

EFDC Householder & Other Minor Applications Check List

Application Details & Constraints					
Case Ref:	EPF/0139/26	PL No:			
Site Address:	49, Mount Pleasant Road, Chigwell, IG7 5EP				
Proposal:	Single storey side extension. (See also EPF/0140/26).				
Green Belt	Yes ☐	No ☒	TPO	Yes ☐	No ☒
Conservation Area	Yes ☐	No ☒	Heritage Asset (Listed)	Yes ☐	No ☒
Flood Zone	Yes ☐	No ☒	Enforcement	Yes ☐	No ☒
Representations					
Town/Parish Council Comments, if any: - Extension too large and poorly designed. - Dominant massing and awkward roof. - No street-scene or context visuals.					
Objection ☒	No Objection ☐	Comment ☐	None Received ☐		
Neighbour Responses, if any:		None received.			

Planning Considerations		
Character and Appearance: The proposed side extension, due to its excessive width, massing, and proximity to the boundary, would form a dominant and visually bulky addition that disrupts the proportions of the host dwelling. The increased bulk and prominence of the extension would also erode the spacing and rhythm that define the street scene, creating a visually intrusive and discordant appearance. The proposed development, due to its design, siting, scale, and mass, is considered inappropriate to the site and the surrounding area. It fails to comply with Policy DM9 of the Epping Forest District Local Plan 2011–2033.		
Acceptable ☐	Unacceptable ☒	N/A ☐
Neighbouring Amenities: Given the design and siting of the proposal, and the existing situ of the subject dwelling to neighbouring sites, it is not considered result in overshadowing or allow overlooking. Given the context of the site, it not considered to result in any unacceptable loss of privacy or loss of light. The outlook within the subject dwelling and neighbouring sites is considered to be satisfactory. The proposed development is not considered to result in an unacceptable loss of light, privacy, or create visual intrusion between residences. It is considered to comply with Policy DM9 of Epping Forest District Local Plan 2011-2033.		
Acceptable ☒	Unacceptable ☐	N/A ☐

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Green Belt:			
Acceptable	☐	Unacceptable	☐
		N/A	☒
Highway Safety/Parking: The proposal would create one additional bedroom; however, there is no requirement to provide further parking in this context. There would be no loss of parking or impact to highway safety. It is therefore considered to comply with Policy T1 of Epping Forest District Local Plan 2011-2033.			
Acceptable	☒	Unacceptable	☐
		N/A	☐
Trees and Landscaping:			
Acceptable	☐	Unacceptable	☐
		N/A	☒
Comments on Representations, if any:			
Additional Notes:			
Officer Recommendation:		Approve	☐
		Refuse	☒