

APPLICATION No: EPF/170/05

Report Item No: 5

SITE ADDRESS:
55 WOODLAND WAY, THEYDON BOIS

PARISH: Theydon Bois

APPLICANT: Mrs J Carrington-Andrews

DESCRIPTION OF PROPOSAL:

Two storey side and part two storey, part single storey 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 first floor flank elevation of the development hereby approved 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:

The proposed side extension would be some 2.7m wide. At the rear it would be sited level with the main wall of the house. At the front, its single storey part would project about 1.0m beyond the main building line of the dwelling, but at first floor it would be recessed some 600mm. It would be finished with a hipped roof.

The single storey rear extension would be some 3m deep, again finished with a hipped roof. The first floor part of the rear extension would be some 2m deep, finished with a small bonnet roof.

Description of Site:

The application site is occupied by a two storey semi-detached house.

Many of the houses in this part of Woodland Way have two storey side extensions separated only by a common side passage, usually about 1.25m wide.

Relevant History:

None.

Policies Applied:

DBE9 - Impact of New Development
DBE10 - Residential Extensions (on amenity, design and appearance)

Issues and Considerations:

The main issues in this application are the effect of the development on the amenities of neighbouring residential properties, and on the character and appearance of the existing building and the street scene. Also relevant is the level of off-street car parking provision for the proposed development.

Apart from a small ground floor element at the front, the proposed side extension would not project beyond the front and rear walls of the adjoining dwelling, No. 57. Moreover, the proposed first floor flank window would serve a bathroom and as such it can reasonably be obscure glazed. Therefore, subject to appropriate conditions, it is considered that the side extension would not cause No. 57 to suffer a material loss of light, outlook or privacy.

The depth of the proposed single storey rear extension is within the parameter of 3m as set out in paragraph 15.72 of the adopted local plan. Given the uniform building lines either side of the site, it is considered that a single storey projection of this depth would not cause either adjoining property to suffer a material loss of light or outlook.

The proposed first floor rear extension is sited centrally on the rear elevation. Moreover, it has a limited depth of some 2m, and its overall height would be somewhat less than that of the existing house. Although at first floor it is considered that this element is a structure of a relatively modest size and bulk that would provide adequate separation to both adjoining houses. Therefore it is considered that it would not cause either of them to suffer a material loss of light or outlook.

As a result, it is considered that the development would not materially harm the amenities of neighbouring residential properties and complies with policy DBE9.

The design of the proposed side extension would reflect the appearance of the existing house. It would maintain a gap of around 1m to the two storey flank wall of No. 57, which is comparable with most other flank separations in this part of Woodland Way. Its design is further improved with the set back at first floor level. Therefore, it is considered that the development would not harm the character and appearance of the existing building and the street scene and thus complies with policy DBE10.

Conclusion

The provisions of the relevant local plan policies are met and approval is recommended.

The representations made have been examined, but they are not sufficient to outweigh the above considerations.

SUMMARY OF REPRESENTATIONS:

PARISH COUNCIL - Object to two storey element at rear which would be an intrusive addition to the detriment of the neighbours and set a precedent for two storeys projecting beyond the rear building line. No objection to principle of two storey side extension.

57 WOODLAND WAY - Side windows should be frosted and comprise of no more openings than one bathroom window; lose light to our kitchen which is already dark from rear extension. No objection to two storey side extension.



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

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Centre X: 545118.897
 Centre Y: 199649.486
 Width : 225.000
 Angle : .000

Scale : 1:1250 Date : 23 Mar 2005 Time : 10:15:32 AM

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