1:1250 |

Report Item No: 12

| | |
|---------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------|
| APPLICATION No: | EPF/2649/19 |
| SITE ADDRESS: | Haylands Cottage Green Lane Chigwell IG7 6DN |
| PARISH: | Chigwell |
| WARD: | Chigwell Village |
| APPLICANT: | Mr Harm Jittla |
| DESCRIPTION OF PROPOSAL: | Proposed conversion of existing garage with first floor extension above, single storey side extension, new front porch and loft conversion with rear dormer. |
| 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=630035

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 The development hereby permitted will be completed and retained strictly in accordance with the approved drawings numbers: 2019/006/01, 02, 03, 04A, 05, 06, 07A, 08 & 09
- 3 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.
- 4 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015, as amended, (or any other order revoking, further amending or re-enacting that Order) no development generally permitted by virtue of Classes A, B, C & E of Schedule 2 to the Order, shall be undertaken without the prior written permission of the Local Planning Authority.

This application is before this Committee since the recommendation is for approval contrary to an objection from a Local Council and at least one non-councillor resident, on planning grounds material to the application (Pursuant to The Constitution, Part 3: Scheme of Delegation to Officers from Full Council).

Description of Site:

The proposal relates to a two-storey detached property located on the edge of Chigwell village but in a residential area. The site and surrounding land are located within the Metropolitan Green Belt.

Description of Proposal:

Proposed conversion of existing garage with first floor extension above, single storey rear extension, new front porch and loft conversion with two rear dormers.

Relevant History:

EPF/2040/09: - First floor extension above existing garage, including new pitched roof. (Revised application) Granted Permission 22/12/2009

EPF/2159/19: - First floor extension above existing garage, including new pitched roof. (Revised application) Granted Permission 23/10/2019

EPF/2428/19: - Application for a Lawful Development Certificate for a Proposed construction of a timber framed garden room. Granted Permission 03/12/2019

Planning Policy:

Development Plan Context

Local Plan (1998) and Alterations (2006)

Section 38(6) Planning and Compulsory Purchase Act 2004 requires that planning applications should be determined in accordance with the development plan unless material considerations indicate otherwise. The Development Plan currently comprises the Epping Forest District Council Adopted Local Plan (1998) and Alterations (2006).

The following policies within the current Development Plan are considered to be of relevance to this application:

CP2 Protecting the quality of the rural and built environment
DBE9 Loss of Amenity
DBE10 Residential Extensions
HC6 & HC7 Development within Conservation Areas

National Planning Policy Framework (NPPF) (February 2019)

The revised NPPF is a material consideration in determining planning applications. As with its predecessor, the presumption in favour of sustainable development remains at the heart of the NPPF. Paragraph 11 of the NPPF provides that for determining planning applications this means either;

- a) approving development proposals that accord with an up-to-date development plan without delay; or
- b) where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date, granting permission unless:
 - i. the application of policies in the NPPF that protect areas or assets of particular importance provides a clear reason for refusing the development proposed; or
 - ii. any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in the NPPF taken as a whole

The presumption in favour of sustainable development does not change the statutory status of the development plan as the starting point for decision making, but policies within the development plan need to be considered and applied in terms of their degree of consistency with the Framework.

Epping Forest District Local Plan Submission Version (LPSV) (2017)

Although the LPSV does not currently form part of the statutory development plan for the district, on 14th December 2017 the Council resolved that the LPSV be endorsed as a material consideration to be used in the determination of planning applications.

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).

The LPSV has been submitted for Independent Examination and hearing sessions were held on various dates from February 2019 to June 2019. On the 2nd August, the appointed inspector provided her interim advice to the Council covering the substantive matters raised at the hearing and the necessary actions required of the Council to enable her to address issues of soundness with the plan without prejudice to her final conclusions.

The following policies in the LPSV are considered to be of relevance to the determination of this application, with the weight afforded by your officers in this particular case indicated:

| Policy | Weight afforded |
|------------------------------------------------------|-----------------|
| SP1 Presumption in Favour of Sustainable Development | Significant |
| DM4 Green Belt | Significant |
| DM9 High Quality Design | Significant |
| DM10 Housing Design and Quality | Significant |

Summary of Representations:

Number of neighbours consulted: 2
Site notice posted: No

Amended plans were received and a re-consultation took place.

ENVIRONMENTAL PROTECTION AND DRAINAGE TEAM: - No objection

CHIGWELL PARISH COUNCIL – Objection – the proposed development is situated within the confines of the Metropolitan Green Belt. The proposal does not appear to demonstrate the requisite special circumstances that would allow such development within the Green Belt.

OCCUPIER OF BOWLANDS MANOR, 48 CHIGWELL ROAD: - objection: would prefer if the roof windows were facing the other way around instead of overlooking my property and privacy.

OCCUPIER OF HUNTERS, GREEN LANE, CHIGWELL: - objection: to the amended plans, the loft extension will impede the view from my study window which overlooks the property (especially the cedar tree) which would be blocked by the extension. The existing 'room' closest to our property was called the shed by the previous owners who used it as a guestroom and storage space and built it without planning when they decided not to use the planning permission they had received for the other side of the house. This had no planning permission. The new owners wish

to turn this into a living room and extend it significantly. This would have a significant impact on our quality of life as it would be adjacent to 3 of our 4 bedrooms. We were told that the neighbours plan to entertain a lot with considerable noise. The extension could affect drainage as water flows towards them and they have had a flood in the past and the land our side of the fence sometimes gets very waterlogged. This is out of keeping with the property and is an excessive enlargement of this property in addition to that previously approved.

Planning Considerations:

Amended Plans

Since the original submission, the roof dormer has been revised to show two separate dormers to break up the dominance of the dormer in the roof profile.

Green Belt

The National Planning Policy Framework explains that the fundamental aim of Green Belt Policy is to prevent urban sprawl by keeping land permanently open and that the essential characteristics of Green Belts are their openness. One of the purposes of including land within the Green Belt is to safeguard the countryside from encroachment.

Inappropriate development is, by definition, harmful to the Green Belt and should not be approved except in very special circumstances. When considering any planning application, local planning authorities should ensure that substantial weight is given to any harm to the Green Belt. 'Very special circumstances' will not exist unless the potential harm to the Green Belt by reason of inappropriateness, and any other harm resulting from the proposal, is clearly outweighed by other considerations. A local planning authority should regard the construction of new buildings as inappropriate in the Green Belt. Exceptions to this are:

The extension or alteration of a building provided that it does not result in disproportionate additions over and above the size of the original building;

The original property has a volume of 216 cubic metres. The existing extensions to the property amount to 90 cubic metres. The proposed development would add an additional 123 cubic metres. This results in an increase to the original floor area of 98%. This would result in extensions above the size of the original house. However due to the position and size of the overall extensions this particular proposal would not be considered disproportionate to the original dwelling as the extensions have been designed to be within the existing footprint of the property.

The proposals would be not be highly visible from within the street scene, the property is set back from the street and therefore views of the extensions would be limited. As such the extensions are considered to have a very limited impact on the openness of the Green Belt due to the development being contained within the existing envelope of built development and would be seen in the context of the existing cottage.

The proposal complies with the requirements of the NPPF, Policy GB2A of the Epping Forest District Local Plan (1998) and policy DM4 of the Epping Forest District Local Plan (Submission Version) 2017 is in line with the NPPF.

Character and Appearance

The proposed conversion of the garage and first floor rear extension is acceptable in this location. The design of the extension would respect and be in keeping with the roof of the original dwelling and would be set down from the main roof. The single storey rear extension and proposed front

porch would not over dominate the property and would be in keeping with the surrounding area. The proposed design of the rear dormers is acceptable in terms of their scale and set in from all sides and edges of the main roof, so it is considered that the dormers would be in keeping with the property and surrounding area.

Overall the proposed development is of a scale, width and bulk that would not unduly dominate the character or appearance of the existing dwellinghouse and therefore, would be acceptable in terms of design. It therefore complies with policies DM9 and DM10 of the Local Plan Submission Version 2017 and the current adopted Local Plan policies CP2 and DBE2.

Impact on neighbouring amenity

The neighbouring property at Hunters Green benefits from single storey rear extensions and a number of roof dormers. The proposed side/rear extension would be located on the boundary with Hunters Cottage, the proposed extension would be located 0.75m away from the flank wall of Hunters Green, but this existing extension would still extend 3.7m beyond the proposed extension. The existing side dormer at Hunters Green overlooks the application site and the proposal for the dormers to the rear roof slope would face the rear gardens and the land beyond the rear of the site.

Given the location of the proposed extensions there would be no material impact on the amenities of any nearby residents. The proposed extensions would be served by a large area of private amenity space and more than enough amenity space would be retained for use by occupiers of Haylands Cottage

Objections Addressed

The objections raised have been noted and are addressed in the report above.

Conclusion:

The proposed development would be acceptable for reasons outlined above and comply with relevant planning policy and guidance.

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: Natalie Price
Direct Line Telephone Number: 01992 564718***

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