

EFDC Householder & Other Minor Applications Check List

Application Details & Constraints					
Case Ref:	EPF/2229/24		PL No:		
Site Address:	80, Bracken Drive, Chigwell, IG7 5RD				
Proposal:	Single ground floor front and rear extension including front porch and rear roof extension with front and rear dormer windows Velux window to the sides.				
Green Belt	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	TPO	Yes <input checked="" type="checkbox"/>	No <input 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 type="checkbox"/>	Comment <input type="checkbox"/>	None Received <input checked="" type="checkbox"/>		
Neighbour Responses, if any:		None received.			

Planning Considerations		
<p>Character and Appearance:</p> <p>The proposed single storey extensions would project from the front and rear of the dwellinghouse. The roof form of the rear extension would match the proposed rear roof extension, matching in eaves and ridge height. The front extension would be a gable front end with a pitched roof, matching the existing gable front end. The front porch would project between the front gable ends, with open flanks and pillars, comprising a flat roof. The front dormer would sit centrally in the front roof slope where it would be set back from the eaves, set down from the ridge height of the main roof, and set in from the side. The rear dormers would sit across the rear roof slope with the central dormer comprising an inset terrace positioned centrally between the two dormers, with a glass balustrade and a large window. The external appearance would comprise windows to the front and rear extensions, rear bi-folding, windows to the front and rear dormers,</p> <p>Due to the design and situ of the central rear dormer and the inset terrace, along with the two dormers situated on either side, its large full height and width window, its height where it would reach the ridge height of the main roof, its scale and mass to the subject dwelling and its relationship with neighbouring site, it is considered to be unacceptable.</p> <p>The proposed development, due to its design, siting, and scale, is considered to be inappropriate to the site and the surrounding area. 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.</p>		
Acceptable <input type="checkbox"/>	Unacceptable <input checked="" type="checkbox"/>	N/A <input type="checkbox"/>

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Neighbouring Amenities:

Given the design and siting of the proposal, and the existing situ of the neighbouring dwellings, it is not considered to be overbearing resulting in overshadowing. The inset roof terrace would allow a degree of overlooking and result in a perception of being overlooked. As such, the outlook within the subject dwelling and neighbouring sites is therefore considered to be unsatisfactory. The proposal would reduce the private amenity space to the rear; however, the overall retained garden is considered adequate for the occupants and future occupiers.

The proposed development is considered to allow a degree of overlooking and result in a perception of being overlooked due scale of the inset terrace and therefore adversely impacting the living conditions of subject and neighbouring sites. The proposal fails to comply with Policy DM9 of Epping Forest District Local Plan 2011-2033.

Acceptable	<input type="checkbox"/>	Unacceptable	<input checked="" type="checkbox"/>	N/A	<input type="checkbox"/>
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Green Belt:

Acceptable	<input type="checkbox"/>	Unacceptable	<input type="checkbox"/>	N/A	<input checked="" type="checkbox"/>
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Highway Safety/Parking:

Due to the nature of the proposal, there would be no loss of parking or impact to highway safety. It is therefore considered to comply with Policy T1 of Epping Forest District Local Plan 2011-2033.

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

The rear of site is covered with TPOs. The application is supported by an Arboricultural Report & Impact Assessment, and a Tree Constraint Plan. The Council's Tree and Landscape team were consulted and raised no objection.

It is therefore considered to comply with Policy DM5 of Epping Forest District Local Plan 2011-2033.

Acceptable	<input type="checkbox"/>	Unacceptable	<input type="checkbox"/>	N/A	<input checked="" type="checkbox"/>
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Comments on Representations, if any:

Additional Notes:

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