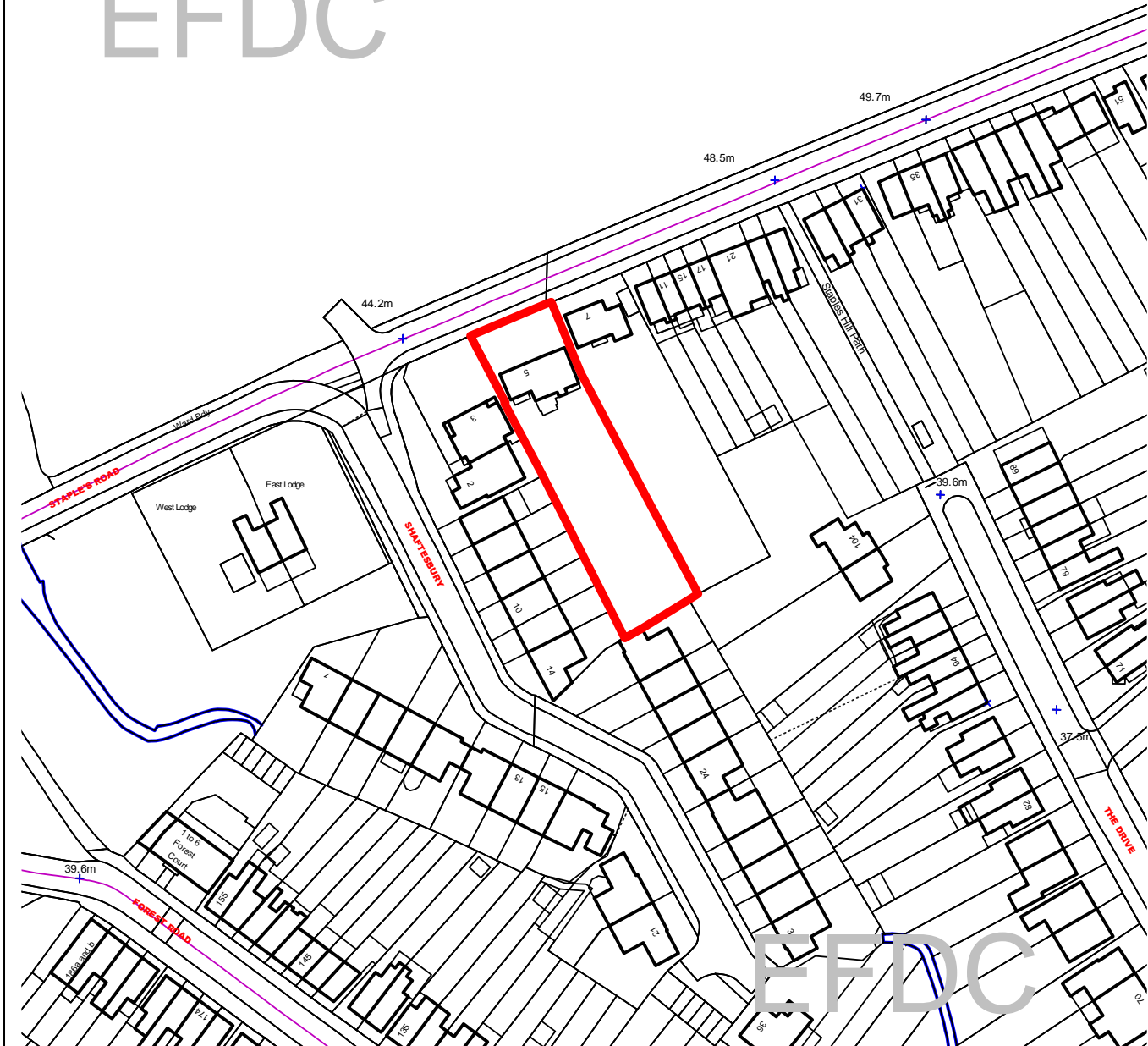




Epping Forest District Council

EFDC



Unauthorised reproduction infringes
Crown Copyright and may lead to
prosecution or civil proceedings.

Contains Ordnance Survey Data. ©
Crown Copyright 2013 EFDC License No:
100018534

Contains Royal Mail Data. © Royal Mail
Copyright & Database Right 2013

Application Number:	EPF/2486/19
Site Name:	5 Staples Road Loughton IG10 1HP
Scale of Plot:	1:1250

Report Item No: 11

APPLICATION No:	EPF/2486/19
SITE ADDRESS:	5 Staples Road Loughton IG10 1HP
PARISH:	Loughton
WARD:	Loughton St Marys
APPLICANT:	Mr Matthew Wood
DESCRIPTION OF PROPOSAL:	Ground and lower ground floor rear renovation and extension.
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=629415

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: EO.1, EO.2, EO.09, E1.0, E1.3, E2.0, PO.2, PO.09, P1.0, P2.0 and P3.4
- 3 Samples of the types and colours of the external finishes shall be submitted to and approved by the Local Planning Authority in writing prior to their use on site. The development shall be implemented in accordance with such approved details. For the purposes of this condition, the samples shall only be made available for inspection by the Local Planning Authority at the planning application site itself.
- 4 The development hereby approved shall not be implemented until a Basement Impact Assessment is submitted and approved by the Local Planning Authority, in writing, prior to the commencement of the development. The development shall be implemented in accordance with any agreed recommendations.
- 5 Prior to preliminary ground works taking place, details of surface water disposal shall be submitted to and approved in writing by the Local Planning Authority. The development shall be implemented in accordance with such agreed details.
- 6 All material excavated from the below ground works hereby approved shall be removed from the site unless otherwise agreed in writing by the Local Planning Authority.

7

Wheel washing or other cleaning facilities for vehicles leaving the site during construction works shall be installed and utilised to clean vehicles immediately before leaving the site. Any mud or other material deposited on nearby roads as a result of the development shall be removed.

Reason:- To avoid the deposit of material on the public highway in the interests of highway safety, in accordance with policy ST4 of the adopted Local Plan and Alterations 1998 & 2006, policy T1 of the Local Plan Submission Version 2017, and the NPPF 2019.

At the Group Leaders' Meeting of 24 June 2020 it was decided that for the duration of the coronavirus pandemic, no member site visits would be conducted. Therefore, any planning application deferred for a site visit by an Area Planning Sub-Committee would be automatically referred to the District Development Management Committee (DDMC) for determination.

Since this application was referred for a site visit at the Area Planning Sub-Committee South meeting of 3 June 2020, prior to the above decision being made, members were given the option at Area Planning Sub-Committee South on 01 July 2020 for this application to be either referred up to DDMC or brought back to the next Area Planning Sub-Committee South for consideration and determination.

On this particular planning application the applicant has appealed to the Planning Inspectorate against non-determination. Therefore, the Council is no longer able to determine this planning application. Nonetheless, this application is to be reconsidered at this Committee meeting and any comments made by members will be reported back to the Planning Inspectorate.

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).

Application Ref: - EPF/2486/19

Address: - 5 Staples Road, Loughton, IG10 1HP

Proposal: - Ground and lower ground floor rear extensions and including alterations to the rear of the site.

Site and Surrounding

The site is a four story detached house located in Staples Road Conservation area. The building is not listed but is recognised as a 'Key Building of Townscape Merit' in the Staples Road Conservation Area Character Appraisal. The neighbouring properties at Forest Villa, 7 Staples Road and Shaftsbury Retreat House, 3 Staples Road are Locally Listed Buildings. The site is not a listed building; but is located within the Staples Road Conservation Area.

Description of proposal:

Planning permission is sought for a **single storey ground and lower ground rear extension** this measures 4.2m deep, 9.2m wide at lower ground level reducing to 4.1m wide at ground floor level, 4.5m high (with flat roof) at ground floor level, reducing to 2.5m (at lower ground floor) with a flat roof. Proposal includes an outdoor extension extending 2.0m deep (from proposed lower ground floor, 2.0m in high and 5.2m wide. Other rear alterations include an increase in the width of the balcony from 2.2m wide to 3.7m, increase of the rear first floor window and a new side access door.

Relevant History:

EPF/0841/94 Two storey rear and first floor side extension- Granted

Relevant Policies:

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- Design of Residential Extensions

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:

DM9 – High Quality Design

DM10 – Housing Design and Quality

Summary of Consultations and Representations

Conservation Officer:- The existing rear extension does not complement the existing house. The style of the proposed extension with a flat roof is considered to be acceptable. The finishes of the extension will achieve a quality scheme. The top of the extension has been finished with parapet walls to conceal the roof. No fascia/soffits would be visible.

Parish Council: - Objects on the grounds that this would be out of keeping with the property, which is in the Staples Road Conservation Area. Members are concerned the proposal has the potential to cause flood risk to neighbouring properties. The committee believes that it would be unsafe and unsound to grant this application, by virtue of the increase of cubic capacity of this building and the possible greater number of occupants living there. A member of the committee would not be willing to attend Committee having nothing further to add.

Loughton Residents Association: - We object to this application. The proposed extension is wholly out of keeping with this style of property and the Staples Road Conservation Area. It will impact on the setting of the adjacent locally listed buildings and the amount of glazing would have a detrimental visual impact on the setting of the buildings particularly in the evening when the lights are on. If the District Council is minded to approve the application we ask for conditions as follows: Materials to match existing and a Flood risk assessment.

Occupiers of Forest Villa 7 Staples Rd:- Although the alterations proposed are relatively minor, we are worried about the planned changes of level. The area proposed to be excavated by about 5ft has been flooded 3 times in the last 20 years from endemic failure of Thames Water infrastructure, and construction of a living space there will deviate the course of any future water ingress. These plans would probably also transfer much of the activity of the household at no. 5 right over to our side of the house, especially because of the insertion of a new exterior door into the narrow side passage, which is currently unused. We do also question whether the shape and appearance of the cube-like extension with metal windows is congruent with its situation between two locally listed buildings, and should be attached to a building of townscape merit, where the backs of the houses are visible when looking into the conservation area from adjacent gardens. Intensification of use directly opposite the Special Area of Conservation might also be undesirable.

Planning Considerations:

The main issues arising from this proposal relate to the design, appearance and impacts on the Conservation Area and Impact on the amenity of neighbouring residents.

The proposed design would not have any detrimental impact on the appearance of the dwelling as it would integrate with the host building in terms of the design and size. The proposed extension would be entirely contained to the rear of the property and not visible from Stables Road. The proposed extension would be in keeping with the character and appearance of the property and would not detract from the Staples Road Conservation Area.

There is currently a ground and lower ground floor extension that does not complement the existing house. The proposal would increase the depth of the extension at ground floor by 0.6m and the lower ground floor by 4.0m (including the outdoor enclosure). The lower ground floor extension would be located 1.5m from the boundary with no. 7, however due to the set forward position of the no.7 from no.8, There would be no harm to the amenities of neighbouring occupiers in terms of outlook, light or privacy. The proposal would be located 7m from the flank wall of no.3 and due to same increase in depth to this side of the extension there would be no impact on the amenities enjoyed by the occupiers of no.3.

The style of the proposed extension with a flat roof is considered to be acceptable by the Conservation Officer. The finishes of the extension will achieve a quality scheme and the top of the extension has been finished with parapet walls to conceal the roof.

The residential properties to the south would be able to view the extension, but nonetheless the new extension would not be considered significantly more harmful than that which exists presently due to windows located on the rear elevation. The proposed addition in a relatively constrained setting is not considered to adversely impact neighbours in terms of loss of light or cause an increase sense of enclosure or loss of outlook.

Response to Objections:-

The site is not located within a Flood Zone and therefore it would be unreasonable to request a flood zone assessment. The flood stream nearest to the site is 70m south west of the site. However, due to the excavation of the lower ground floor a Basement Impact Assessment will be required and can be conditioned to ensure that the development does not give rise to ground water flooding in the surrounding area.

Conclusion:

The proposed extension is considered to preserve and enhance the character and setting of the Conservation Area and is visually acceptable within the character and appearance of the wider area. The proposed development is not considered to result in any significant harm to neighbouring amenity and therefore would comply with the relevant policies contained within the adopted Local Plan, the Epping Forest District Local Plan (Submission Version), and the guidance contained within the NPPF.

It is recommended that planning permission be **Granted subject to conditions.**

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