

APPEAL COMMENTS OF THE CHIGWELL PARISH PLANNING COMMITTEE

Minute Ref: PL199/25 - EPF/1096/25 - [AP-13540](#) - 167A, Manor Road, Chigwell, IG7 5QB - APP/J1535/W/25/[3371829](#)

Chigwell Parish Council objects to appeal APP/J1535/W/25/3371829 for 167A Manor Road, EFDC ref EPF/1096/25 and supports the District Council's refusal.

The proposal combines a hip to gable roof change with a large rear dormer on a very visible corner and end of terrace. Together they would read as one enlarged roof mass. The Parish agrees with the officer that would look top heavy and unbalanced, harming the simple rhythm of the terrace and the street scene. We agree with the case officer's expert view that the issue is the combined bulk and how it would be seen from public views, not each element in isolation.

Nearby three storey flat roofed blocks do not make this acceptable. They are different buildings that sit apart from the pitched roof terrace. We consider that appellant's usage of them as a cue to add bulk to the terrace would create a jarring bookend rather than a sympathetic finish. The older dormers at 169 and 171 were approved in 2007 under a different policy context, are not on this prominent corner and did not pair a gable with a large dormer. They are not a convincing precedent.

Claims about optimising the site carry little weight here. The scheme does not create a new home, only more floorspace, while likely adding to parking pressure on streets already used by nearby shops and services. No clear evidence has been provided to show this can be absorbed without harm.

On balance the proposal conflicts with Policy DM9, which expects high quality, context led design that relates positively to local character. We respectfully ask the Inspector to dismiss the appeal.