

Report to District Development Control Committee

Date of meeting: 7 October 2008



**Epping Forest
District Council**

Subject: Planning Application EPF/1319/0/8 – Theydon Croft, Theydon Road, Theydon Bois – Demolition of existing single storey extension and erection of part two and part single storey side and rear extension with part attic (revised application).

**Officer contact for further information: N Richardson
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

This application has been referred by the Area Plans Sub Committee East with a recommendation for approval. The report to the sub-committee carried a recommendation from officers to refuse planning permission and the planning merits of the case are attached.

Planning Issues

The debate at the sub-committee meeting centred mainly on the merits of the proposed development in relation to policy GB14A of the Local Plan. The sub-committee felt that having regard to the context of the site in terms of the scale of surrounding development, an exception to the threshold set out in that policy would be justified.

Conclusion

Should the Committee grant planning permission it should be subject to conditions requiring matching external materials and a restriction on the insertion of further side windows and a requirement that those proposed be fixed closed and obscure glazed.