

EFDC Householder & Other Minor Applications Check List

Application Details & Constraints

Case Ref:	EPF/1733/24		PL No:	004173	
Site Address:	30, Courtland Drive, Chigwell, IG7 6PW				
Proposal:	Proposed double storey front extension, conversion of garage, new roof canopy at front entrance, new front steps, new fenestration to the front elevation, first floor side extension, part first floor rear extension, ground floor rear extension, first floor balcony with privacy side screen, raising of the roof to facilitate a loft conversion with associated rear dormers and front rooflights.				
Green Belt	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	TPO	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
Conservation Area	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	Heritage Asset (Listed)	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
Flood Zone	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	Enforcement	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>

Representations

Town/Parish Council Comments, if any:

Chigwell Parish Council: The Council objects on the grounds the proposal is not in keeping, is overbearing and fails to enhance the character of the area. The Parish further considers the proposal to be of poor design and failing to comply with p131 of the NPPF in that it is not a high quality, beautiful and sustainable building.

Objection No Objection Comment None Received

Neighbour Responses, if any:

Planning Considerations

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Character and Appearance:

The application site comprises a two-storey detached dwelling located within the built-up area of Chigwell, with the principal elevation facing in a south-easterly direction. The existing property is constructed in a combination of red and brown brick, complemented by red roof tiles, with the upper section of the front façade clad in red tile hanging. The window frames and porch are painted white, contributing to the traditional aesthetic of the building. The front entrance features a gabled porch with a total height of 3.85m, measured from ground level to the roof pitch. A flat-roof dormer window is located on the roofline, measuring 1.7m in height, 3m in width, and approximately 2m in depth.

To the right of the front elevation, there is an attached garage with an approximate width of 4.75m and a height of 3.4m from ground level to the eaves of the first floor. The garage has a flat roof and is adjoined by a subservient section of the property, which is set back 6m from the front building line and positioned lower than the main dwelling. This design creates a stepped roofline, which reinforces the subordinate nature of this part of the building. The garage itself projects 3.8m beyond the main front elevation on the right side, while the left side of the property is recessed further back.

At the rear of the property, a prominent curved bay window is centrally positioned on the ground floor. Drawing no. 105 also indicates a flat-roof rear extension to the left, measuring 3.15m in height, 4.9m in width, and 3.3m in depth from the property's rear line.

The proposal includes several alterations and extensions to the existing dwelling. The existing porch will be replaced with a zinc canopy measuring 2.4m in height, 4.22m in width, and 0.8m in depth. Above the canopy, a large feature window is proposed, with dimensions of 2.46m in height and 1.46m in width. The fenestration will also be altered, with six rooflights and larger, wider windows. According to drawing no. 204, the roof will be raised, and the staggered front elevation on the right side will be brought in line with the main roof, achieving a uniform height of 9m. The proposal further includes the reconfiguration of the front building line by bringing forward the previously recessed sections, thereby creating a flush elevation.

Additionally, ground and first-floor rear extensions are proposed. The first-floor extension will feature a pitched roof, with a total height of 7.35m to the roof pitch. Two rear-facing dormer windows are proposed, measuring 4.6m and 4.55m in width respectively, each standing at 1.7m in height and 2.3m in depth. These dormers, along with the rear extensions, will be clad in zinc. Two balconies are also proposed at the rear, projecting approximately 1m, with glass balustrades. The balcony on the west side, adjacent to 28 Courtland Drive, will be fitted with an obscure screen, standing 1.5m high and 0.85m deep.

These changes will result in a design that, as per Policy DM9 of the Epping Forest District Local Plan, is not subservient and thus fails to complement or enhance the appearance of the existing building and the street scene. The visual gap at the front of the property will be drastically reduced due to the two-storey front extension extending closer to the neighbouring dwelling and may result in a likely terracing effect. Due to the proposed alteration of the front building line, combined with the introduction of a double-storey front extension and the raising of the roof, the appearance of the building will become significantly more prominent. The forward extension will increase the building's presence making it visually more substantial when viewed from the street. As a result, the original subservient element on the eastern side of the property will be lost, which further results in an overall bulkier appearance. Accordingly, the proposal is of a poor design that does not complement or enhance the appearance of the existing building nor the street scene. Consequently, the proposal fails to meet the design standards set out in Policy DM9 & Paragraph 131 & 135 of the NPPF 2023 and would have a harmful effect on the character and appearance of the area.

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Acceptable	<input type="checkbox"/>	Unacceptable	<input checked="" type="checkbox"/>	N/A	<input type="checkbox"/>	
<p>Neighbouring Amenities:</p> <p>As the proposed development aligns with both the front and rear building lines of the adjacent properties there would be no significant impacts on their amenities, in terms of loss of light or overlooking, overbearing and visual impact.</p> <p>Regarding the first-floor rear balconies, due to its limited depth of approx. 1m, combined with the inclusion of a privacy screen at a height of 1.5m at the edge, and the first-floor rear projection on the other end, it safeguards the neighbouring properties from any harmful overlooking thereby maintain privacy between properties.</p> <p>For the reasons set out above, the proposal would safeguard the living conditions of neighbouring properties in line with Policy DM9 (i) and Paragraph 135 (f) of the NPPF 2023.</p>						
Acceptable	<input checked="" type="checkbox"/>	Unacceptable	<input type="checkbox"/>	N/A	<input type="checkbox"/>	
Green Belt:						
Acceptable	<input type="checkbox"/>	Unacceptable	<input type="checkbox"/>	N/A	<input checked="" type="checkbox"/>	
Highway Safety/Parking:						
Acceptable	<input type="checkbox"/>	Unacceptable	<input type="checkbox"/>	N/A	<input checked="" type="checkbox"/>	
Trees and Landscaping:						
Acceptable	<input type="checkbox"/>	Unacceptable	<input type="checkbox"/>	N/A	<input checked="" type="checkbox"/>	
Comments on Representations, if any:						
<p>Additional Notes:</p> <p>Drawings/Plans: 97-100, 102-107, 200-207</p> <p>Reason for refusal:</p> <p>The bulky additions to the property fail to complement or enhance the appearance of the existing building and the street scene. Consequently, it would have a harmful effect on the character and appearance of the area, contrary to Policy DM9 of the adopted Local Plan 2023 and Paragraphs 131 & 135 of the NPPF 2023 which all seek good design.</p>						
Officer Recommendation:			Approve	<input type="checkbox"/>	Refuse	<input checked="" type="checkbox"/>