

EFDC Householder & Other Minor Applications Check List

Application Details & Constraints					
Case Ref:	EPF/1903/24	PL No:	032238		
Site Address:	2, Audleigh Place, Chigwell, IG7 5QT				
Proposal:	First floor side extension.				
Green Belt	Yes <input type="checkbox"/>	No <input checked="" 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 type="checkbox"/>	No <input checked="" type="checkbox"/>	Enforcement	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
Representations					
Town/Parish Council Comments, if any:					
Objection <input type="checkbox"/>	No Objection <input checked="" type="checkbox"/>	Comment <input type="checkbox"/>	None Received <input type="checkbox"/>		
Neighbour Responses, if any:		<p>The neighbour objects to the proposal on several grounds, including concerns that works have already commenced and that a rear extension is being undertaken despite only applying for a first-floor side extension. They highlight the close proximity of the proposed extension to the boundary wall, which they argue will significantly obstruct views from their sitting room and patio, reduce natural light, and diminish their enjoyment of the property. The neighbour also raises concerns about potential harm to trees near the boundary and notes that they had a similar application refused previously. Additionally, they argue that the proposed front window would overlook their garden and living space, adversely impacting their privacy and</p>			

Planning Considerations

EFDC Householder & Other Minor Applications Check List

Character and Appearance:

The application site is a detached, two-storey dwelling located at the end of a cul-de-sac within a built-up area of Chigwell. The property is characterised by a traditional brick façade and a central portico that serves as a focal architectural feature. The central front element of the house projects forward and is defined by a pitched roof, the remainder of the property features a hipped roof. Additionally, a subordinate single-storey side element, also incorporating a hipped roof, is attached to the main dwelling. The overall design and appearance of the application site are reflective of the surrounding area, which is typified by similarly scaled, brick-built detached houses of complementary design and character. A detached garage, situated to the side of the property, is consistent in style with the main dwelling and contributes to the coherence of the site.

The proposal seeks to construct a first-floor side extension above the existing single-storey side element. The proposed extension will measure approximately 4.75m in depth, 3.45m in width and will add an additional height of approximately 3.76m above the roof of the existing single-storey side element. The proposed eaves height will align with the existing building, ensuring a cohesive relationship with the original structure. The extension has been designed to appear as a clearly subservient addition, with a noticeably smaller hipped roof that complements the architectural character of the main dwelling. The front elevation of the extension will include windows measuring 1.4m by 0.7m, designed in a sash style to match the existing fenestration. The rear elevation will include one window at both ground and first floor levels, also replicating the style of the existing windows. No windows are proposed for the side elevation.

The generous plot size of the application site ensures that the proposed extension can be accommodated without appearing overdeveloped. The subservient design, sympathetic roof profile, and matching architectural detailing ensure the proposal integrates harmoniously with the character of the main dwelling and the surrounding area.

Acceptable



Unacceptable



N/A



EFDC Householder & Other Minor Applications Check List

Neighbouring Amenities:

The NPPF and Policy DM9 of the Epping Forest District Council both emphasise the importance of protecting neighbouring amenity. In this context the proposed first-floor side extension is deemed to negatively affect the residential amenity of the adjacent property at 1 Audleigh Place, particularly due to its close proximity to the shared boundary. The bulk and scale of the proposal in isolation may be deemed acceptable, however, when coupled with its position relative to the neighbouring site, it is deemed that the proposal would negatively alter the outlook from the rear living space of 1 Audleigh Place. The proposal would contribute to an increased sense of enclosure which is likely to diminish the quality of the living environment for the neighbouring occupiers.

Additionally, while the proposed windows on the front elevation are designed in a style sympathetic to the host dwelling, they are positioned in a manner that could result in overlooking into the far west side of No.1's garden. Policy DM9 I (iii) highlights that developments should avoid loss of privacy and this aspect of the proposal risks breaching this guidance. It is also accepted that on the neighbouring site are a number of mature trees that provide screening. These trees, however, cannot be relied upon as permanent mitigation measure due to the potential for future pruning or possibly removal.

Given the proposal's adverse impact on the outlook and increased sense of enclosure experienced by the occupiers of the neighbouring property, coupled with the potential for overlooking into their private garden space, the proposal is deemed to conflict with the NPPF and Policy DM9 of the Epping Forest District Local Plan. These policies require developments to safeguard residential amenity and ensure high-quality design that respects the living conditions of neighbouring occupiers.

Acceptable	<input type="checkbox"/>	Unacceptable	<input checked="" type="checkbox"/>	N/A	<input type="checkbox"/>
------------	--------------------------	--------------	-------------------------------------	-----	--------------------------

Green Belt:

Acceptable	<input type="checkbox"/>	Unacceptable	<input type="checkbox"/>	N/A	<input checked="" type="checkbox"/>
------------	--------------------------	--------------	--------------------------	-----	-------------------------------------

Highway Safety/Parking:

Acceptable	<input type="checkbox"/>	Unacceptable	<input type="checkbox"/>	N/A	<input checked="" type="checkbox"/>
------------	--------------------------	--------------	--------------------------	-----	-------------------------------------

Trees and Landscaping:

Acceptable	<input type="checkbox"/>	Unacceptable	<input type="checkbox"/>	N/A	<input checked="" type="checkbox"/>
------------	--------------------------	--------------	--------------------------	-----	-------------------------------------

Comments on Representations, if any:

Relevant planning representations duly noted. Planning decisions are made based on the individual merits of the application in question. Rear extension was approved under PD rights.

Additional Notes:

Drawings/Plans: gla-01 to gla-09

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

EFDC Householder & Other Minor Applications Check List