

EFDC Householder & Other Minor Applications Check List

| Application Details & Constraints | | | | | |
|---|--|--|--------------------------|------------------------------|--|
| Case Ref: | EPF/1867/25 | PL No: | 003167 | | |
| Site Address: | 68, Manor Road, Chigwell, IG7 5PG | | | | |
| Proposal: | Rear lower ground floor and ground floor terrace extension and associated landscaping works. | | | | |
| Green Belt | Yes <input type="checkbox"/> | No <input checked="" type="checkbox"/> | TPO (Veteran Trees) | 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: The Council OBJECTS due to the lack of a basement impact assessment which is contrary to the requirements of Local Plan. | | | | | |
| Objection | <input checked="" type="checkbox"/> | No Objection | <input type="checkbox"/> | Comment | <input type="checkbox"/> |
| None Received | | <input type="checkbox"/> | | | |
| No Neighbour Responses | | [4 consulted] | | | |

| Relevant Planning History |
|---|
| EPF/0485/13 - Application for approval of details reserved by condition 3 'Materials', condition 4 'Obscure Glazing', condition 5 'Wheel Washing', condition 8 'Landscaping', condition 9 'Unexpected Contamination' and condition 10 'site levels' of planning permission EPF/0800/12 (Demolition of existing house and erection of a detached replacement dwelling house consisting of basement, ground floor, first floor and rooms in the loft and alterations to the existing access - revised application) – Approve. |
| EPF/0800/12 - Demolition of existing house and erection of a detached replacement dwelling house consisting of basement, ground floor, first floor and rooms in the loft and alterations to the existing access. (Revised application) - Approve with Conditions. |
| EPF/0153/12 - Demolition of existing house and erection of a detached, two storey replacement dwelling house consisting of basement, ground floor, first floor and rooms in the loft. Alterations to the existing access – Refuse. |
| EPF/1722/00 - Side dormer window and rear dormer window with balcony area - Approve with Conditions. |
| EPF/0729/00 - First floor rear extension, loft conversion with side and rear dormer windows, and single storey side extension - Approve with Conditions. |
| EPF/0920/90 - Single storey rear extension - Approve with Conditions. |
| EPF/0168/76 - Erection of a front porch – Approve. |
| EPF/1509/75 - Side and rear forward extension - Approve with Conditions. |

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Site Description

The application site comprises a large 2.5 storey detached dwelling with front and rear dormers and a basement level, located on the north side of Manor Road. The application dwelling replaced a pre-existing smaller 2.5 storey detached dwelling following planning permission in 2012 for a replacement dwelling. Whilst the site is not located within the of the Metropolitan Green Belt, its rear boundary does back onto the Green Belt.

Planning Considerations

Character and Appearance:

This application seeks planning permission to extend the existing basement to accommodate a swimming pool and gymnasium. Policy DM12 of the EFDC Local Plan requires that the siting, location, scale and design of basements must have minimal impact on, and be subordinate to, the host building and property. The works proposed would result in a considerably larger lower ground floor which would expand the entire width of the dwelling, with the bulk of the extension running along the western boundary, to accommodate the swimming pool and plant room, and a smaller addition along the eastern boundary for the gymnasium. Whilst the existing basement represents a subservient and appropriate addition to the existing dwelling, the extended basement as proposed, by reason of its excessive scale, siting and rearwards projection would not be or appear subordinate to the application dwelling from the rear. The proposal therefore fails to respect the form of the existing building which would contribute negatively to the character and amenity of the area contrary to policy DM9.

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| Acceptable | <input type="checkbox"/> | Unacceptable | <input checked="" type="checkbox"/> | N/A | <input type="checkbox"/> |
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Neighbouring Amenities:

No neighbour objections have been received. Whilst the ground floor terrace would project further rearwards along the western boundary than the existing terrace, trees are proposed to screen this element of the proposal from No.66.

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| Acceptable | <input checked="" type="checkbox"/> | Unacceptable | <input type="checkbox"/> | N/A | <input type="checkbox"/> |
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Trees and Landscaping:

It is noted that no trees will need to be removed or pruned in order to carry out the proposal, as per the application form.

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| Acceptable | <input checked="" type="checkbox"/> | Unacceptable | <input type="checkbox"/> | N/A | <input type="checkbox"/> |
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Comments on Representations, if any:

PC comments noted and Impact Assessment since submitted by applicant.

Additional Notes:

The application is recommended for refusal.

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| Officer Recommendation: | Approve | <input type="checkbox"/> | Refuse | <input checked="" type="checkbox"/> |
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