

EFDC Planning Application Check List for Householders & other small-scale applications

Case Ref:	EPF/1883/22	PL No:	007885
Address:	18 Manor Road, Chigwell, IG7 5PD		
Description of works:	Lower ground floor rear extension and front extension, ground floor rear and front extension, change of roof with side dormers to make habitable.		

Application Check

Site Notice:	Yes Not required	☐ ☒	
Site Visit:	Yes No No access	☐ ☒ ☐	
Photos/Images available:	Yes No	☐ ☒	

Consultation responses

Town/Parish Council	Object No objection No comment None received	☐ ☐ ☐ ☒	
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Neighbour response (no. 20) OBJECTION – Summarised as:

- loss of sunlight
- three storey extension should be scaled back by 1m on upper floors to allow light to come through
- intrusion on privacy as upper floors will overlook into main reception area through the skylights.
- dormer windows out of character with the area causing overbearingness and limiting light and privacy into bedrooms.

Constraints

Green Belt:	Yes No	☐ ☒	
Conservation:	Yes No	☐ ☒	
Listed Building:	Yes No	☐ ☒	
TPO:	Yes No	☒ ☐	The are a number of TPOs in the front curtilage
Enforcement:	Yes No	☐ ☒	
Other:			

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Planning Considerations			Comments:
Character and appearance:	Acceptable ☐ Unacceptable ☒ N/A ☐		The site consists of a detached property within the built-up area of Chigwell. The proposal seeks a three storey rear extension, a ground floor rear extension, an extension to the front elevation and side dormers to either side of the roof slope. <i>Rear extension</i> The design of the three-storey rear extension incorporates a pitched roof that matches the height and appearance of the existing dwelling and fits in with the adjacent dwelling that is similarly styled. The single storey rear extension proposes a flat roof that will not be too dissimilar to what exists at neighbouring properties. Although this would be a very large addition to the existing property, the garden is large enough to accommodate an extension of this size without compromising the outside amenity space of current and future occupiers. Similar proposals have been approved and implemented at neighbouring properties no. 20 and no.22. Pre-app advice was sought in July 2022 (PRE/0016/22) which recommended the rear extension be of a similar depth to that constructed at no.20. The current proposal shows that the ground floor extension will extend 1m beyond the rear extension at no. 22, which is considered to be unacceptable. <i>Side dormers</i> The proposal seeks to create six side dormers - three to either side of the roof slope. The dormers would be visible from the street scene and would be set well on the roof slope. The design and scale of the dormers is not dissimilar from that recently completed at no. 22 and therefore wouldn't be out of character with the surrounding street scene. <i>Front extension</i> The front extension would be approximately 1.5m in depth with a pitched roof. The addition would not be overbearing relative to the size of the original property. It would not dominate the street scene and would be a modern addition to the property. Overall, the three-storey rear extension, side dormers and front extension are considered to be acceptable. However, the depth of the ground floor extension goes beyond the limits of what would be considered to be acceptable.

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Neighbouring amenities:	Acceptable ☒ Unacceptable ☐ N/A ☐	<i>Rear extension</i> It is not considered the rear extension would cause any negative impact to the neighbours at no. 20. The proposal is more likely to have an impact on neighbours at no. 16. However, there are no new proposed window openings on the flank wall to cause overlooking, and the depth and proximity of the rear extension to no. 18 will be acceptable. A balcony is also proposed as part of the rear extension to serve the upper ground floor. This has the potential to cause some overlooking into the neighbouring property at no.16 and therefore have a negative impact on their amenity. However, given the size of the balcony proposed and the large neighbouring gardens, it is not considered that the impact would be excessive. <i>Side dormers</i> It is not considered that the proposal would have a harmful impact on the living conditions of neighbouring properties as the side dormers could be conditioned to be obscured glazed to prevent overlooking into neighbouring properties. <i>Front extension</i> The front extension would not have a negative impact on neighbour amenity
Green Belt:	Acceptable ☐ Unacceptable ☐ N/A ☒	
Highways safety/Parking/Access:	Acceptable ☐ Unacceptable ☐ N/A ☒	
Trees and Landscaping:	Acceptable ☐ Unacceptable ☒ N/A ☐	The Council's Trees and Landscape Officer was consulted on this application. The Officer objected to the proposal on the grounds that "tree information has not been provided. It has therefore not been demonstrated that the proposal could be implemented without detrimental impact on trees".
Representations considered:	Yes ☒ N/A ☐	
Notes:		

Recommendation: Approve ☐ Refuse ☒
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