

EPF/1700/26 - 18 Manor Road, Chigwell, IG7 5PD

Proposal: Decking and screen

Officer comments

The proposal is for decking to the rear/side of the property together with a screen. The drawings show an existing 1.8m boundary fence and a separate 2m high screen alongside the proposed decking. 18 manor decking The application form itself is not very helpful as it simply describes the works as “decking” and gives no real detail about the screen or what it is for.

There has already been substantial development at this property and neighbour amenity, particularly overlooking and privacy, has been considered as part of earlier applications. In the refused 2022 application, a neighbour raised concerns about loss of light, overbearing development and privacy, while the officer report also considered potential overlooking from a proposed balcony. The main issue with the current application is therefore the effect on neighbouring properties.

The plans do not clearly show how high the new decking would sit above the existing or neighbouring ground level. This is important because a 2m screen measured from the decking could appear considerably higher when viewed from the adjoining garden.

If the screen is simply intended as privacy screening, there is probably no objection in principle. Indeed, it may be needed to prevent overlooking from the decking. EFDC should however be satisfied that the decking would not create unacceptable overlooking and that the height and extent of the screen would not itself be overbearing. If the screen is needed for privacy, it should be retained for as long as the decking remains in use.

There is nothing in the submitted documents to confirm that this is a cinema screen. If it is intended as an outdoor cinema or projection screen, that raises a different issue. The application gives no information about amplified sound, lighting, hours of use or the likely effect on neighbouring residents. In that case further information should be provided before the application is determined.

Recommended response

No objection in principle, subject to clarification.

Suggested comment:

Chigwell Parish Council has no objection in principle to the proposed decking and privacy screening. Given the changes in ground level and the planning history of the property, EFDC should satisfy itself that the decking would not result in unacceptable overlooking or loss of privacy and that the proposed 2m screen would not appear unduly dominant when viewed from adjoining properties. If the screen is required to protect neighbouring privacy, it should be installed before the decking is brought into use and retained thereafter.

If the proposed screen is intended as an outdoor cinema or projection screen rather than privacy screening, the Council considers that further information should be provided on its proposed use, including any sound, lighting and hours of operation, so that the effect on neighbouring residential amenity can be properly assessed.