

Delegated Report

EPF/1167/19

27 Mount Peasant Road, Chigwell

Description of Site:

The application site is a two storey semi-detached dwelling located on the north eastern side of Mount Pleasant Road in Chigwell. The subject dwelling is not a listed building and is not located within a conservation area. Its rear garden, however, is adjacent to the Metropolitan Green Belt.

The property lies on land which has a slight slope from north to south and, as outlined below, it has had side and rear two storey extensions.

Description of Proposal:

This proposal seeks permission for the demolition of the front porch and rear extension; new front extension (ground and first floor), new single storey and part double storey rear extensions with associated roof works and roof lights.

Relevant Planning History:

EPF/1925/17 - Demolition of existing single storey rear extension, proposed new single storey rear extension to 6.0m depth across two-thirds of rear of property. 26-07-2017 - Grant Permission (With Conditions)

EPF/1324/17 - Erection of full width rear ground floor extension. 30-05-2017 - Grant Permission (With Conditions)

EPF/1543/75 - Two storey side extension. 24-11-1975 - Grant Permission (With Conditions)

EPF/0660/75 - Two storey side and rear extensions. 09-05-1975 Grant Permission (With Conditions)

Policies Applied:

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 (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.

In addition to paragraph 11, the following sections of the NPPF are considered to be of relevance to this application:

Section 12.

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

Although the LPSV does not currently form part of the statutory development plan for the district, on 14 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. The appointed Inspector has indicated an intention to provide advice to the Council by 12 July 2019; this advice will be given without prejudice to the Inspector's 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
DM9 - High Quality Design	Significant
DM10 - Housing Design and Quality	Significant

Consultations Carried Out and Summary of Representations Received:

Number of neighbours consulted: 4

Responses received: no representations have been received from the neighbours

Site notice posted: N/A

Parish/ Town Council: The Parish Council has objected. Their comments are summarised below:

- The proposal will result in a terracing effect,
- It will have a detrimental impact on the neighbouring properties and will cause loss of light,
- The single storey extension is too excessive.

Planning Considerations:

The main issues for consideration in this case are:

- a) The impact on the character and appearance of the locality;
- b) The impact on the living conditions of neighbouring amenities;

Character and appearance:

The proposed two storey front extension will be brought forward to the front line of the existing porch and will result in significant alterations to the roof. The roof form which is set back on this section of the dwelling will be compromised as the proposed roof will be flush at the front elevation. This will unbalance the appearance of the pair of semi-detached dwellings and will result in a terracing effect. This, in turn, will have a detrimental impact on the character and appearance of the subject dwelling as well as the street scene. This part of the proposal therefore does not comply with policy DBE10 of the Epping Forest District Local Plan (1998) and Alterations (2006) and policy DM9 of the Epping Forest District Local Plan Submission Version 2017.

The proposed first floor rear extension is minimal in size and will be an infill and therefore will be a subservient addition to the existing arrangement. This part of the proposal will not cause any harm to the character of the building.

The proposed rear extension will have a depth of 5.4 metres and will be up to the boundary on the south east elevation. It will have a width of 8.2 metres and a height of 2.9 metres. It will have a flat roof with 2 no. roof lights. It will have bi-fold doors on its rear elevation and no windows on its flank elevations. As outlined above, the property has previously been

extended to the side and rear. By adding another large extension at the rear, the cumulative additions to the subject dwelling will cause harm to the character of the building. The proposed rear extension, combined with what has previously been added to the building, will result in an unacceptable form of development which will not be subservient to the host dwelling. This part of the proposal therefore does not comply with policy DBE10 of the Epping Forest District Local Plan (1998) and Alterations (2006) and policy DM9 of the Epping Forest District Local Plan Submission Version 2017.

Living conditions of neighbours:

Due to the siting and design, the proposed two storey extension and the rear infill first floor extensions will not cause any harm to any of the neighbouring properties.

The neighbouring property no. 25 is located on the south east elevation of the subject dwelling. The proposed ground floor extension, in combination with the previous two storey extension (rear element), will result in a depth that will cause an unacceptable impact on the ground floor habitable window in terms of outlook. The proposed rear extension, in combination with the previous extension which is up to the boundary, will cause a sense of enclosure and loss of light in the afternoon to the habitable window and the patio area of no. 25. It is therefore considered that the proposed rear extension will not comply with policy DBE9 of the Epping Forest District Local Plan (1998) and Alterations (2006) and policy DM9 of the Epping Forest District Local Plan Submission Version 2017.

Conclusions:

For the reason outlined above and below it is considered that planning permission is refused for the above proposal.

The two storey front extension element of the proposal, by reason of its roof form, will create a terracing effect and will unbalance the appearance of the pair of semi-detached dwellings. This will have a detrimental impact on the character and appearance of the subject dwelling and the character of the street scene and would be contrary to policy DBE10 of the Epping Forest District Local Plan (1998) and Alterations (2006) and policy DM9 of the Epping Forest District Local Plan Submission Version 2017.

The proposed rear ground floor element of the proposal, in combination with the previous two storey rear and side extensions, will result in an unacceptable form of development which will not be subservient to the subject dwelling and will harm the character and appearance of the building. This part of the proposal therefore does not comply with policy DBE10 of the Epping Forest District Local Plan (1998) and Alterations (2006) and policy DM9 of the Epping Forest District Local Plan Submission Version 2017.

The proposed rear ground floor element of the proposal, in combination with the previous two storey rear and side extension, will give rise to an overbearing and overshadowing impact on the adjoining property at no. 25. This would be contrary to policy DBE9 of the Epping Forest District Local Plan (1998) and Alterations (2006) and policy DM9 of the Epping Forest District Local Plan Submission Version 2017.