Officer Report

Application: EPF/1988/26
Site: 5 Bracken Drive, Chigwell
Proposal: Loft conversion, side and rear extensions, garage alterations and associated works
Recommendation: Object

Proposal

The application proposes a hip-to-gable loft conversion with substantial front and rear dormers, single-storey side and rear extensions, conversion of the garage to a gym and storage, and alterations to the driveway and ground levels.

The property is currently a semi-detached bungalow with two ground-floor bedrooms and no habitable loft accommodation. The proposal would create approximately 54m² of new loft accommodation, including a bedroom, while reducing the ground-floor bedrooms from two to one.

Officer Assessment

The application proposes a hip-to-gable loft conversion with front and rear dormers, single-storey side and rear extensions, conversion of the garage and alterations to the driveway.

The property is currently a semi-detached bungalow with two ground-floor bedrooms and no habitable loft accommodation. The proposal would create approximately 54m² of accommodation in the roof while reducing the number of ground-floor bedrooms to one. Although Policy H1(E) allows loft accommodation within bungalows, the extent of the alterations and loss of a ground-floor bedroom raise concerns about retaining housing suitable for single-storey living.

The hip-to-gable conversion and large front dormer would also substantially alter the bungalow's appearance, disrupting the roofline of the semi-detached pair and appearing out of keeping with the adjoining property at No. 3. This raises concerns under Policy DM9.

Recommended Parish Council Comments

Chigwell Parish Council objects to the application.

The proposal would substantially alter an existing two-bedroom bungalow, introducing approximately 54m² of habitable loft accommodation. The Parish Council is concerned that the extent of these alterations would undermine the retention of bungalow accommodation, contrary to the objectives of Policy H1(E).

The proposed hip-to-gable conversion and substantial front dormer would also significantly alter the roofline and character of the dwelling. The scale and appearance of the roof extension would be particularly prominent within the street scene and unsympathetic to the adjoining semi-detached property at No. 3, contrary to Policy DM9.

The Parish Council therefore objects to the proposal on the grounds of its impact on the character of the existing bungalow and surrounding area and loss of a bungalow