

EFDC Householder & Other Minor Applications Check List

Application Details & Constraints

Case Ref:	EPF/1916/24	PL No:	006901
Site Address:	14, Courtland Drive, Chigwell, IG7 6PN		
Proposal:	Loft conversion with gable end and dormer roof.		
Green Belt	Yes ☐	No ☒	TPO
Conservation Area	Yes ☐	No ☒	Heritage Asset (Listed)
Flood Zone	Yes ☐	No ☒	Enforcement
	Yes ☐	No ☒	

Representations

Town/Parish Council Comments, if any:

Chigwell Parish Council comments: *'The Parish **OBJECTS** on the grounds that insufficient information was provide to it (namely lack of proposed elevations) to make an informed decision. If, however, all relevant Officers deem this application acceptable, whether with amendments or not, then the council is willing to waive this objection.'*

Officer comment: Elevation drawings have subsequently been received. No further comments were received following reconsultation.

Objection	☒	No Objection	☐	Comment	☒	None Received	☐
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Neighbour Responses, if any: None

Planning Considerations

Character and Appearance:

The application site is a traditional two storey detached dwellinghouse with private front and rear amenity space. Dwellings along this stretch of the road lie in a staggered pattern. It is situated on the north side of Courtland Drive in Chigwell Village. Surrounding area is characterised by its larger style detached dwellings with extensive mature trees and landscaping.

Consent is sought for a rear gable roof extension to accommodate a proposed dormer extension. Dormer extension is positioned relatively high up on the western roof plane facing several dwellings to the west on Courtland Drive and the rear elevations of dwellings on High Road. No other side dormers of this size and scale are present on neighbouring dwellings. The proposed gable roof creates a bulky and overly massed appearance to the roof profile. The dormer appears incongruous in the roof plane considering the presence of a single dormer with pitch roof beneath. Double dormers are generally not supported due to the visual harm and busy appearance on the roofscape. The proposal results in a negative impact on the character and appearance of the building and wider area and is not supported.

Acceptable	☐	Unacceptable	☒	N/A	☐
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Neighbouring Amenities: It is widely accepted that dormer extensions are generally acceptable additions in urban areas with existing intervisibility between neighbouring gardens. However, this proposal results in new, elevated and far-reaching views across several dwellings to the west and those lying perpendicular on the High Road. The orientation of the dormer is incompatible with the staggered positioning of neighbouring dwellings resulting in harmful overlooking and is not supported.			
Acceptable	☐	Unacceptable	☒
N/A ☐			
Green Belt:			
Acceptable	☐	Unacceptable	☐
N/A ☒			
Highway Safety/Parking:			
Acceptable	☐	Unacceptable	☐
N/A ☒			
Trees and Landscaping:			
Acceptable	☐	Unacceptable	☐
N/A ☒			
Comments on Representations, if any:			
Additional Notes:			
Officer Recommendation:		Approve ☐	Refuse ☒