

EFDC Householder & Other Minor Applications Check List

Application Details & Constraints					
Case Ref:	EPF/0254/25	PL No:	016951		
Site Address:	12, Barnaby Way, Chigwell, IG7 6NZ				
Proposal:	Proposed two storey rear extension, single storey side extension and first floor side build over.				
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: Chigwell Parish Council: <i>'The Parish OBJECTS on the grounds it considers the proposal to be bulky and the front dormers to be not in keeping with the neighbouring properties. If, however, all relevant Officers deem this application acceptable, whether with amendments or not, then the council is willing to waive this objection'</i>					
Objection ☒	No Objection ☐	Comment ☒	None Received ☐		
Neighbour Responses, if any:		None			
EFDC Environmental Protection and Land Drainage		No objection or conditions to request.			

Planning Considerations		
Character and Appearance: The application site is a two-storey detached dwellinghouse in a built-up urban area in Chigwell. Site topography presents differing land levels in all directions. It is sited on an elevated position alongside similar dwellings in the street. The street contains dwellings of individually distinctive architectural styles. The proposal enlarges the ground floor rear extension by 3m adding to a previous extension and aligns the rear first-floor flush with the ground floor. A similar development exists adjacent at no.14. The main issue is of the extended height of the dwelling on an already elevated position. The proposed roof form is extended by 0.5m higher to accommodate the loft conversion and forms a crown roof in a street with predominately unaltered hipped roofs. This would be visually apparent within the streetscene. Whilst the additional height is gained within the central main roof only, this would have a notable impact within the streetscene and together with ground level differences. The proposal is considered to result in harm due to its overall size to the existing character and appearance of the area.		
Acceptable ☐	Unacceptable ☒	N/A ☐

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Neighbouring Amenities:

The proposal would not extend beyond the building line of no.14, it does project further than its neighbour at no.10. Sufficient space is retained to the shared boundary however, given the rear configuration of no.10, and the curvature of the road, and in the absence of any set in, the proposed massing would result in a bulky overbearing form of development.

The proposal does not demonstrate impact to light in the plans through the BRE 45-degree rule. The proposed rear extension is likely to affect light to habitable rooms on both ground and first floors of the neighbour at no.10.

Acceptable	☐	Unacceptable	☒	N/A	☐
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Green Belt:

Acceptable	☐	Unacceptable	☐	N/A	☒
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Highway Safety/Parking:

The proposal site has sufficient off-street parking to the front driveway therefore the loss of garage is unlikely to result in additional parking stress or impact highway safety.

Acceptable	☒	Unacceptable	☐	N/A	☐
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Trees and Landscaping:

Acceptable	☐	Unacceptable	☐	N/A	☒
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Comments on Representations, if any:

Additional Notes:

Officer Recommendation:	Approve	☐	Refuse	☒
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