

EFDC Householder & Other Minor Applications Check List

Application Details & Constraints					
Case Ref:	EPF/0132/24	PL No:	019713		
Site Address:	3 Gainsborough Place, Chigwell, IG7 6LA				
Proposal:	Proposed rear extension and loft conversion to provide additional bedroom and prayer room.				
Green Belt	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	TPO (Veteran Trees)	Yes <input checked="" type="checkbox"/>	No <input 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					
<p>Town/Parish Council Comments, if any: Chigwell Parish Council have objected to the application on the following grounds:</p> <p>Fails to comply with Local Plan policy DM9, I - the requirement to take into account the amenity of neighbours Fails to comply with Local Plan policy DM9, I (iv) the proposal will result in an overly enclosed and overbearing form of development which will impact on the outlook of the proposed development and the neighbouring property. The proposal is directly adjacent to the boundary with no set back and creates an overly enclosed development within the curtilage of the host property.</p>					
Objection	<input checked="" type="checkbox"/>	No Objection	<input type="checkbox"/>	Comment	<input type="checkbox"/>
Neighbour Responses, if any:		None received.			
Trees and Landscaping:		We have no objection to this application subject to the addition of the following conditions: Arcus 68 – Retention of trees and shrubs.			
Cadent Gas:		No objections.			
Planning Considerations					
<p>Character and Appearance: Policy DM9 of the Local Plan states that all new development must achieve a high quality of design and contribute to the distinctive character and amenity of the local area and any extensions or alterations to residential buildings must respect and/or complement the form, setting, period and detailing of the original buildings.</p> <p>The site accommodates a detached two storeys dwelling situated to the northern end of the cul-de-sac of Gainsborough Place. The dwelling is positioned within a near square curtilage and has a relatively short garden to the rear (north) of the property. The proposed extensions would satisfactorily integrate with the vernacular of the host dwelling and due to their siting to the rear of the property, would have no adverse impact on the street scene.</p>					
Acceptable	<input checked="" type="checkbox"/>	Unacceptable	<input type="checkbox"/>	N/A	<input type="checkbox"/>

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Neighbouring Amenities: Both the application dwelling and the adjacent dwelling to west at No. 2 Gainsborough Place are characterised by relatively shallow rear gardens. The proposed single storey rear extension would be erected right up to the shared western boundary and would also extend all the way to the rear boundary of the site. It is considered that this would have an overbearing impact upon the rear garden of this dwelling which would be exacerbated by the modest size of its rear garden.

Although the first floor rear extension would have a relatively modest rear projection, due to the shallow depth of the rear garden and staggered relationship with No. 2 Gainsborough Place, this element would appear highly intrusive and overbearing when viewed from the rear of the neighbouring property.

As such it is considered that the proposed works would have a negative and overbearing impact upon the neighbours at No. 2 Gainsborough Place and as such the application is contrary to policy DM9 of the Local Plan which also seeks to protect residential amenity.

Acceptable	<input type="checkbox"/>	Unacceptable	<input checked="" type="checkbox"/>	N/A	<input type="checkbox"/>
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Green Belt:

Acceptable	<input type="checkbox"/>	Unacceptable	<input type="checkbox"/>	N/A	<input checked="" type="checkbox"/>
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Highway Safety/Parking: The property has its own off-street parking space to the site frontage.

Acceptable	<input checked="" type="checkbox"/>	Unacceptable	<input type="checkbox"/>	N/A	<input type="checkbox"/>
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Trees and Landscaping: No objections have been raised by the trees and landscaping officer.

Acceptable	<input checked="" type="checkbox"/>	Unacceptable	<input type="checkbox"/>	N/A	<input checked="" type="checkbox"/>
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Additional Notes: N/A

Officer Recommendation:	Approve	<input type="checkbox"/>	Refuse	<input checked="" type="checkbox"/>
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Refuse for following reason:

The proposed ground and first floor rear extension by reason of its excessive depth and proximity to the boundary with No. 2 Gainsborough Place, would have a visually obtrusive and overbearing impact upon the rear aspects and garden of No. 2 Gainsborough Place resulting in harm to the amenity of its occupants. The development is therefore contrary to Policy DM9 of the adopted Local Plan 2023 and the NPPF 2023.