
APPLICATION No: EPF/97/05

Report Item No: 4

SITE ADDRESS:
25 WOODLAND WAY, THEYDON BOIS

PARISH: Theydon Bois

APPLICANT: Ms A Fitzgerald

DESCRIPTION OF PROPOSAL:

Two storey side and single storey rear extensions, and front porch.

RECOMMENDED DECISION: Grant Permission

1. To be commenced within 5 years.
2. Materials shall match existing.
3. Prior to first occupation of the building hereby approved the proposed window openings in the flank wall shall be fitted with obscured glass and shall be permanently retained in that condition.
4. Balcony not to be formed.

Description of Proposal:

Single storey rear extension to living room and kitchen, side extension with entrance hall, utility room, kitchen at ground level with two bedrooms and study above.

Description of Site:

Semi-detached two storey house located on the north west side of Woodland Way backs onto open countryside. Currently has a single storey conservatory/lean-to on the rear of the house. Previously had a detached garage and outbuilding in the rear garden which has recently been demolished.

Relevant History:

Two storey side and rear extension application - Withdrawn 21.6.04.

Policies Applied:

Residential development policies DBE9 and DBE10.

Issues and Considerations:

The main issues in relation to this application concern the design of the extensions and the possible effect on the amenities of neighbours and the area as a whole.

The scheme is well designed and the proposal includes the provision of pitched roofs over the side extension which reflect the character of the original dwelling. The side extension accords with the design advice contained in the adopted Local Plan in that a metre gap is to be retained between the addition and the site boundary. In addition the proposal entails moving the "front door" from the side of the house to face the road. Although not a characteristic of this style of house there is no fundamental objection to such a proposal which does not look unattractive.

Comments have been made by the Parish Council and neighbours that the proposal would result in the loss of symmetry between the pair of semi-detached houses. Whilst this cannot be denied there are a number of similar houses on the estate which have been extended in a similar fashion and have been approved by this Council. These include properties in Dukes Avenue and in Morgan Crescent and establish a precedent for alterations to houses which affect the balance and appearance in the street scene.

The side extension will align with the side boundary with No. 27 Woodland Way. This has a lean-to garage alongside the dwelling, as a consequence the extension being proposed at No. 25 will not have a detrimental impact on the amenities of that house. The neighbour at No. 27 has commented on the possibility of overlooking from the proposed extension, however the use of obscured glazing in the flank wall windows will prevent such an occurrence and has been agreed by the applicant as being acceptable therefore the imposition of a condition can be considered.

The proposed rear extension will replace that which currently exists. It will be no deeper, and will not project as deep into the rear garden as the extension at No. 23. In these circumstances there will be no adverse impact on the amenities of the adjoining property.

The applicants have previously demolished a detached garage which stood in the rear garden. Alternative garaging provision is not made within the extensions, however adequate parking provision will remain on the front driveway of the property. Consequently the proposal accords with the authority's current parking standards.

The proposals accord with local plan policies therefore the application is recommended for approval.

SUMMARY OF REPRESENTATIONS:

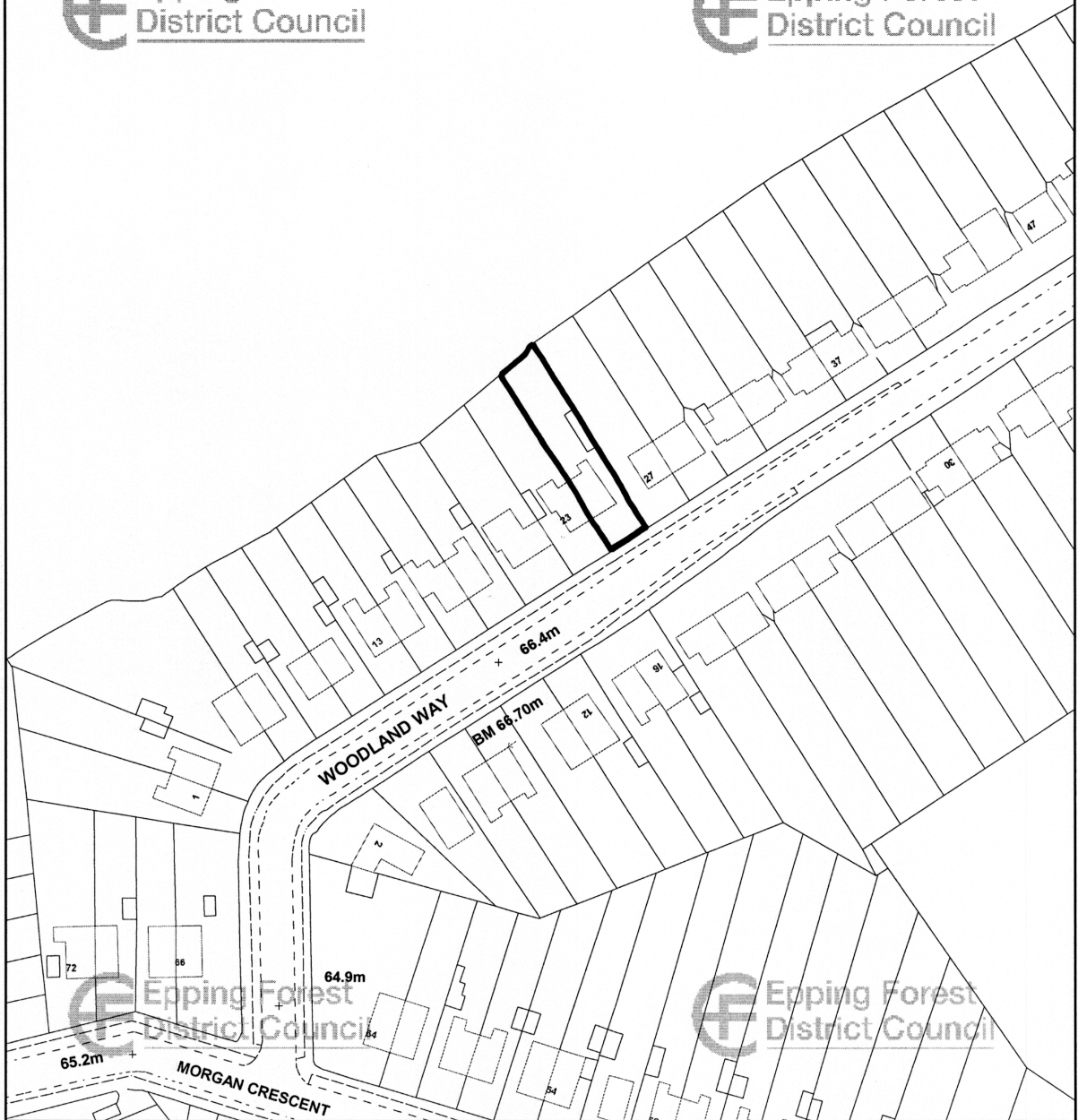
PARISH COUNCIL - Object, the extension will have an overbearing impact on the street scene and destroy the symmetry of the pair of semi-detached houses. We deplore the loss of off-street parking. Out of character with other extensions which have been allowed on similar houses in the locality.
23 WOODLAND WAY - Object, the extension is entirely out of keeping with the chalet style of these properties. It would look completely out of symmetry. The extension will be over the garage drive and will prevent the provision of off-street parking. This will result in more cars having to be parked on the road. Loss of light to No. 27. Turning a 2 bed house into 4 bedrooms is not feasible. Extensions to other properties in

Woodland Way have been carried out sympathetically.

18 WOODLAND WAY - The differences between this submission and the last application are insignificant. If allowed the changes would affect the external appearance of the property and destroy the similarities with other properties in the road.

The loss of the garage is also regretted.

27 WOODLAND WAY - Excessive overdevelopment of the property. It will be overlarge and unrelated to the neighbouring house. Loss of light to this property. Side window will overlook and result in a loss of privacy.



Epping Forest District Council
Planning Services
Civic Offices
High Street
Epping CM16 4BZ

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Centre Y: 199556.237
Width : 225.000
Angle : .000

Scale : 1:1250

Date : 23 Mar 2005

Time : 10:12:58 AM

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