

EFDC Householder & Other Minor Applications Check List

Application Details & Constraints					
Case Ref:	EPF/0685/26		PL No:	016951	
Site Address:	12, Barnaby Way, Chigwell, IG7 6NZ				
Proposal:	Partial demolition of existing dwellinghouse. Construction of extensions at side and rear, continuing the established roof form.				
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:					
Objection ☐	No Objection ☒	Comment ☐	None Received ☐		
Neighbour Responses, if any:		None			

Planning Considerations		
Character and Appearance: The application site is a traditional two storey detached dwellinghouse in a built up area of Chigwell. It lies on an elevated position mid street with land level differences in all directions. The submission is a revised scheme following the refusal of EPF/0254/25 and subsequent upheld appeal APP/J1535/D/25/3367915. Pre-app advice was sought reference PRE/0048/26. Front extension over the garage is acceptable maintaining its subservience to the host dwelling with the retention of sufficient distance to the neighbouring dwelling at no.12. Main issues with design relate to the double storey rear extension and its roof form. Pre-app design of the roof plan differs greatly to this submission. The introduction of a larger crown roof to the rear than the previously refused scheme is not supported. This view is consistent with the above appeal decision which states, <i>'The local topography may limit immediate views of the crown from street level, but I am not convinced that it would appear as a traditional hipped roof in views further from the appeal site.'</i> The proposed development is considered visually harmful to the overall character and appearance of the area and has not overcome its previous design reason for refusal.		
Acceptable ☐	Unacceptable ☒	N/A ☐
Neighbouring Amenities: The proposed set in of the rear extension is unlikely to lead to loss of light to habitable rooms at neighbouring dwellings nor result in overlooking or affect the outlook of neighbouring occupants.		
Acceptable ☒	Unacceptable ☐	N/A ☐

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Green Belt:			
Acceptable	☐	Unacceptable	☐
		N/A	☒
Highway Safety/Parking:			
Acceptable	☐	Unacceptable	☐
		N/A	☒
Trees and Landscaping:			
Acceptable	☐	Unacceptable	☐
		N/A	☒
Comments on Representations, if any:			
Additional Notes:			
Officer Recommendation:		Approve	☐
		Refuse	☒