

EFDC Householder & Other Minor Applications Check List

Application Details & Constraints					
Case Ref:	EPF/1880/23	PL No:			
Site Address:	51, Lee Grove, Chigwell, IG7 6AD				
Proposal:	Two storey side extension, first floor front extension, single storey rear extension, loft conversion with rear dormer and front roof lights.				
Green Belt	Yes ☐	No x	TPO	Yes ☐	No x
Conservation Area	Yes ☐	No x	Heritage Asset (Listed)	Yes ☐	No x
Flood Zone	Yes ☐	No x	Enforcement	Yes ☐	No x
Representations					
Town/Parish Council Comments, if any:					
Objection ☐	No Objection	x	Comment ☐	None Received	☐
Neighbour Responses, if any:		Objection, No.49 Lee Grove: 1: Major loss of light to 2 rooms (see attached pictures) 2. How can this be completed without using our sideway and garden to which we need constant access (see attached pictures). We assume foundations would need to be dug, their current garage demolished for the 2 storey extension to be built in our garden/side access which is not acceptable for us. 3. Would this impact our Willow tree that is at the end of our sideway, where the extension is due to finish 4. Security and loss of access to our garden and garage access - door to garden from garage that we use would also be impacted. There has been car thefts and burglaries in the road requiring our side gate to be locked at all times for our insurance.			
EFDC Drainage		No comments to make			

Planning Considerations

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Character and Appearance:

The subject dwelling is a two-storey dwelling house located on a residential street. It is an edge of Green Belt location and benefits from large forecourts with off-road parking. There is a degree of variability in the architectural styles of the dwellings along the road. However, it is important to note that the subject site has a front facing catslide dormer, which is a distinguishing feature of the subject site.

The proposal seeks planning permission for the following: two storey side extension, first floor front extension, single storey rear extension, loft conversion with rear dormer and front roof lights.

Single storey rear extension

The proposed single storey rear extension is considered to be acceptable. It would result in adjoining two roof forms, which whilst incongruent in themselves are not visible from the street scene and therefore their impact on the character and appearance of its context is limited and is, on balance, acceptable.

First floor front extension

The proposed first floor front extension would not protrude beyond the front building line of the existing dwelling. It would result in a loss of the catslide feature, which represents a decline in the quality of the character and appearance of the subject site as it is a distinguishing feature. However, given that the subject site is not within a Conservation Area now are catslides dormers a distinguishing feature of the context, taking as a whole, the proposed loss of this feature is, on balance, acceptable.

Generally, the proposed first floor front extension, taken on its own, is an acceptable element of the proposal.

Two-storey side extension

following the demolition of the existing garage, a two-storey side extension is proposed. The proposed two-storey side extension would be built up to the ridge height of the existing dwelling and extend up to the boundary shared with no.49 Lee Grove.

The proposed two-storey side extension is considered unacceptable due to the height not being subservient to the main dwelling and the first-floor element extending up to the boundary shared with no.49 Lee grove. The resulting form of the proposal as a result of the aforementioned features would be an excessive and prominent addition to the main dwelling that would detract from the main character and appearance of the main dwelling and its context.

Loft conversion with rear dormer and front rooflights

The proposed rear dormer is considered to be of an excessive scale and is considered to be a prominent and insensitive addition to the main dwelling. It would result in a large, elongated rear dormer grossly disproportionate with the main dwelling.

Acceptable	☒	Unacceptable	☐	N/A	☐
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Neighbouring Amenities:

The most likely affected neighbouring occupiers are nos. 49 and 53 Lee grove.

The proposal is not considered to affect the amenity currently enjoyed by neighbouring occupiers at no.53 Lee Grove.

Taking regard of the objection made by the neighbouring occupier at no.49, the only objection reason cited that is of relevance to planning is the loss of light to two-rooms. Taking regard of the submitted site photos, it is unlikely that the proposal would lead to excessive harm to the amenity currently enjoyed by the neighbouring occupier.

In the event of the proposal being acceptable with regard to its impact on character and appearance, a site visit would have been undertaken confirm any possible impact on the amenity of neighbouring occupiers.

Acceptable	x	Unacceptable	☐	N/A	☐
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Green Belt:

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

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:

Officers note that the proposed roof plan as shown on drawing no. C9240/5 does not show the proposed rooflights and therefore this drawing is considered to be inaccurate.

Officer Recommendation:	Approve	☐	Refuse	x
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