

Officer Report
Chigwell Parish Council Planning Committee - 25 June 2026

Application: EPF/1052/26

Address: 62 Bracken Drive, Chigwell, IG7 5RD

Proposal: Variation of Condition 2 of EPF/1144/25 to amend the approved plans for demolition of the existing house and erection of a new bungalow with pitched roof and dormers.

This application is not asking again for permission to replace the bungalow. That has already been approved under EPF/1144/25. The issue for the Parish Council is whether the proposed changes to the approved drawings are acceptable.

The changes proposed are larger side dormers, a wider flat roof, new side windows and a raised front porch roof.

The planning history is important. A previous application, EPF/1910/24, was refused because EFDC considered the replacement dwelling to be poorly designed, top heavy, bulky and over-dominant. EFDC found that it did not relate properly to the character of the site and was contrary to Policy DM9 of the Local Plan.

The approved scheme under EPF/1144/25 appears to have addressed those earlier concerns by using a pitched roof and dormers. The concern with the present variation is that the larger dormers and wider flat roof may increase the bulk of the roof and make the building appear more dominant than the approved scheme.

Bracken Drive is mainly made up of bungalows and chalet bungalows. The Parish Council should therefore focus its comments on whether the amended roof form would still sit comfortably within that street scene.

There are also proposed new side windows. If EFDC is minded to approve the application, those windows should be controlled by condition so they are obscure glazed and non-opening, or restricted in opening, to protect neighbouring privacy.

There are protected and significant trees on and near the site. Tree protection was considered in the previous application. If EFDC is minded to approve this variation, it should confirm that the tree information is still up to date and that all previous tree protection conditions will continue to apply.

Recommendation: Object.

The Parish Council should object on design grounds because the proposed changes would increase the visual bulk of the roof and risk making the building appear more dominant than the scheme already approved.

Recommended comments to EFDC:

Chigwell Parish Council objects to application EPF/1052/26.

The Council notes that the principle of a replacement bungalow/chalet bungalow has already been accepted under EPF/1144/25. The Council's objection is therefore limited to the proposed changes to the approved plans.

The proposed larger side dormers, wider flat roof and raised front porch roof would increase the bulk and visual prominence of the roof form. The Council is concerned that these changes would

make the replacement dwelling appear more dominant in the street scene and would not relate positively to the established character of Bracken Drive, which is mainly made up of bungalows and chalet bungalows.

The Council considers that the amendments risk reintroducing the same design harm identified by EFDC in refusing EPF/1910/24, namely a top heavy, bulky and over-dominant form of development. The proposal would therefore conflict with the design aims of Policy DM9 of the Epping Forest District Local Plan.

If EFDC is minded to approve the application, the Parish Council requests that any side-facing upper-floor windows are conditioned to be obscure glazed and non-opening, or restricted in opening, to protect the privacy of neighbouring occupiers.

The Parish Council also requests confirmation from the Tree Officer that the arboricultural information remains current and that all previous tree protection and arboricultural supervision conditions are carried forward.