

EFDC Householder & Other Minor Applications Check List

Application Details & Constraints					
Case Ref:	EPF/0409/25	PL No:			
Site Address:	21, Tomswood Road, Chigwell, IG7 5QP				
Proposal:	Alteration to the roof, front and side elevations.				
Green Belt	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	TPO	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
Conservation Area	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	Heritage Asset (Listed)	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
Flood Zone	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	Enforcement	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
Representations					
Town/Parish Council Comments, if any: <ul style="list-style-type: none"> - Loss of bungalow - No adequate measure regarding accessibility 					
Objection <input checked="" type="checkbox"/>	No Objection <input type="checkbox"/>	Comment <input type="checkbox"/>	None Received <input type="checkbox"/>		
Neighbour Responses, if any:		None received.			
Planning Considerations					
<p>Loss of Bungalow:</p> <p>Policy H1 outlines that the loss of bungalows will be resisted by the Council. It is noted that bungalows can play an important role due to their potential ease of adaptation. It gives people choice with accessibility requirements, including the current and future needs of older people.</p> <p>Two bedrooms within the roof by way of dormers is not considered to be uncommon for a bungalow, and given the ground floor bedrooms would be retained, it is considered to sustain the primary function and purpose of a bungalow where it is designed to be easily accessible to meet the needs older people.</p> <p>The proposal is considered to sustain the function of the dwellinghouse as a bungalow with an additional bedroom in the roof space; it complies with Policy H1 of Epping Forest District Local Plan 2011-2033.</p>					
Acceptable <input checked="" type="checkbox"/>	Unacceptable <input type="checkbox"/>	N/A		<input type="checkbox"/>	

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Character and Appearance:

The proposed alterations would comprise a front extension to the bedroom, a front gable end set down from the ridge height of the main roof and set in from the sides, two front bay windows at ground floor and two front dormers on either side of the front gable end projection, a roof extension over the existing side garage, two front dormers situated in line with the front bay windows, and new roof form to the existing roof to accommodate the loft conversion. The external appearance would comprise windows to the front flank, windows to the front dormers, and two front rooflights. The proposed materials would match the existing dwelling.

The proposed front dormers along with the front gable due to the existing situ of the dwellinghouse where it is visible from the street scene, along with its design, siting, scale and mass, would contribute to a bulky and disproportionate appearance, and therefore result in incongruous additions to the subject dwelling. The front dormers would result in a heavy top roof form, and the front gable is overly prominent. It is considered that the proposal would detract from the existing character and appearance of the subject dwelling and surrounding area.

The front dormers and front gable, due to its design, siting, scale and mass, is considered to be inappropriate to the site and the surrounding area. The proposal is considered to be poor design and unsympathetic to character and appearance of subject dwellinghouse and the surrounding area; it fails to comply with Policy DM9 of Epping Forest District Local Plan 2011-2033.

Acceptable	<input type="checkbox"/>	Unacceptable	<input checked="" type="checkbox"/>	N/A	<input type="checkbox"/>
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Neighbouring Amenities:

Given the design and siting of the proposal, and the existing situ of the neighbouring dwellings, it is not considered to be overbearing or overlooking. The outlook within the subject dwelling and neighbouring sites is considered to be satisfactory. The proposal would not impact the private amenity space to the rear; the garden is considered adequate for the occupants and future occupiers.

The proposed development is not considered to result in an unacceptable loss of light, privacy, or create visual intrusion between residences. It is considered to comply with Policy DM9 of Epping Forest District Local Plan 2011-2033.

Acceptable	<input checked="" type="checkbox"/>	Unacceptable	<input type="checkbox"/>	N/A	<input type="checkbox"/>
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Green Belt:

Acceptable	<input type="checkbox"/>	Unacceptable	<input type="checkbox"/>	N/A	<input checked="" type="checkbox"/>
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Highway Safety/Parking:

The site is within a High Connectivity Level, where residential dwellings should provide one parking spaces for 4+ bed dwelling, as set out in Essex Parking Standards – 2024. The site benefits from more than one existing parking space and it is therefore considered to comply with Policy T1 of Epping Forest District Local Plan 2011-2033.

Acceptable	<input checked="" type="checkbox"/>	Unacceptable	<input type="checkbox"/>	N/A	<input type="checkbox"/>
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Trees and Landscaping:					
Acceptable	<input type="checkbox"/>	Unacceptable	<input type="checkbox"/>	N/A	<input checked="" type="checkbox"/>
Comments on Representations, if any:					
Additional Notes:					
Officer Recommendation:		Approve	<input type="checkbox"/>	Refuse	<input checked="" type="checkbox"/>