

APPLICATION No: EPF/29/05

Report Item No: 3

SITE ADDRESS:
23 MORGAN CRESCENT, THEYDON BOIS

PARISH: Theydon Bois

APPLICANT: Mr M O'Shea

DESCRIPTION OF PROPOSAL:

Single storey front, and two storey side and rear extensions.

RECOMMENDED DECISION: Grant Permission

1. To be commenced within 5 years.
2. Prior to first occupation of the building hereby approved the proposed window openings in the northwest side elevation facing No. 25 Morgan Crescent shall be fitted with obscured glass and shall be permanently retained in that condition.
3. Materials shall match existing.
4. No further side windows without approval

Description of Proposal:

Consent is being sought for a single storey front extension and a two storey side and rear extension.

Description of Site:

Two storey semi-detached dwelling located on the south west side of Morgan Crescent. The property has been extended previously in the form of a single storey rear extension and first floor side extension in the form of a large dormer window.

Relevant History:

EPF/834/77 - First floor side extension - Approved with conditions
EPF/664/78 - Single storey rear extension - Approved with conditions

Policies Applied:

DBE9 and DBE10 - Residential Development Policies

Issues and Considerations:

The main issues of this application are the potential impact of the development on the amenities of the neighbouring

properties, and the design of the proposal in relation to the existing house and the surrounding area.

Amenity

There would be little impact on the amenity of the neighbouring properties. Both the front and side extensions would be screened from the attached property (No. 21) by the existing house. The rear extension at ground floor would again be screened by the existing rear extension however the first floor rear extension whilst being visible would be set some 4.5m from the nearest first floor window at No. 21 and is not deep enough to cause any detrimental impact in terms of amenity. No objections have been raised by the occupiers at No. 21.

The impact on No. 25 would be minimal. The bulk of the extension is set some distance from the main living area of that property and would in fact project only slightly further than the extended rear of No. 25. The separation between the extension and main bulk of the neighbouring property is sufficient to make this proposal acceptable. The window serving the proposed bedroom four at first floor level facing No. 25 can be conditioned to be obscured (but not fixed shut due to Building Regulations) to avoid a loss of privacy. Complies with DBE9.

Design

Although the extension would alter the appearance of the dwelling when viewed from the front there are a number of dwellings within the vicinity that have been extended in a similar fashion not to the detriment of the street scene. The relocation of the front door from the side to the front is not felt to be so adverse as to justify a refusal and be sustained on appeal.

Furthermore, objections have been raised arguing that the symmetry of the semi-detached properties would be lost. Whilst each application is judged on its own merits this argument is difficult to hold up in light of the extensions approved nearby, especially opposite at No. 14 where a side extension has resulted in a loss of symmetry. Further extensions at Nos. 12 and 10 have resulted in a loss of symmetry of those two properties (albeit not as great as this proposal) with other similar extensions being permitted at Nos. 42 and 61 Morgan Crescent and No. 52 Dukes Avenue.

In terms of a terracing effect being created, the extension is retained 1m clear of the boundary at first floor level, and although the garage extends to the boundary this is only to obtain the necessary width for a garage. The visual gap between dwellings will be retained at first floor and so a terracing effect cannot be quoted and therefore complies with DBE10.

Conclusion:

Despite objections the proposal is considered to comply with the relevant local plan policies and is recommended for approval.

SUMMARY OF REPRESENTATIONS:

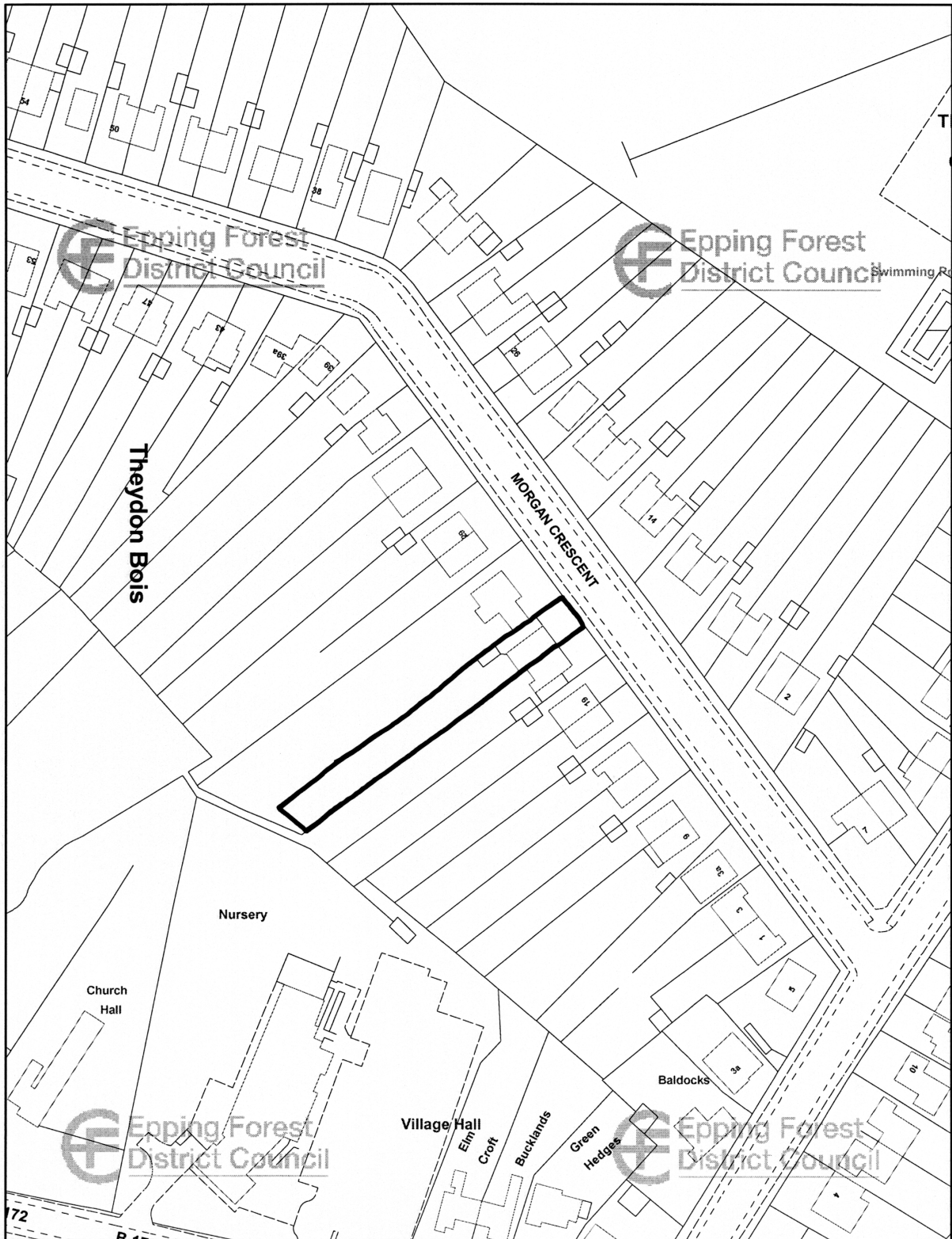
PARISH COUNCIL - Objection - The proposed alterations to this property fundamentally change its character, specifically the relocation of the entrance door from the side to the front, to the detriment of the street scene. Furthermore, we are concerned over the loss of symmetry to this pair of semi-detached houses. The proposal to build up to the boundary wall would also add to a terracing effect of these properties.


10 MORGAN CRESCENT - Terracing effect; ruin the symmetry of the pair of semis; moving entrance door to the front is not in character; this would set an unacceptable precedent detrimental to the street scene; far too many types of extension allowed so some uniformity needs to be introduced.

12 MORGAN CRESCENT - Not in keeping with the scale of these properties and would create a terracing effect detrimental to the area; prefer a walkway to be retained at the boundary.

14 MORGAN CRESCENT - Creation of terracing effect; no walkway; out of scale with No. 21; garage.

18 MORGAN CRESCENT - Change of entrance not in keeping; garage not in keeping; no gap; spoil balance.



 <p> Epping Forest District Council Planning Services Civic Offices High Street Epping CM16 4BZ </p>	<h1>3</h1>	Centre X: 545094.231
		Centre Y: 199289.875
		Width : 225.000
		Angle : .000
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