

<b>APPLICATION No:</b>	EPF/2401/07
<b>SITE ADDRESS:</b>	19 Heath Drive Theydon Bois Epping Essex CM16 7HL
<b>PARISH:</b>	Theydon Bois
<b>WARD:</b>	Theydon Bois
<b>APPLICANT:</b>	Mr & Mrs L Martin
<b>DESCRIPTION OF PROPOSAL:</b>	Second floor extension.
<b>RECOMMENDED DECISION:</b>	Grant Permission (With Conditions)

## 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 Details of the types and colours of the external finishes shall be submitted for approval by the Local Planning Authority in writing prior to the commencement of the development, and the development shall be implemented in accordance with such approved details.

*This application is before this Committee since the recommendation differs from the views of the local council (Pursuant to Section P4, Schedule A (g) of the Council's Delegated Functions).*

### **Description of Proposal:**

Extension on existing flat roof to create extra bedroom. Extension to be 3.2m wide and 3.6m long set back from the front parapet edge of the main roof by 2.4m and rear parapet edge of the main roof by 3.1m. Roof addition to have a flat roof finish.

### **Description of Site:**

One of a pair of semi-detached dwellings on the south-east side of Heath Drive. Unique compared with the surrounding residential area, these two houses are of a distinctive flat roofed design with white external finish, dating from 1920's, in the "art deco" style. The application house has been extended previously at the rear.

### **Relevant History:**

EPF/1162/85 – Single storey rear extension and garage – Granted.  
EPF/1499/87 – 2<sup>nd</sup> floor rear extension and single storey rear extension – Refused.  
EPF/164/88 – 2<sup>nd</sup> floor extension – Refused.  
EPF/449/01 – New 70 degree mansard roof to form 2 bedrooms, shower and w.c for private dwelling house – Refused and Dismissed on Appeal.

## **Policies Applied:**

HC13A – Local List of Buildings

DBE9 – Development not result excessive loss of amenity

DBE10 – Extension complement and, where appropriate, enhance appearance of existing building and street scene.

## **Issues and Considerations:**

The main issues are firstly, the effect of the proposal on the character and appearance of the existing dwelling and the street scene; and secondly, the effect on the living conditions of the residents of neighbouring residential property.

### **1. Character and Appearance**

The application house and the adjoining semi, no. 21, are of a design and visual appearance that distinguishes them from the other properties in the vicinity. They have recently been “locally” listed because of their “art-deco” design, being of special architectural value in the context of the surrounding residential houses.

The previous mansard roof proposal on top of the whole roof would have detracted from its distinctive design and harmed the visual appearance of this dwelling and unbalance this pair of houses. The Planning Inspector quite rightly dismissed the last appeal for this reason.

This proposal is for an extension on top of the flat roof, but it is much slimmer and set well in from the front and rear wall and roof parapet. It is no wider than the existing stair-tower and in fact will be lower, but of the same design. There will be a view from the road and nearby gardens, but not to the extent that it will be visually intrusive to the street scene. The objections to it being overdevelopment are unfounded. The house has been extended before but not previously on the roof. The alteration will change its appearance relative to the other semi at no.17, but the extension is small and proportional, such that the change in the symmetry of the two houses will not be to the detriment of the street scene.

The special character of this pair of houses will not be compromised and the art-deco style remains, such that they remain worthy of local listing.

### **2. Living Conditions of Neighbouring Residents**

The previous appeal for a full mansard roof was judged by the Planning Inspector to not materially harm the living conditions of neighbours by means of overshadowing and overlooking. The proposed windows to the front and rear of the development the subject of the current planning application will be set further back on the roof and be in a smaller extension. With the presence of the parapet roof safeguarding against loss of privacy to houses opposite at nos. 28 – 34 Heath Drive, officers conclude on this matter that the concerns regarding loss of privacy are unfounded. The roof area is also accessible from the stair tower and therefore already in use, but again, if used as a seating area, it would not result in undue loss of privacy.

## **Summary:**

This is a much improved proposal from that previously dismissed on appeal, where previously the appeal was dismissed solely on the grounds of harmful visual impact and not damage to the living conditions of local residents. This is now a slimmer extension and a design in keeping with the appearance of the main house, which will not harm the appearance of the street scene or the

reason for this being a locally listed building. It complies with policies HC13A, DBE9 and DBE10 and is therefore recommended for approval.

### **SUMMARY OF REPRESENTATIONS:**

PARISH COUNCIL – Strongly object, this is one of a unique pair and the proposals will destroy the symmetry to this important building, which is on the local list, and will be detrimental to the street scene.

32 HEATH DRIVE – Object, art-deco 1930's flat roofed house, out of keeping in area of mainly mansard designed houses, site already overdeveloped without adding a roof extension as well, existing rear extension not seen from road and proposal should be viewed in conjunction with this, local listed building to retain original qualities, extension be a very ugly lopsided view from our house and open door for no.17 to do the same and look like 3 storey flats and exaggerate the already outstanding oddity, draw attention to conclusions of Planning Inspectors letter.

36 HEATH DRIVE – Make it look like a two-storey block of flats and adversely affect the wider environment.

30 HEATH DRIVE – Object to second floor bedroom affecting our privacy, visually unbalance if next door do not carry out the same type of extension, set a precedent for any other house to consist of 3 floors, and be out of character.

15 HEATH DRIVE – Will unbalance the pair of houses and be out of keeping with their well-known "sun trap" style, look like a 3-storey building.

17 HEATH DRIVE – Extension seems modest and hardly visible from the street, stair tower of no.19 has been altered and the roof line is not symmetrical and the straight lines of the extension might be an improvement, house not of architectural merit but bedroom would add to its attraction, which we are giving serious consideration to doing.

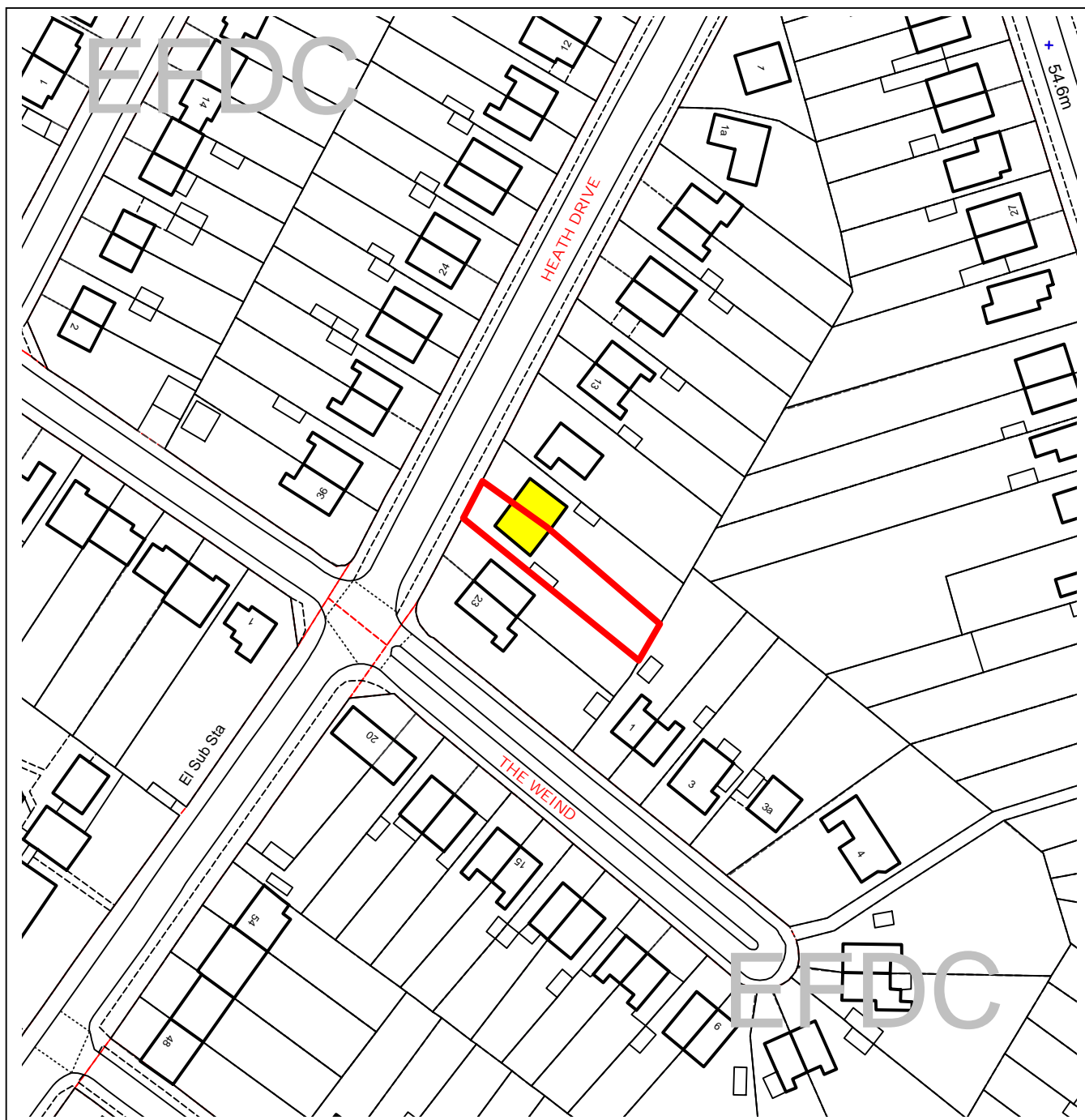
34 HEATH DRIVE – Object: Result in unbalanced/uneven appearance, unacceptable from houses opposite and in street scene.

THEYDON BOIS AND DISTRICT RURAL PRESERVATION SOCIETY – House on Local list and therefore important, but extension is unsympathetic and pair of houses will look lopsided and of unequal height, be overdevelopment and out of character in the street scene, detrimental to this building and neighbouring houses contrary to DBE9.



# Epping Forest District Council

## Area Planning Sub-Committee East



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