

## **Planning Justification Statement**

**Site at: 2, Chapel View, 90a, Hemnall Street, Epping Brentwood,  
Essex, CM16 4LY**

**Proposed Development: Single-Storey Rear Extension**

### **1.0 The Site and Local Context**

**1.1** The property is detached house situated in a residential street within the urban boundary of Epping and wherein, for planning purposes, the proposed development is acceptable in principle. The property is not a Listed Building or on a local list of valued buildings and the site is not within a Conservation Area. The rear of the house is out of obvious public view.

### **2.0 The Proposal**

**2.1** This planning application is for the construction of a single-storey rear extension in an 'Orangery' style with brick walls incorporating painted timber window framing and doors with generous glazing in the rear-facing elevation and a glazed lantern feature within the roof. An existing conservatory would be removed. The photograph below shows the existing view of the elevation where the proposed 'Orangery' would be attached to the house.



### **3.0 Relevant Planning Policy**

#### **National Level: The National Planning Policy Framework (NPPF) 2019**

**3.1** At paragraph 7 of the NPPF it states that: ***“The purpose of the planning system is to contribute to the achievement of sustainable development.”*** It goes on at paragraph 10 to state that there should be a **“...presumption in favour of sustainable development.”** It then states at paragraph 38 it that: ***“Decision-makers at every level should seek to approve applications for sustainable development where possible.”***

**3.2** The NPPF does not directly address matters of residential extension design or residential amenity but at section 12 it does set out some general, common-sense principles providing basic direction to achieving good design outcomes.

#### **Local Level: Epping Forest District Local Plan (1998) and Alterations (2006)**

**3.3** The following policies of the adopted Local Plan are those that may have relevance, in varying degrees, to consideration of the planning merits of the proposed development. They have been acknowledged in its conception, with the objective being an acceptable degree of compliance as appropriate, in light of all other specific material considerations and circumstances pertaining:

CP1: 'Achieving Sustainable Development Objectives'

CP2: 'Protecting the Quality of the Rural and Built Environment'

CP3: 'New development'

CP4: 'Energy Conservation'

DBE10: 'Residential Extensions'

DBE8: 'Private Amenity Space'

ST6: 'Vehicle Parking'

**3.4** The Council is currently in the process of producing a new local plan (at present it is known as the Epping Forest Local Plan Submission Version) that will guide development for the period up to 2033. In this plan the policies which apply to the application site are, in essence, the latest versions of the existing Local Plan policies. They cover the same/similar themes and have the same/similar

objectives.

**3.5** Essex County Council document '*Parking Standards-Design and Good Practice* (2009)' has been adopted by the Council to inform the application of transport related policies of the Local Plan.

#### **4.0 General Planning Considerations**

**4.1** The proposed extension would be an appropriate response to the architectural appearance of the house. It would be an aesthetically pleasing design form displaying inherent architectural harmony and with this being further enhanced by external materials of construction compatible with those of the existing house. It would not result in disproportionate enlargement of the original house. The essential scale of the house would be unaffected. It would complement the essential form and architectural style of the host house and exhibit subordination and intrinsic proportionality in relation to it. The overall size, appearance and character of the enlarged building would clearly be seen to be just a variation on the theme of and a direct evolution of, the style of the existing building. Any change to the character of the existing house would be incidental, within the parameters of the normal and expected and in no way so radical as to harm public visual amenity or any other planning interest of acknowledged importance.

**4.2** Assessing the effect of the proposed extension on the character and appearance of the locality requires taking into account the full combination of design, size and discrete setting, including all permanent and at least semi-permanent features of the locality such as other buildings, screen structures, distance and orientation to the nearest Public Highway (s), trees and 'layers' of shrubs and hedges which create a complex pattern of screening from different positions and distances surrounding the application site. Taking all these factors into account it is reasonable to conclude that the proposed development, being just variation on the existing domestic theme, would fit into the setting without changing public perception of the environmental quality of the wider locality, much less harm it.

**4.3** The proposed development would neither be large enough nor sited relative to primary habitable room windows and principal outdoor sitting areas at neighbouring and nearby properties—nor have its own windows positioned to cause overlooking—such as to be capable of having effects of material detriment on the immediate outlook, ambient level of natural light or privacy enjoyed by their occupants.

**4.4** Private amenity-space would be partially reduced but would remain of sufficient size and spatial quality to meet the expectations of relevant policy. No trees or vegetation of public amenity value would be affected or lost as a consequence of the proposed development. No protected wildlife species or important wildlife habitats would be adversely affected. Off-street parking provision and the ability to store waste and recycling receptacles would be unaffected. There would be no conflict with relevant policy on any of these issues.

**4.5** The design philosophy which underlies the proposed development is that of improving the functional quality of the site as a family living environment, creating an inherently attractive and architecturally satisfactory enlarged building whilst at the same time avoiding harm to the character and appearance of the wider locality or to the quality of life for the occupants of adjoining and nearby properties. The proposed development has been positively conceived in all aspects to accord with the various protection and other functional expectations of national policy guidance and adopted local policies and guidance referred to in part three of this statement.

## **5.0 Conclusion**

**5.1** When considering the planning merits of the proposed development the Local Planning Authority is respectfully requested to take fair and reasonable account of all material considerations pertaining. The applicant believes that in doing so the proposed development can be seen to comply with the spirit, purpose and objectives of the NPPF and all directly relevant local policies relating to protection of the local environment and no interests of acknowledged planning importance would be harmed by it. This indicates that a grant of planning permission would

be appropriate. The Council is at liberty to impose any conditions it deems reasonable and necessary to ensure satisfactory initial development and satisfactory on-going use of the site.