

Officer Report

EPF/1339/26 – 12 Barnaby Way, Chigwell, IG7 6NZ

Proposal: Partial demolition of the dwelling and construction of side and rear extensions. Revision to EPF/0685/26.

Planning history

EPF/0254/25 was refused and dismissed at appeal. The Inspector found that the increased roof height, crown roof and overall bulk would harm the street scene, while the rear extension would reduce light and outlook at No. 10 Barnaby Way.

EPF/0685/26 revised the design and set the rear extension further from the boundaries. EFDC accepted the effect on neighbouring amenity but refused the application because the large rear crown roof remained visually harmful.

Current proposal

The footprint and depth remain broadly similar to EPF/0685/26, but the main roof design has changed.

The large rear crown roof has been replaced by two pitched roof forms with a central valley. The main ridge height and street-facing roof form are retained, while the side extension is set below the main ridge. This reduces the visual bulk and helps the extension appear subordinate to the original dwelling.

The rear extension remains set in from the boundaries. EFDC previously considered this relationship acceptable in terms of neighbouring light, outlook and privacy, and the plans show the relevant 45-degree lines.

Following the previous refusal, EFDC gave pre-application advice that the revised roof design had overcome the earlier design and amenity concerns.

Officer assessment

The proposed dwelling would remain substantially larger than the existing house. However, the principal reason for refusing EPF/0685/26 was the large crown roof, rather than the extension footprint itself.

The revised pitched roof forms, retained ridge height and set-in from neighbouring boundaries appear to address the previous concerns relating to character, bulk, light and outlook.

Recommendation

No objection