

EFDC Householder & Other Minor Applications Check List

Application Details & Constraints					
Case Ref:	EPF/0862/26	PL No:	026618		
Site Address:	18, Chigwell Rise, Chigwell, IG7 6AB				
Proposal:	Formation of lower level in void to create a games room and part single storey side infill extension.				
Green Belt	Yes ☐	No ☒	TPO	Yes ☐	No ☒
Conservation Area	Yes ☐	No ☒	Heritage Asset (Listed)	Yes ☐	No ☒
Flood Zone	Yes ☐	No ☒	Enforcement	Yes ☐	No ☒
Representations					
Town/Parish Council Comments, if any:					
Objection ☐	No Objection ☐	Comment ☐	None Received ☒		
Neighbour Responses, if any:		None			

Planning Considerations

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Character and Appearance:

The application site is a previously modernised detached two storey dwellinghouse with loft extension sited in a built-up urban area of Chigwell. It occupies mid street position on ground levels sloping to the rear. Its existing ridge height exceeds that of adjacent dwellings.

Consent is sought for a subterranean basement utilising and extending existing voids under the rear patio. In addition, a single storey side extension with mono pitch roof is proposed to the western side/rear elevation to accommodate an internal staircase to the basement. New fenestration consists of floor to ceiling height glazing to the front and rear of the side extension and two windows to the rear elevation to light the basement.

Policy DM12 of the Local Plan supports basement development where it will not adversely affect the structural stability of the host building, neighbouring buildings or other infrastructure; and where the siting, location, scale and design would have minimal impact on and be subordinate to the host building and avoids harm to the appearance or setting of the property or the established character of the surrounding area.

A Basement Impact Assessment accompanies the submission by unknown qualified persons with no date of the desktop study. The BIA provides insufficient information to demonstrate that the proposal would not adversely affect the structural stability of the host building or neighbouring dwellings other than confirming that further surveys would be required.

At over 8.3m depth the proposed development would exceed the size and scale of the existing rear ground floor extension. Built to both shared boundaries and with a footprint of approximately 100sqm, the proposed basement is not considered subordinate to the main dwelling. Whilst a large part of the voids already exists, further development of the basement, together with the existing height and design of the building would amount to excessive massing and disproportionate additions to the external appearance of the building. The proposal would result in a height that appears disproportionate to the width of the plot. Building height is visibly larger to the front than adjacent dwellings which would be repeated to the rear affecting the visual amenities of the surrounding area. Fenestration appears balanced however, considering the deep plan, the size of the windows would provide inadequate light to the full extent of the basement. There are no other precedents of similar development in the surrounding area.

On balance, the proposal is considered to detract from the established character and appearance of the building and wider area.

It is noted that the plans show inconsistencies with the dimensions of the distance to the western shared boundary ranging from 1m to 1.22m. The block plan aligns with LPA records showing a gap of 1m.

Acceptable	☐	Unacceptable	☒	N/A	☐
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Neighbouring Amenities:

The proposal is not considered to result in excessive harm to the living conditions of neighbouring occupants in terms of loss of light, privacy or overlooking over and above the existing mutual intervisibility in urban areas. Disturbance during construction can be mitigated through condition.

Acceptable	☒	Unacceptable	☐	N/A	☐
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Green Belt:

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Acceptable	☐	Unacceptable	☐	N/A	☒
Highway Safety/Parking:					
Acceptable	☐	Unacceptable	☐	N/A	☒
Trees and Landscaping:					
Acceptable	☐	Unacceptable	☐	N/A	☒
Comments on Representations, if any:					
Additional Notes:					
Officer Recommendation:			Approve	☐	Refuse
				☒	