

EFDC Householder & Other Minor Applications Check List

Application Details & Constraints					
Case Ref:	EPF/1821/25	PL No:	016879		
Site Address:	138, Trotwood, Chigwell, IG7 5JW				
Proposal:	First floor l-shaped wraparound extension and enlargement of existing garage.				
Green Belt	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	TPO (Veteran Trees)	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: <i>The Council OBJECTS due to poor design, loss of light, overbearing impact and loss of neighbouring amenity. The proposal is considered to be poor design and unsympathetic to character of the local area; it fails to comply with Policy DM9 of Epping Forest District Local Plan 2011-2033.</i>					
Objection	<input checked="" type="checkbox"/>	No Objection	<input type="checkbox"/>	Comment	<input type="checkbox"/>
No Neighbour Responses		[10 consulted]			

Relevant Planning History
PRE/0186/25 - FIRST-FLOOR L-SHAPED WRAPAROUND EXTENSION AND ENLARGEMENT OF EXISTING GARAGE - Likely officer refusal due to the unsympathetic design and roof form/height of the first floor L shaped extension. Advice given to reduce the eaves and ridge heights of the proposed extension.
EPF/0684/96 - Single storey extension to side and rear - Approve with Conditions.

Site Description
The application site comprises a two-storey semi-detached house with detached single garage (attached to No.138's garage) sited at the end of a residential cul-de-sac. It has previously been extended by way of a single storey side and rear extension. The site has a fairly large rear garden due to its particular siting and orientation.

Planning Considerations

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Character and Appearance:

This is a revised scheme following the applicant's initial pre-application which officers deemed likely unacceptable due to the unsympathetic design and roof form/height of the first floor L shaped extension. Officer advice suggested the applicant reduce both the eaves and ridge heights of the proposed extension. Whilst the ridge height has been reduced, the eaves height has not; it remains the same height as the host dwelling's eaves and as such represents an unsympathetic, dominant and incongruous addition contrary to policy DM9 of the EFDC Local Plan.

Acceptable	<input type="checkbox"/>	Unacceptable	<input checked="" type="checkbox"/>	N/A	<input type="checkbox"/>
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Neighbouring Amenities:

No neighbour objections have been received. The main properties to consider are therefore:

- Attached No.139 Trotwood
Whilst this property currently protrudes considerably further rearwards than the application dwelling at ground floor, the proposed first floor extension would protrude further rearwards than No.139's first floor. It is noted that the proposed extension has been set in from the shared boundary in order to reduce the impact and that the 45 degree rule is adhered to ensure the rear first floor windows are not materially impacted by the proposal.
- Adjacent No.137 Trotwood
Due to the orientation and siting of these properties, adjacent No.137 sits opposite the application dwelling. It has no first-floor side windows which would be impacted by the proposal in terms of light or privacy/overlooking.

Acceptable	<input checked="" type="checkbox"/>	Unacceptable	<input type="checkbox"/>	N/A	<input type="checkbox"/>
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Trees and Landscaping:

The application form states that no trees or hedges will need to be removed or pruned in order to carry out the proposal.

Acceptable	<input checked="" type="checkbox"/>	Unacceptable	<input type="checkbox"/>	N/A	<input type="checkbox"/>
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Additional Notes:

The application is recommended for refusal.

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