

Planning Committee Officer Report

Application No.: EPF/2569/25

Site: 93 Manor Road, Chigwell, IG7 5PN

Proposal: Demolition of existing dwelling and erection of 3 detached dwellings with garages, access and associated works.

Recommendation

The principle of three dwellings on the site has already been established by appeal, and that appeal was determined after adoption of the Local Plan. However, the current full application must still be acceptable in its detailed design and layout. In this case, there remain concerns that the scheme is too intensive for the plot, relies on a constrained access and parking arrangement, and would cause harm to neighbouring amenity.

The Site and Proposal

The site contains an existing detached house on Manor Road with a long rear garden and falling land levels to the rear.

The application seeks demolition of the existing house and redevelopment of the site with three detached dwellings: one front dwelling on Manor Road and two dwellings to the rear, served by a shared internal access road. Garages, parking, hardstanding, retaining works and landscaping are also proposed.

Although the scheme has been revised from the earlier refused reserved matters proposal, it still introduces a substantial amount of built form, hard surfacing and engineering works onto a constrained plot.

Planning History

An earlier appeal established the principle of redeveloping the site for three dwellings. That point is accepted.

However, a later reserved matters scheme was refused because of concerns over the detailed form of development, including its scale, layout and effect on neighbouring occupiers.

The issue for the Parish Council is therefore not whether three dwellings can be built in principle, but whether this particular scheme is acceptable in detail.

Main Issues

Layout and Intensity of Development

This remains the main concern.

The proposal would place three large family houses, detached garages, parking spaces, access road, retaining features and associated hardstanding onto one site. Taken together, the development appears cramped and over-intensive.

In officer view, the amount of built form and hard development would be too great for the plot and would fail to reflect the more spacious character of this part of Manor Road. The scheme would read as an awkward and heavy form of backland development.

Parking and Access

Parking numbers are not, on their own, the strongest objection.

Given the site's moderate connectivity, the proposal appears broadly capable of meeting parking standards in numerical terms. However, the transport case relies on the older parking standard rather than the current Essex guidance, which weakens the justification.

More importantly, the practical arrangement is tight. Three large houses would be served from one access, with garages, turning and visitor parking fitted into a constrained layout. Visibility from the access is also reduced in one direction. In officer view, this creates a risk of awkward manoeuvring, pressure on visitor parking and an arrangement that may not work well in day-to-day use.

Impact on Neighbours

The shared access to the rear plots would bring vehicle movements, headlights, noise and general activity further into the site and closer to neighbouring properties.

While some earlier concerns may have been reduced by revisions, the proposal would still result in added disturbance for adjoining occupiers, particularly from vehicles using the side access to reach the rear dwellings.

Biodiversity Net Gain

Biodiversity net gain is not considered to be a strong objection point in this case, given the planning history and timing of the earlier permission. It should not be relied upon as a main reason for objection.

Conclusion

The principle of three dwellings on the site has already been accepted. However, that does not mean every detailed scheme is suitable. In officer view, this proposal remains too intensive for the plot, results in a cramped and awkward form of backland development, relies on a constrained parking and access arrangement, and would cause harm to neighbouring amenity.

For those reasons, the recommendation is that the Parish Council should **object**.

Suggested Committee Resolution

That Chigwell Parish Council objects to application EPF/2569/25 on the grounds that, although the principle of three dwellings on the site has been established, the current proposal represents an over-intensive and cramped form of development, with an unsatisfactory access and parking arrangement in practical terms, and likely harm to neighbouring amenity from the shared access and associated activity.

If Epping Forest District Council is minded to approve the application, the Parish Council requests conditions controlling parking and turning areas, visitor parking, landscaping, boundary treatment, construction management and external lighting.