

EFDC Householder & Other Minor Applications Check List

Application Details & Constraints					
Case Ref:	EPF/0028/25		PL No:		
Site Address:	38, Park View, Chigwell, IG7 5DF				
Proposal:	Proposed loft conversion, single storey rear extension and new outhouse in back garden.				
Green Belt	Yes <input checked="" type="checkbox"/>	No <input 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 checked="" type="checkbox"/>	No <input 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"> - Poor design - Overly bulky addition 					
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>Character and Appearance:</p> <p>The single storey extension would project to the rear of the dwellinghouse with mono-pitched roof form set down from the first-floor windows. The loft conversion would comprise two rear dormers with a rooflight in between, and a front dormer, with pitched roofs. The outbuilding would be situated to the rear of the site, with a pitched roof, measuring approximately 3 metres in height. The proposed materials to the dormers and extension would match the dwelling comprising brick, tiles, and UPVC fenestration. There is no detail to the proposed external materials of the outbuilding.</p> <p>Due to the design and situ of the front dormer, and the context of site in the surrounding area where the front roofslopes are uninterrupted and appear in a uniformed arrangement, it would appear as incongruous addition to the subject dwelling and to the street scene where it would attract adverse interest.</p> <p>The front dormer, due to its design and siting, it is considered to be inappropriate to the site and the surrounding area. It is considered to be poor design and unsympathetic to character and appearance of subject dwellinghouse and the immediate area; it fails to comply with Policy DM9 of Epping Forest District Local Plan 2011-2033.</p>		
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 subject and neighbouring dwellings, it is not considered to be overbearing addition resulting in overshadowing or allow overlooking. The proposal would reduce the private amenity space to the rear; however, the overall retained garden is considered adequate for the occupants and future occupiers. 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	<input checked="" type="checkbox"/>	Unacceptable	<input type="checkbox"/>	N/A	<input type="checkbox"/>
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Green Belt:

The site is within the Green Belt. Given the extent of the single storey rear extension, where it seeks to extend and alter the subject dwelling at a moderate scale, it is not considered to be disproportionate where it would be over and above the size of the original and therefore complies with Policy DM4 (b)(iii). The construction of new buildings in the Green Belt is inappropriate, unless it is an exception as detailed in Policy DM4. There is no exception for the erection of outbuildings within the Green Belt, and therefore it is considered to be inappropriate. Even if it were considered within the extensions to existing buildings exception, the outbuilding coupled with the other extensions is considered disproportionate.

As such, the proposed development fails to comply with Policy DM4 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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Highway Safety/Parking:

The site is within a Moderate Connectivity Level, where residential dwellings should provide two parking spaces for a 4+ bed dwelling, as set out in Essex Parking Standards – 2024. There are two existing parking space on site and therefore it is considered to be acceptable. The proposal is not considered to result in any adverse impact to highway safety than that which already exists. 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"/>
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Flood Zone:

The site is partly within Flood Zone 3, to the rear where the proposed outbuilding would be located and therefore has a high probability of flooding. The application provides some detail regarding drainage. The Land Drainage team were consulted and raised no objection in principle, subject to a condition being stipulated requiring further detail of surface water drainage.

As such, it is considered that the proposal is in compliance with Policy DM15 of Epping Forest District Local Plan 2011-2033.

Acceptable <input checked="" type="checkbox"/>	Unacceptable <input type="checkbox"/>	N/A <input checked="" type="checkbox"/>
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Comments on Representations, if any:

Additional Notes:

Officer Recommendation:	Approve <input type="checkbox"/>	Refuse <input checked="" type="checkbox"/>
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