



The Counties Residents' Association

Protecting the interests of the community

Planning and Regeneration Department
PO Box 2, Town Hall
ILFORD
Essex
IG1 1DD

9 Gloucester Road
Wanstead, London
E11 2ED

21 December 2017

F.A.O. Ms. A. Hudson

Dear Ms Hudson,

RE: Planning Application Reference 5467/17 - 7 Leicester Road

We write to object to certain elements of the above reference planning application. This objection does NOT include either the loft conversion works or the replacement of the lean to with a single storey infill side extension, our objection relates purely to the single storey rear extension element.

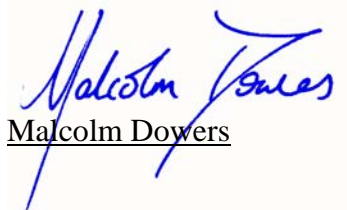
This property, as those adjacent and generally throughout the neighbourhood, including a pair of new build semis at No.3, are of Edwardian design with steep pitched gable roofs and an "outrigger extension" to use the applicant's term from the Design and Access Statement. Whilst there have been many infill extensions to such properties in the area, this application sets a dangerous precedent by seeking a rear extension beyond the outrigger extension rear wall line.

This new rear extension is proposed to be the full width of the property (in of itself of no concern), but an additional 5.0m deep from the current rear wall of the outrigger extension. Such an extension would cover a considerable portion of the garden - approximately 40% by our estimate. It would also extend the depth of the building far beyond the existing prevailing rear wall line of the street/neighbourhood and, by the applicants own admission, be an extension on an extension.

We therefore object to the entire rear extension proposal of the planning application on the grounds of:-

- 1) Over development (contrary to BD1, BD3 and BD5)
- 2) Loss of amenity space (contrary to BD4)
- 3) Out of character development (contrary to BD5 and LBR's Conservation Area SPD)

Yours sincerely
for The Counties Resident's Association



Malcolm Dowers