

EFDC Householder & Other Minor Applications Check List

Application Details & Constraints					
Case Ref:	EPF/1342/25		PL No:	018134	
Site Address:	48, Chigwell Rise, Chigwell, IG7 6AG				
Proposal:	Erection of rear, and front First floor extensions floor extensions, and new roof and rooms in the loft with front and rear dormers and rooflight windows.				
Green Belt	Yes ☐	No ☒	TPO (Veteran Trees)	Yes ☐	No ☒
Conservation Area	Yes ☐	No ☒	Heritage Asset (Listed)	Yes ☐	No ☒
Flood Zone	Yes ☐	No ☒	Enforcement	Yes ☐	No ☒
Representations					
Town/Parish Council Comments, if any: /					
Objection ☐	No Objection ☐	Comment ☐	None Received ☒		
No Neighbour Responses		[8 consulted]			

Relevant Planning History
EPF/1429/09 - New vehicle crossover, together with gates and railing on front boundary – Approve with Conditions.
EPF/0475/09 - New pitched roof to existing flat roof to front and side elevation - Approve with Conditions.
EPF/0823/06 - Single storey rear extension with screened first floor roof terrace, remodelled interior and garage front, new front wall and gates – Refuse: 1. <i>The proposed roof terrace would result in serious overlooking and loss of privacy to the occupiers of neighbouring residential properties, contrary to policy DBE9 of the adopted Local Plan.</i> 2. <i>The proposed roof terrace with screen walls atop the proposed single storey rear extension, would by reason of its excessive depth, height and scale, represent an overbearing addition, and cause the neighbouring property at No 46 Chigwell Rise to suffer loss of light detrimental to the amenities of that property contrary to Policy DBE9 of the adopted Local Plan.</i> 3. <i>The proposed roof terrace with screen walls atop the proposed single storey rear extension, due to its height and general appearance, would be an incongruous feature detrimental to the appearance of the building and harmful to the visual amenities, contrary to Policies DBE9 and DBE10 of the adopted Local Plan.</i>
EPF/1172/05 - Single storey rear extension with roof terrace and relocation of conservatory – Refuse: 1. <i>The proposed roof terrace would result in serious overlooking and loss of privacy to the occupiers of neighbouring residential property, contrary to policy DBE9 of the adopted Local Plan.</i> Appeal dismissed.

EFDC Householder & Other Minor Applications Check List

EPF/0967/04 - Two storey rear extension with rear conservatory and loft conversion with side and rear dormer windows. Erection of roof over front entrance lobby and side garage. Erection of front boundary wall with sliding gates and new vehicle crossover – Refuse:

1. *The proposed two storey rear extension, by reason of its excessive depth, height and scale would cause the adjoining dwelling at no.46 to suffer a material loss of daylight, sunlight and visual amenity, contrary to policy DBE9 of the adopted Local Plan.*
2. *The proposed rear dormer windows, as a result of their position at flat roofed level of the extended dwelling, would harm the appearance of the building contrary to policy DBE10 of the adopted Local Plan.*
3. *The proposed front boundary wall, piers, gates and railings would, by reason of their excessive height and inappropriate design, harm the open character and appearance of the street scene in this part of Chigwell Rise, contrary to policy DBE10 of the adopted Local Plan.*

EPF/1690/00 - Single storey rear extension with roof terrace above relocated conservatory, first floor front extension and new front porch - Approve with Conditions.

EPF/1843/99 - Proposed front and rear extensions – Refuse.

CHI/0232/61 - Erection of addition to house – Approve.

CHI/0096/61 - Erection of additional room – Refuse.

CHI/0267/55 - Detached house & garage – Approve.

Relevant Planning History

EPF/1429/09 - New vehicle crossover, together with gates and railing on front boundary – Approve with Conditions.

EPF/0475/09 - New pitched roof to existing flat roof to front and side elevation - Approve with Conditions.

EPF/0823/06 - Single storey rear extension with screened first floor roof terrace, remodelled interior and garage front, new front wall and gates – Refuse:

4. *The proposed roof terrace would result in serious overlooking and loss of privacy to the occupiers of neighbouring residential properties, contrary to policy DBE9 of the adopted Local Plan.*
5. *The proposed roof terrace with screen walls atop the proposed single storey rear extension, would by reason of its excessive depth, height and scale, represent an overbearing addition, and cause the neighbouring property at No 46 Chigwell Rise to suffer loss of light detrimental to the amenities of that property contrary to Policy DBE9 of the adopted Local Plan.*
6. *The proposed roof terrace with screen walls atop the proposed single storey rear extension, due to its height and general appearance, would be an incongruous feature detrimental to the appearance of the building and harmful to the visual amenities, contrary to Policies DBE9 and DBE10 of the adopted Local Plan.*

EPF/1172/05 - Single storey rear extension with roof terrace and relocation of conservatory – Refuse:

2. *The proposed roof terrace would result in serious overlooking and loss of privacy to the occupiers of neighbouring residential property, contrary to policy DBE9 of the adopted Local Plan.*

Appeal dismissed.

EFDC Householder & Other Minor Applications Check List

EPF/0967/04 - Two storey rear extension with rear conservatory and loft conversion with side and rear dormer windows. Erection of roof over front entrance lobby and side garage. Erection of front boundary wall with sliding gates and new vehicle crossover – Refuse:

4. *The proposed two storey rear extension, by reason of its excessive depth, height and scale would cause the adjoining dwelling at no.46 to suffer a material loss of daylight, sunlight and visual amenity, contrary to policy DBE9 of the adopted Local Plan.*
5. *The proposed rear dormer windows, as a result of their position at flat roofed level of the extended dwelling, would harm the appearance of the building contrary to policy DBE10 of the adopted Local Plan.*
6. *The proposed front boundary wall, piers, gates and railings would, by reason of their excessive height and inappropriate design, harm the open character and appearance of the street scene in this part of Chigwell Rise, contrary to policy DBE10 of the adopted Local Plan.*

EPF/1690/00 - Single storey rear extension with roof terrace above relocated conservatory, first floor front extension and new front porch - Approve with Conditions.

EPF/1843/99 - Proposed front and rear extensions – Refuse.

CHI/0232/61 - Erection of addition to house – Approve.

CHI/0096/61 - Erection of additional room – Refuse.

CHI/0267/55 - Detached house & garage – Approve.

Site Description

The application site comprises a detached two-storey dwelling located on the south side of Chigwell Rise. Whilst the dwellings within Chigwell Rise comprise a mix of scale and forms, they are commonly characterised by the presence of pitched roofs and/or gable features.

Planning Considerations

Character and Appearance:

All new development must achieve a high quality of design and contribute to the distinctive character and amenity of the local area. The council requires all development proposals to be design-led and relate positively to their context, drawing on the local, and make a positive contribution to a place.

This proposal seeks to extend the existing dwelling at first floor and roof levels, effectively squaring off the building and providing a singular crown roof in place of the existing pitched roofs. Such development fails to contribute to the established character of Chigwell Rise and as such it would appear incongruous in the street scene and relate negatively to the context.

Whilst surrounding properties have been extended in similar scale at first floor and roof levels (e.g., No.30 Chigwell rise referenced in the D&A Statement), they maintain or make provision for elements of the prevailing character of Chigwell Rise by including pitched roofs or gable features. Furthermore, the dormers cause the dwelling as proposed to appear disjointed due to their bulky appearance and poor placement as they fail to align with the windows below. Dormers should be a minor incident in the roof plane as their purpose is to light the roof-space, not gain extra headroom.

Acceptable	☐	Unacceptable	☒	N/A	☐
------------	--------------------------	--------------	-------------------------------------	-----	--------------------------

EFDC Householder & Other Minor Applications Check List

Neighbouring Amenities: Whilst no neighbour objections have been received, the application provides no proposed site or block plan drawings which would allow the LPA to adequately assess the impact of the proposal upon neighbouring properties. Furthermore, the D&A Statement fails to demonstrate that the proposal takes account of the privacy and amenity of the occupiers and neighbours.			
Acceptable	☐	Unacceptable	☒
N/A ☐			
Highway Safety/Parking: Pedestrian/vehicular access and parking arrangements would remain as existing.			
Acceptable	☒	Unacceptable	☐
N/A ☐			
Trees and Landscaping: The proposed development would sit atop the existing ground floor limiting impact upon trees and landscaping.			
Acceptable	☐	Unacceptable	☐
N/A ☐			
Comments on Representations, if any: None.			
Additional Notes: The application is recommended for refusal.			
Officer Recommendation:		Approve ☐	Refuse ☒