

Chigwell Parish Council Planning Committee

Officer Report: EPF/1198/26

Site: 51 Lee Grove, Chigwell, IG7 6AD

Proposal: Two storey side extension, first floor front extension, single storey rear extension, loft conversion with rear dormer, front roof lights and front dormer

Planning history

There is recent planning history at this property. A previous application, EPF/1880/23, was refused because EFDC considered parts of the scheme to be too large and too prominent, including the side extension and rear dormer. A revised scheme, EPF/0223/24, was later approved. That approval included the two storey side extension, first floor front extension, single storey rear extension, loft conversion with rear dormer and front roof lights.

The current application is broadly similar to the approved scheme but now includes a front dormer.

Officer assessment

Most of the proposal has already been accepted by EFDC under EPF/0223/24. It would therefore be difficult for the Parish Council to object to those parts again.

The main new issue is the proposed front dormer. Front dormers affect the street scene because they face the road. However, the street scene already includes front dormers, including on the neighbouring property. This means an objection simply because a front dormer is proposed would be weak.

The more reasonable planning point is whether this particular dormer is well designed, proportionate and in keeping with the enlarged house and Lee Grove street scene.

EFDC's earlier report noted that the original house had a catslide dormer, which was a distinctive feature. A catslide dormer is a softer sloping dormer, usually less bulky than a standard dormer. The proposed dormer is a more separate front roof feature and should therefore be carefully assessed by EFDC in design terms.

Recommendation

Members are advised to submit a comment rather than an objection.

The Parish Council should note the planning history and ask EFDC to consider carefully whether the proposed front dormer is proportionate, whether it adds unnecessary bulk to the front roof slope and whether it preserves the character and appearance of the host dwelling and street scene.

Proposed Parish Council comments to EFDC

Chigwell Parish Council notes the recent planning history at 51 Lee Grove. A previous scheme was refused under EPF/1880/23 because EFDC considered parts of the proposal to be excessive and prominent. A revised scheme was later approved under EPF/0223/24.

The Council recognises that most of the current proposal is materially similar to the scheme already approved by EFDC. The main new element is the proposed front dormer.

The Council also notes that the Lee Grove street scene already includes front dormers, including on neighbouring properties and notes these may not always benefit the street scene

The Council asks EFDC to consider carefully whether the proposed dormer is proportionate and well-related to the host dwelling. The Council is concerned that it may add further bulk and visual complexity to the front roof slope of a house already approved for substantial enlargement.

The Council asks EFDC to ensure that the proposal complies with the design aims of Policy DM9 of the Epping Forest District Local Plan and, if necessary, to require the front dormer to be reduced or omitted