

Officer Report

Application Ref: EPF/0824/26

Site Address: 14 Courtland Drive, Chigwell, IG7 6PN

Proposal: Loft conversion with gable end and dormer roof

Recommendation: No Objection subject to conditions.

The application relates to a detached two-storey dwelling on the north side of Courtland Drive. The surrounding area is residential in character and comprises substantial detached dwellings set within sizeable plots, with varied roof forms and a staggered building line. The site is not within the Green Belt, a Conservation Area or subject to listed building constraints and previous officer reports identify no TPO, flood zone or enforcement constraints affecting the property.

Officer assessment

The proposal seeks householder permission for a loft conversion involving alteration of the rear roof form to create a gable end and dormer. The current scheme follows two earlier refused applications for similar development. EPF/1916/24 was refused due to the bulk and massing of the gable roof extension, the size, scale and positioning of the dormer, and harmful elevated overlooking to neighbouring dwellings to the west. EPF/2599/24 was refused because the dormer loft extensions were considered incongruous in the roof plane and because the west dormer, by reason of its size and positioning, would have a dominating and harmful visual impact on neighbouring amenity.

The current proposal is materially different from the refused schemes. The previously harmful west-facing dormer has been removed, the dormer arrangement has been reduced, and the west-facing openings are now shown as obscure glazed rooflights. The principal elevation facing Courtland Drive would remain largely unchanged, with the alterations mainly visible from rear and side views. In this context, the revised proposal would not result in the same bulky, dominant or incongruous roof form previously identified and would preserve the character and appearance of the host dwelling and surrounding area.

In terms of neighbouring amenity, the removal of the west-facing dormer addresses the principal concerns relating to overlooking and visual dominance. The obscure glazed west-facing rooflights would prevent direct overlooking towards neighbouring properties to the west, and the remaining dormer would not result in unacceptable loss of privacy, outlook or light. Subject to conditions securing obscure glazing and restricting additional west-facing openings, the proposal is considered acceptable in amenity terms.

Officers consider the revised scheme has overcome the previous reasons for refusal and is acceptable in design and residential amenity terms. The proposal is therefore considered to accord with Policy DM9 of the Epping Forest District Local Plan 2011–2033 and the design and amenity objectives of the NPPF.

The suggested Parish Council response is No Objection and the Council ask that any approval is subject to conditions requiring retention of obscure glazing to the west-facing rooflights with no opening below 1.7 metres above internal floor level, no additional west-facing windows, rooflights or other openings without the prior written approval of the Local Planning Authority and a restriction on construction working hours so that demolition or construction works, plant operation and deliveries shall take place only between 08:00 and 18:00 Monday to Friday, 08:00 and 13:00 on Saturdays, and not at any time on Sundays, Bank Holidays or Public Holidays, in order to protect the residential amenities of neighbouring occupiers.