

Officer Report – Planning Committee - Application: EPF/1715/26

Site: 12 Barnaby Way, Chigwell, IG7 6NZ

Proposal: Variation of Condition 2 Plan Numbers of EPF/1339/26 (Partial demolition of existing dwelling house. Construction of extensions at side and rear, continuing the established roof form)

Recommendation: Object

Background

The site has a relevant recent planning history. EPF/0254/25 was refused because of the overall size and height of the development and because the two-storey rear extension, by reason of its size, scale, bulk and massing, was considered overbearing and harmful to light at No.10 Barnaby Way. The subsequent appeal was dismissed, with the Inspector also finding unacceptable harm to the outlook and light of No.10.

EPF/0685/26 was a revised scheme which introduced a set-in rear extension. EFDC considered that set-in unlikely to cause loss of light, overlooking or harm to outlook and found neighbouring amenity acceptable. The application was nevertheless refused because of the proposed crown roof and its effect on the character of the area.

A further revised scheme, EPF/1339/26, was approved in September 2026. In granting permission, EFDC again expressly relied upon the separation from the boundaries and set-in of the double-storey rear extension when finding the effect upon neighbouring living conditions acceptable.

Current Application

EPF/1715/26 seeks to vary the approved plans. The applicant describes the changes as creating a continuous rear building line, adding a side window and altering the ground-floor rear fenestration.

The main planning consideration is the extension of the rear wall. The set-in arrangement was introduced following the refusal and dismissed appeal of EPF/0254/25 and was subsequently relied upon by EFDC when finding both EPF/0685/26 and the approved EPF/1339/26 acceptable in neighbouring amenity terms.

The proposed continuous rear building line therefore alters an element of the approved design which helped overcome the earlier concerns about bulk, overbearing impact, light and outlook at No.10 Barnaby Way.

Recommendation - OBJECT

The Parish Council is concerned that extending the rear wall to create a continuous rear building line reduces the set-in which formed an important part of the approved EPF/1339/26 scheme.

Given the previous refusal and dismissed appeal concerning the effect of rearward development on No.10 Barnaby Way, the Parish Council considers that it has not been adequately demonstrated that the revised proposal would avoid additional bulk, an overbearing effect or harm to light and outlook.

The Parish Council considers the amendment would cause additional harm to neighbouring amenity contrary to Policy DM9 of the Local Plan