EFDC Householder & Other Minor Applications Check List

Application Details & Constraints					
Case Ref:	EPF/0570/26		PL No:		
Site Address:	7 Stradbroke Park, Tomswood Road, Chigwell, IG7 5QL				
Proposal:	Proposed two storey side extension.				
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:	- No comments from London Borough of Redbridge - Comments from no.58 & 60 Copthorne Avenue summarised as: ○ Loss of privacy through overlooking. ○ Overbearing scale and proximity to neighbours. ○ Harm to residential amenity. ○ Concerns regarding existing trees. ○ Out of keeping with the area		

Planning Considerations

Character and Appearance:

The proposal comprises a substantial two side extension in place of the existing single storey side extension, with a hipped roof set down from the main ridge height.

By reason of its overall scale, bulk, massing and depth, the proposed development would result in a significant enlargement of the existing dwelling, which has already been substantially extended. The extension would project well beyond the existing side flank elevation, creating a form of development that would not appear subordinate to the host dwelling. The cumulative impact of the existing and proposed extensions would materially alter the character and appearance of the property, resulting in an overly dominant and disproportionate form of development that would give the appearance of an excessively large dwelling. Consequently, the proposal would appear incongruous within the street scene, detracting from the established pattern of proportionately sized detached dwellings in the area.

Due to its design, scale, and massing, the proposal is considered to be inappropriate to the site that would harm the character and appearance of the dwelling and surrounding area. As such, it fails to comply with Policy DM9 of the Epping Forest District Local Plan 2011–2033.

Acceptable ☐	Unacceptable ☒	N/A ☐

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Neighbouring Amenities:

Given the design and siting of the proposal, and the existing situ of the subject dwelling to neighbouring sites, it is not considered to be overbearing where it would result in overshadowing or allow overlooking. Given the context of the site, it not considered to result in any unacceptable loss of privacy or loss of light. The outlook within the subject dwelling and neighbouring sites is considered to be satisfactory.

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	☒	Unacceptable	☐	N/A	☐

Green Belt:

Acceptable	☐	Unacceptable	☐	N/A	☒

Highway Safety/Parking:

The proposed development would not increase the number of bedrooms within the dwelling and would not materially affect parking demand. Given the site's substantial frontage and adequate off-street parking provision, no unacceptable parking stress or highway safety impacts would arise. The proposal therefore complies with Policy T1 of the Epping Forest District Local Plan 2011–2033

Acceptable	☒	Unacceptable	☐	N/A	☐

Trees and Landscaping:

The site contains trees protected by Tree Preservation Orders (TPOs). An Arboricultural Impact Assessment has been submitted which concludes that the proposal would not result in any direct impacts on retained trees, subject to appropriate tree protection measures during construction. No objection is therefore raised on arboricultural grounds.

Acceptable	☒	Unacceptable	☐	N/A	☐

Flood Zone:

Acceptable	☐	Unacceptable	☐	N/A	☒

Comments on Representations, if any:
The representations have been considered. Amenity and tree impacts are acceptable for the reasons set out above; however, the concern regarding character is upheld due to the reasons as set out in the Officer Report.

Additional Notes:

Officer Recommendation:		**Approve**	☐	**Refuse**	☒

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