

<b>APPLICATION No:</b>	EPF/1643/05
<b>SITE ADDRESS:</b>	5 Avenue Road, Theydon Bois
<b>PARISH:</b>	Theydon Bois
<b>APPLICANT:</b>	Mr J Warnell
<b>DESCRIPTION OF PROPOSAL:</b>	Roof extension to form first floor accommodation, two storey side extension and rear conservatory.
<b>RECOMMENDED DECISION:</b>	<b>GRANT</b>

**CONDITIONS:**

- 1 The development hereby permitted must be begun not later than the expiration of three years beginning with the date of this notice.
- 2 Prior to first occupation of the building hereby approved the proposed window openings in the flank roof slopes of the development hereby approved shall be fitted with obscured glass, and shall be permanently retained in that condition.
- 3 Materials to be used for the external finishes of the proposed extension, shall match those of the existing building.
- 4 Notwithstanding the provision of the Town and Country Planning General Permitted Development Order 1995 (or of any equivalent provisions of any Statutory Instrument revoking or re-enacting the Order) no windows other than any shown on the approved plan shall be formed at any time in the flank walls of the building hereby permitted without the prior written approval of the Local Planning Authority.

**Description of Proposal:**

A single storey extension, some 5.5m deep and 2.55m wide would be added to the northeastern side of the house. A new first floor would be added to the extended dwelling. The existing shallow pitched roof would be removed and replaced with a structure incorporating both conventional hips and Dutch gables. It would provide first floor accommodation to the property and would be a maximum of 6.1m high to the ridgeline.

A porch some 4m wide and 1.4m deep finished with a hipped roof would be added to the front of the house.

A new pitched roof would be added to an existing garage sited in the front garden.

The submitted drawings also show a conservatory to the rear of the house. This would be some 3m deep, finished with a hipped roof.

## **Description of Site:**

The application site lies within the built up area of Theydon Bois, in a residential neighbourhood. It is occupied by a detached bungalow with a small garage in the front garden. Building lines with the dwelling to the southwest, Woodlea, are generally uniform.

The dwellings on the southeastern side of Avenue Road are all modest, conventional bungalows, whereas those on the northwest side and at the end of the road are two storey houses. Buildings to the northeast fronting the Green are mainly two storeys in height.

## **Relevant History:**

EPF/558/05 for the construction of a first floor roof extension, in order to convert bungalow into house, new garage roof, porch and conservatory was refused in May 2005 for the following reasons:

1. The proposed extension to the roof of the house would, because of its excessive height close to the facing flank wall of Woodlea (which contains three main windows) cause that dwelling to suffer a material loss of light and outlook contrary to policy DBE9 of the adopted Local Plan.
2. The proposed front porch, as a result of its excessively large and inappropriately designed roof, would not reflect the appearance of the front elevation of the house and would dominate views of it from the adjacent public highway. Therefore it would be harmful to the character and appearance of the existing building and the street scene, contrary to policy DBE10 of the adopted Local Plan.

## **Policies Applied:**

DBE9 - Impact of New Development  
DBE10 - Residential Extensions.

## **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.

The main changes to this application, compared to the proposal refused earlier this year, are:

- The current proposal provides for a two storey addition on the northeastern side of the house.
- The overall ridge line of the proposed roof extension is reduced.
- The roof profile of the development is redesigned.
- The design and bulk of the roof to the proposed porch is modified.

As with the earlier application, the depth of the proposed porch would be limited to some 1.4m and it would be sited about 6m from the boundary with Woodlea to the southwest. The conservatory would be deeper, at some 3m and sited about 3m from that boundary. Moreover the new garage

roof would be about 10m away from the common boundary. It is considered that these parts of the development would maintain an adequate separation to and relationship with Woodlea that would not harm its amenities.

As Woodlea lies to the southwest of the application site, it is considered that it would not suffer any loss of direct sunlight from the proposed roof extension. However, the northeastern flank wall of Woodlea contains three main windows, two serving a living room and one to a bedroom. The living room is also partly lit from the front of the house but the side windows provide the main source of daylight and outlook to this room. The bedroom window is the only source of daylight and outlook to that room. The proposed roof extension would increase the height of the application dwelling from about 4.6m to some 6.1m, an increase of some 1.5m, compared to an increase of some 2.6m envisaged in the earlier application. Moreover, the current proposal also involves raising the eaves level facing Woodlea, also by about 1.5m. This additional bulk would be provided some 5.5m from the main windows in the facing flank of Woodlea. It is considered that Woodlea would suffer some loss of daylight to its facing rooms, particularly the living room, and the roof extension would also exclude views of the sky currently available resulting in some loss of outlook. Whilst this is acknowledged, it is considered that, on balance, the effect of the revised development on the daylight and outlook enjoyed by Woodlea is not sufficient to justify refusing planning permission.

N.B. The proposed rooflights facing Woodlea would serve a bathroom and small bedroom and as such it is considered that they could be obscure glazed to prevent any material overlooking of that house.

The proposed addition to the northeastern side of the house would be sited some 1m from the flank boundary and around 30m from the rear of properties facing The Green, as would the new garage roof. Moreover, the proposed rooflights on the northeast roofslope would both serve bathrooms and as such, it is considered that they could be obscure glazed to prevent any material overlooking of those dwellings. As a result, it is considered that the development would not harm the amenities of dwellings facing The Green.

Therefore, it is considered that this application overcomes the first reason for refusal for the earlier scheme and that it would not unduly harm the amenities of neighbouring residential properties, in accordance with policy DBE9.

The new garage roof would improve the appearance of the existing structure and the proposed conservatory has a traditional design and would not be visible from the public highway in The Avenue. The roof proposed to the porch would be much reduced from that envisaged earlier, with modest dimensions and a shallow pitched roof. It is considered that these are significant amendments, which overcome the earlier second reason for refusal.

It is considered that the proposed extension and roof alterations are in the main well designed, although the proposed addition on the northeastern side of the house would to some extent unbalance its appearance. Nonetheless, this element would be finished with a hipped roof, and in overall terms it is considered that the proposed development would, in general, maintain the appearance of a bungalow when viewed from the front, and as such it would not appear as an intrusive feature in the street scene.

Therefore, it is considered that the development would not harm the character and appearance of the existing building and the street scene and now 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**

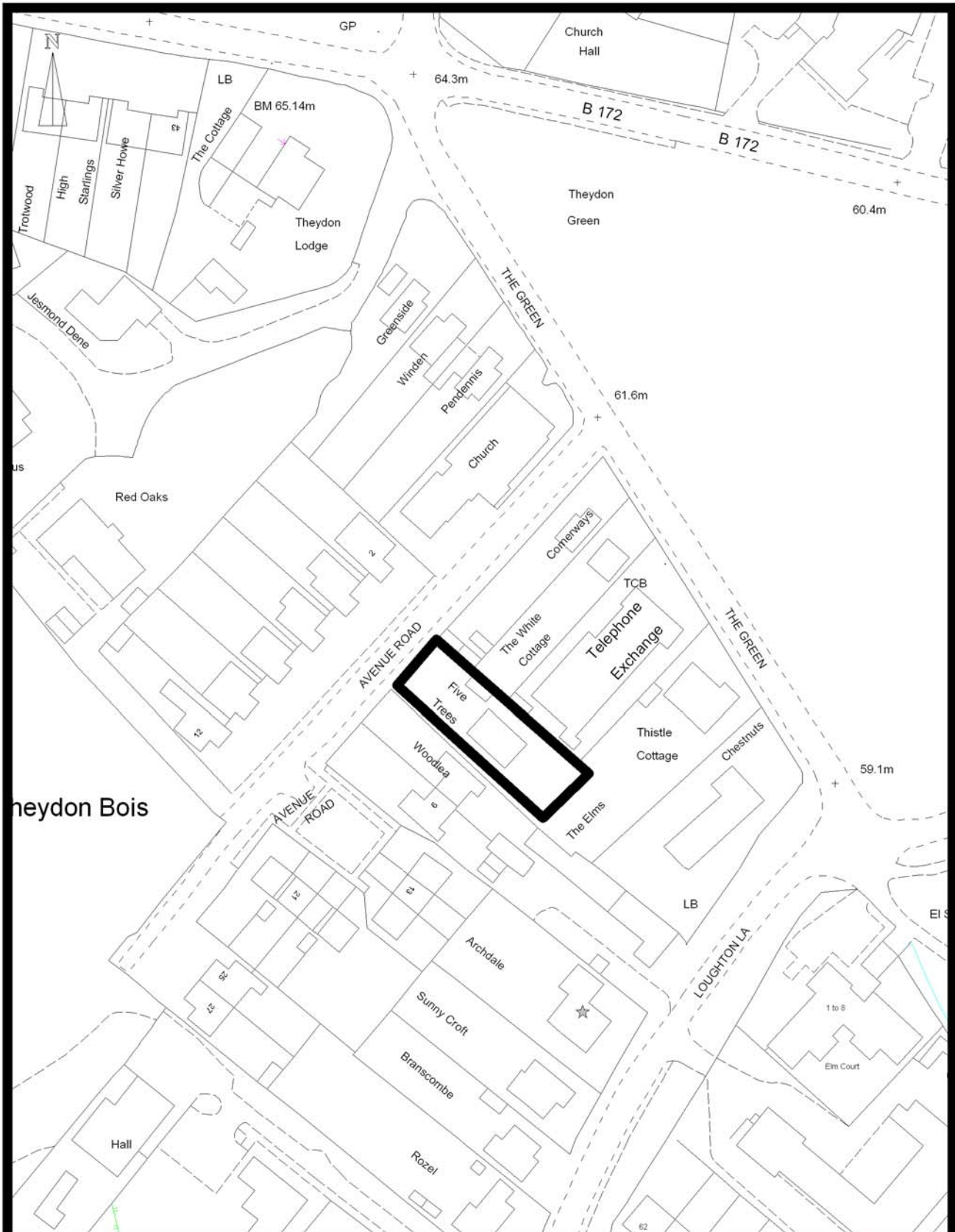
PARISH COUNCIL – Objection. We strongly object to this application as we do not feel that the changes from the earlier application EPF/558/05 are sufficient to address our previous concerns. We still feel that there will be a material loss of light and outlook contrary to DBE9 of the adopted Local Plan, as stated in the previous EFDC reasons for refusal. We think the extension would cause the new building to be visually intrusive to the neighbouring property, contrary to policy DBE10 of the adopted Local Plan – the neighbouring property No. 7 (Woodlea) has side windows into its main living room on the flank wall facing No. 5. As a Parish Council we seek to maintain a balance in the housing stock in the Village and we would very much regret the loss of yet another bungalow. We feel the size of this plot provides ample opportunity to extend the living space of the existing property without the need to create a house of such substantial bulk.

7 AVENUE ROAD - Concerned reading the height of the development. A vertical wall is now proposed. We will lose light from our lounge and two bedrooms. Possible loss of privacy. Concerned regarding the distance between dwellings as shown on the drawings. Concern that dormer windows may be added in the future.

CORNERWAYS, THE GREEN - A house would be out of character. Loss of light to next door bungalow. Domineering development. Loss of outlook to the rear of our house.

THISTLE COTTAGE, THE GREEN – The face of this lovely village is being changed tremendously and there is no need for any unnecessary and unsightly irrelevant changes. Property will be overlooking into our garden infringing our privacy. This extension will change our view across from our property, cutting out the scenery. The extension will destroy the “look” of the existing properties.

THE ELMS, LOUGHTON LANE – Objection. Will increase and overload the private sewer system of 5, 7 & 9 Avenue Road, The Elms and Theydon Gallery, Loughton Lane, which all share the system before it enters the public sewer in Loughton Lane.



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**Item No: 04**  
**Scale: 1:1250**

