

Extract From Area Planning Subcommittee East 14 September 2011

Report Item No: 12

APPLICATION No:	EPF/1437/11
SITE ADDRESS:	40 Forest Drive Theydon Bois Essex CM16 7EZ
PARISH:	Theydon Bois
WARD:	Theydon Bois
APPLICANT:	Mr James Philliips
DESCRIPTION OF PROPOSAL:	Side, front and rear extensions. Rear dormer addition.
RECOMMENDED DECISION:	Grant Permission (With Conditions)

Click on the link below to view related plans and documents for this case:

http://planpub.eppingforestdc.gov.uk/AniteIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=529672

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 Materials to be used for the external finishes of the proposed development, shall match those of the existing building, unless otherwise agreed in writing by the Local Planning Authority.

This application is before this Committee since the recommendation differs from the views of the local council (Pursuant to Section CL56, Schedule A (g) of the Council's Delegated Functions).

Description of Proposal:

Permission is sought for front, side and rear extensions to the existing bungalow and construction of a rearwards facing dormer in the roof. To allow this extension to be built, the detached side garage/ store building will be demolished.

The ground floor will project rearwards up to a depth of 3.0 metres and 10.7 metres across. This will wrap around the southern corner of the building in an 'L' plan shape 3.6 metres wide and 16.5 metres along its flank. The pitch roof of the building will widen into a crown roof adopting a similar height of 7.4 metres. It will not be any higher and, although wider, its eaves height will match the existing building at 2.5 metres.

The external finish will be render with a matching tiled roof.

Description of Site:

The subject site is situated to the south-east of Forest Drive in Theydon Bois. The site currently accommodates a detached bungalow dwelling of standard red brick construction with a brown tiled roof. Adjacent buildings to the plot are similarly styled 1930s bungalows and the property is one of a group of six bungalows aligned to the eastern side of the street, beyond which are two-storey dwellings.

The property is in a village setting and the neighbouring residential buildings within the vicinity of the site are made up of detached bungalows, one and a half storey buildings and two storey dwellings.

The ground level is relatively flat at the front with a gradual slope rearward to the eastern boundary. There are some small trees to the rear of the site, none of which are protected. There is hardstanding to the front of the site for parking a minimum of three cars.

Relevant History:

EPR/0205/50 – Erection of domestic garage. Approved

EPF/0250/10 – Demolition of existing bungalow and erection of replacement bungalow. Refused. Appeal against the refusal dismissed.

EPF/0888/10 - Demolition of existing bungalow and erection of replacement bungalow. (Revised application) Refused. Appeal against the refusal dismissed

Policies Applied:

East of England Plan

ENV7 – Quality in the Built Environment

Adopted Local Plan Policies:

CP2 – Protecting the quality of the built environment

DBE 9 – Neighbour Amenity

DBE10 – Design/appearance

Summary of Representations

From the 17 neighbours consulted during the course of this application, the following four (4) letters of representation were received and the comments therein are summarised as follows:

36, 38, 44, FOREST DRIVE and 7 WOODLAND WAY Object on the following grounds:

In view of the 'draft' village design statement and the comments / decision made by the Planning Inspectorate, there are no significant changes to the previous proposals. The building is out of keeping with present bungalows. Proposals will change the building into a house from a bungalow. It will also result in loss of privacy and overlooking of neighbouring properties. The current proposal does not create or reinforce the local distinctiveness neither does it complement the distinctive character of the local area. The roofscape will change the appearance of the bungalow to the point where all of the original character and distinctiveness will be lost.

THEYDON BOIS PARISH COUNCIL – Objection

This proposal does not meet the key concerns of the Planning Inspector and accordingly we consider that our original concerns and those expressed by the Planning Inspector have not been

met. We would remind you that the previous applications (EPF/0888/10 and EPF/0250/10 were refused on appeal on the grounds that the proposals would 'harm the character and appearance of the area'. The existing dwelling is positioned in the centre of a row of seven distinctive bungalows, five of which were originally identical and which have undergone only minor alterations since their original construction.

In dismissing the Appeals, the Planning Inspector was absolutely clear as to what he viewed as the distinctive nature of this row of bungalows. In paragraph 8 of his Report as to the Reasons for the refusal of the Appeals, the Inspector stated **'The combination of their relatively narrow plan form, asymmetry, steeply pitched roofs, lowered eaves, bay windows and side and front projections topped with half-timbered gables gives them a noticeably more perky character than that of the semi-detached houses which dominate the rest of the street.'**.....In contrast, either proposal would have **a wider plan form, a symmetrical façade, a more shallowly pitched roof, higher eaves, flush windows, unbroken flanks and two front projections topped with hips. In combination, these features would give them a character more stolid than that of most of the street.....'**. Further, in paragraph 10 the Inspector stated that **'...both appeal proposals would have so little in common with their immediate neighbours that they would fail to show the respect for their setting required by Policy DBE1 of the Epping Forest District Local Plan. The character of either appeal proposal, so much more stolid than their neighbours on either side, or the rest of the street, would dilute, and so harm, the lively character which the group presently establishes. They would fail to complement the distinctive character of the local area as required by Policy ENV7 of the East of England Plan and would fail to respond to their context or to create or reinforce local distinctiveness in the way sought by Government policy as set out in paragraph 36 of Planning Policy Statement 1: Delivering Sustainable Development.'**

We consider that this latest proposal would also have the effect of harming the character and appearance of the area; it does not respect the character and distinctiveness of the immediately adjacent properties and would be detrimental to the street scene. The appearance of the proposal remains 'stolid' and bulky with a 'wide plan form' and roofline which is wholly inconsistent with the distinctive character of the remainder of the row. For these reasons this application should be rejected.

Issues and Considerations:

There have been two previous planning applications to demolish the existing bungalow and to replace this with a new detached building. The two proposals were refused and subsequently dismissed at appeal. This proposal is to extend rather than replace the existing house. The main issues are therefore the design and its appearance within the locality and also amenity of neighbouring occupiers.

Design and appearance

The site forms part of a row of 6 modest sized bungalows located to the eastern side of Forest Drive. Neighbouring bungalows provide generous setback from the boundaries and the existing bungalow is narrow and easily accommodated within the site.

Whilst the previous proposals for this site were for a replacement dwelling, because of the elements of changes to its appearance and design the Inspectors' findings from the appeals are a material consideration.

The extension will see a side and rear addition to the property with first floor accommodation. The plan form has been marginally reduced and the symmetrical façade has been slightly altered and because of this, the main changes will be rearwards which cannot easily be seen from the street and to the building's southern flank. The height of the building and its eaves height will remain

unchanged although the building will appear wider. The height of the roof has also been lowered. The side dormer is, on balance, acceptable. The height, scale, form and size of the building will also on balance be in keeping with the other bungalows within the street scene.

When considering the design and appearance, the strong views received from neighbouring occupiers and the Parish Council have been taken into consideration. The Inspectors' findings and the draft village design statement have also been taken into consideration. However, based on the revised proposals the proposed scheme does not justify a refusal on the basis of its design and appearance when compared to the other bungalows within this row. The proposal is therefore acceptable in appearance and will be in keeping within the street scene.

Neighbours amenity

The immediate neighbouring occupiers to the subject site are adjacent plots Nos. 42 and 38 Forest Drive. The extension will see a 1.0 metre gap retained from the boundary with adjacent site No. 38 and there is no change proposed to the northern flank elevation with the property at No. 42. The extension provides an acceptable setback from its boundaries. As such there will be no loss of light or overshadowing of the neighbouring properties.

There is a new kitchen window proposed on the southern flank ground floor and a rear facing first floor dormer. These additions and modification to the building will not result in loss of privacy nor overlooking.

The views expressed have been taken into consideration; however the potential harm that could arise as a result of the new rearwards facing dormer, the depth of the rear extension, width of the side extension or the new side facing window is very limited. They will not result in excessive harm to neighbouring occupier's amenity.

Conclusion

From the appraisal, the proposed extensions to the bungalow are considered acceptable in design and appearance. The strong views received from neighbours and the Parish Council have been taken into account in considering all aspects of this proposal but on balance there is no reason to support a refusal. It is therefore recommended permission is granted with conditions.

Should you wish to discuss the contents of this report item please use the following contact details by 2pm on the day of the meeting at the latest:

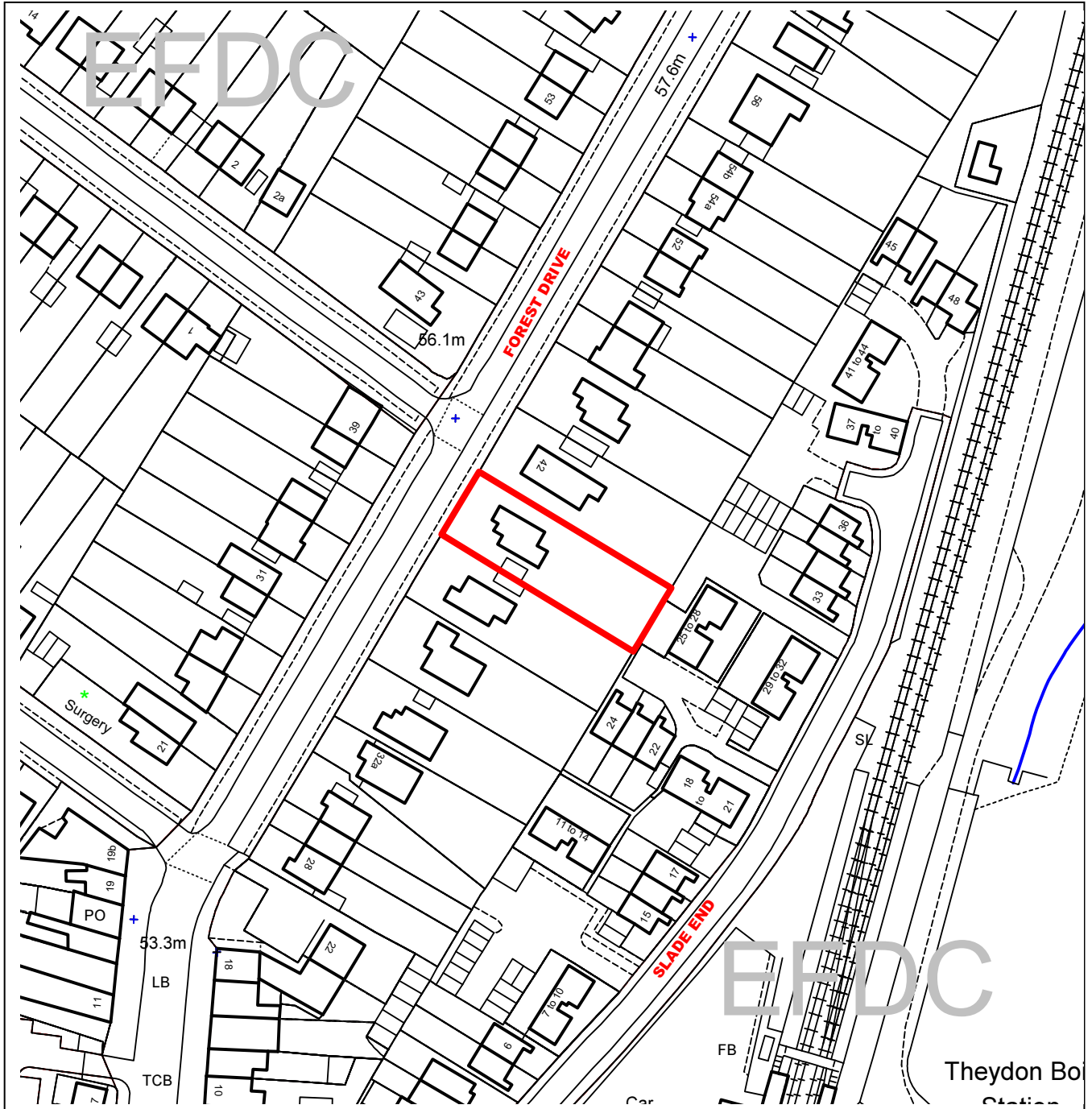
***Planning Application Case Officer: Paula Onyia
Direct Line Telephone Number: 01992 564103***

or if no direct contact can be made please email: contactplanning@eppingforestdc.gov.uk



Epping Forest District Council

Area Planning Sub-Committee East



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Scale of Plot:	1/1250