

Report to District Development Control Committee

Date of meeting: 19th October 2011



**Epping Forest
District Council**

Subject: Planning Application EPF/1437/11, 40 Forest Drive, Theydon Bois – Side, front and rear extensions and rear dormer addition.

Officer contact for further information: P Onyia Ext4103
Committee Secretary: S Hill Ext 4249

Recommendation:

That the Committee considers a planning application for a site at 40 Forest Drive, Theydon Bois for side, front and rear additions and for a rear dormer addition to the property. It has been referred to this Committee without a recommendation from Area Plans Sub Committee East.

Report Detail

1. (Head of Planning and Economic Development) This application has been referred by the Area Plans Sub Committee East on 14th September 2011. The report to the sub-committee carried a recommendation from officers to grant planning permission subject to conditions. The officer's recommendation to grant planning permission was not supported but the motion to refuse planning permission was also not supported. Members agreed to pass this application up to the parent committee for a decision. A copy of the officer's report is attached.

Planning Issues

2. This is a resubmission following appeal dismissals for a replacement dwelling on the site. The resubmission is to retain the existing bungalow but with the addition of extensions. The height of the roof would be retained but it would be extended rearwards and to one side over a larger footprint but with the same roof pitch. It sits within a row of distinctive designed bungalows and the previous appeal conclusion was that the size and appearance of the replacement dwelling scheme as designed would affect the rhythm of these bungalows to the harm of the street scene.

3. Whilst the resubmission would not be identical to the rest of this group of bungalows, there have been adjustments made to the proposed size and design such that Officers considered it could on balance be recommended for approval.

4. Members, in assessing this proposal, need to satisfy themselves whether what appears to still be a modest looking bungalow would be harmful to the street scene.