

EFDC Householder & Other Minor Applications Check List

Application Details & Constraints					
Case Ref:	EPF/2241/24		PL No:	032199	
Site Address:	13, Whitehall Close, Chigwell, IG7 6EQ				
Proposal:	Double storey side extension				
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:					
Objection	<input type="checkbox"/>	No Objection	<input type="checkbox"/>	Comment	<input type="checkbox"/>
		None Received <input checked="" type="checkbox"/>			
Cadent National Gas		No National Gas Transmission assets affected in this area.			

Planning Considerations		
<p>Character and Appearance:</p> <p>The scheme differs from a similar previously refused scheme under EPF/1131/24 as it no longer includes the loft conversion or ground floor rear addition. Approval was gained separately via a certificate of lawful use under EPF/1535/24 for roof alterations and dormer and EPF/1036/24 for a larger home extension at the rear. It is noted that the adjoining property includes an element which extends rearwards of the property at two storey level.</p> <p>The current proposed extensions would not differ significantly to the previous scheme and would incorporate a part flat roof and part pitched roof which includes usable habitable space in the roof. The proposed extensions would be set back from the front building line but due to their scale and form would remain entirely visible. Furthermore, the proposed roof form would comprise a pitch with gable and dormer which sits at a right angle to the existing form of the host dwelling. When taken cumulatively these elements both appear somewhat incongruous and as was considered in the previous refusal their mass and bulk would impact on the predominance of the host dwelling.</p> <p>As such the proposals in terms of their scale, siting, form and design would appear as discordant features which would fail to respect the host dwelling and fail to positively relate to its context.</p> <p>The scheme therefore conflicts with Policy DM9 A(i) and A(ii) of the Epping Forest Local Plan 2011-2033 (adopted March 2023).</p>		
Acceptable	<input type="checkbox"/>	Unacceptable <input checked="" type="checkbox"/>
N/A <input type="checkbox"/>		
<p>Neighbouring Amenities:</p> <p>As with the previous scheme there are no concerns regarding the</p>		
Acceptable	<input checked="" type="checkbox"/>	Unacceptable <input type="checkbox"/>
N/A <input type="checkbox"/>		

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Comments on Representations, if any:

EFDC Drainage:

Having reviewed the plans and considered any existing flood risk and any other known drainage issues in the vicinity, I am satisfied that the proposals indicated on the above planning application will not materially impact on the current surface water drainage arrangements for the property or increase the flood risk for the application site or the immediate vicinity.

*Consequently, I have **no objection** to the application or conditions to request.*

Additional Notes:

Drawings submitted: 202410036/22 Rev2, 202410036/20 Rev1, 202410036/21 Rev1, v2f//1097838/1477980, 202410036/1 Rev1, 202410036/4 Rev1, 202410036/5 Rev1, 202410036/2 Rev1, 202410036/3 Rev1, 202410036/6 Rev1,

Officer Recommendation:

Approve

☐

Refuse

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