

Report to District Development Control Committee

Date of meeting: 5 February 2008

**Subject: Planning Application EPF/2401/07 – 19 Heath Drive,
Theydon Bois – Second Floor Extension**



**Officer contact for further information: N Richardson (ext 4018)
Committee Secretary: S Hill Ext 4249**

Recommendation:

That the committee considers the recommendation of the Area Plans subcommittee East to grant planning permission subject to conditions.

Report Detail

1. This application has been referred by the Area Plans Sub Committee East with a recommendation for approval. There was a split vote at their meeting on 16 January 2008 and the Chairman did not vote. The report to the sub-committee carried a recommendation from officers to grant planning permission and the planning merits of the case are attached.

Planning Issues

2. The debate at the sub-committee meeting centred mainly on the fact that the extension onto this flat roofed, semi-detached, “art-deco” designed house, may imbalance this pair of houses as viewed in the street scene and from the houses opposite. It is also a Locally Listed building and there were objections from some Members that the extension will harm its identified special architectural character.

3. The house and adjoining no.17 are unique “art-deco” houses, distinguishable from the surrounding 1930's built traditional houses that prevail in the road. The extension will extend across the roof but it is slim and set back from the front and rear roof edges and will be behind an existing parapet roof feature. It will continue on from a stair-tower that is already of a similar height on the roof, original to the house. The design relates to the house and no objections were raised by the council's Planning Conservation Officer.

Conclusion

4. Should the Committee grant planning permission it should be subject to conditions requiring matching external materials.