

EFDC Householder & Other Minor Applications Check List

Application Details & Constraints					
Case Ref:	EPF/1986/25	PL No:	032504		
Site Address:	43, Meadow Way, Chigwell, IG7 6LR				
Proposal:	Demolish garage and side additions. New roof over dwelling house. Increase in roof height to match neighbour. Rebuild front dormer. Provision of 1no additional front dormer. Provision of 3no dormers to the rear. Associated external alterations including external wall insulation, rebuilding porch in matching materials and new doors / windows. Internal alterations. Second floor internal space within new roof and 4no rear roof lights. New patio to garden.				
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>Chigwell Parish Council OBJECTS to this proposal. The works would result in the loss of the existing bungalow form which makes a positive contribution to the street scene in Meadow Way. Raising the ridge and adding extensive front and rear roof alterations would create a building of greater bulk and height than is typical in this part of Chigwell and would erode the more modest and lower profile character of neighbouring properties.</i> <i>The Council also considers that the proposed front door and associated frontage detailing are not sympathetic to the prevailing design and appearance of surrounding dwellings and would appear out of keeping in the street.</i>					
Objection	<input checked="" type="checkbox"/>	No Objection	<input type="checkbox"/>	Comment	<input type="checkbox"/>
				None Received	<input type="checkbox"/>

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The Willows, Vicarage Lane	<p><i>OBJECTION: The proposed two-storey extension will introduce elevated outdoor areas that directly overlook my property, particularly into my garden and rear-facing rooms. This represents a significant intrusion on privacy and would materially alter the character and enjoyment of my home. The Willows is located immediately behind No. 43 Meadow Way, with our rear garden adjoining their proposed side wall. Their side wall will be fully contiguous with our garden boundary, occupying more than half of it. Unlike other neighbours, whose rear gardens adjoin each other, our property would face a building wall rather than another garden, which is highly unneighbourly and intrusive.</i></p> <p><i>Given the proximity and height of the proposed extension, it will cast shadows over parts of my garden and potentially block natural light. This will have an overbearing and unneighbourly impact on my property. The sun sets directly behind their property, meaning the extension will obstruct sunlight during the latter part of the day.</i></p> <p><i>The scale and bulk of the proposed double-storey extension are disproportionate to neighbouring properties. It disrupts the balanced and uniform character of the area and is inconsistent with the established pattern of development. Furthermore, the proposed extension, together with the patio area, exceeds the size of similar neighbouring projects.</i></p> <p><i>The proposed patio area adjacent to the boundary line will likely increase noise levels, particularly during social gatherings, further affecting privacy and residential amenity. The submitted drawings indicate that the property will sit directly opposite the centre of our garden. In addition, the owners have already commenced construction without any prior notice to neighbours, causing disturbance and discomfort.</i></p> <p><i>The overall size and positioning of the extension would have a negative visual impact, detracting from the open and spacious layout that defines the character of the area.</i></p> <p><i>For the reasons outlined above, I respectfully urge the Planning Department to refuse permission for this development as per current drawings. I also request to be kept informed of any amendments or decisions relating to this application.</i></p>
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Relevant Planning History

PRE/0226/25 - Demolition of the existing side extensions / garage, erection of double storey side and rear extensions, increase in roof height to match neighbour, provision of 1no additional front dormer, provision of 3no dormers to the rear, associated external alterations and internal alterations. New patio to garden. Consideration of second floor internal space within roof and 4no rear roof lights - Advice Given.

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EPF/1010/25 - Erection of two storey rear extension and single storey side extension, new front porch and new front boundary wall with additional entrance – Refused:

1. *The proposed two-storey rear extension would convert this chalet bungalow to a two-storey dwelling which is contrary to policy H1 of the EFDC Local Plan 2011-2033 (2023) which seeks to resist the loss of bungalows and specialist accommodation.*
2. *The proposal, by reason of the poorly designed front porch, discordant roof form and substantial two-storey extension fails to respect or complement the original building or wider area contrary to policy DM9 of the EFDC Local Plan 2011-2033 (2023) and the NPPF 2024.*

PRE/0294/24 - The proposed development at 43 Meadow Way, IG7 6LR, involves converting the existing bungalow into a two-storey dwelling. This will be achieved through the creation of a wraparound ground floor extension, a rear first-floor extension, and a side first-floor extension. The project includes raising the existing roof ridge of both the main roof and the front outrigger roof. Additionally, new dormers will be added to both the front and rear elevations. The existing garage will be converted into habitable space, and a new parking area will be created at the front of the property. A new terrace will also be constructed at the rear - Advice Given.

CHI/0056/54 - Outline. Erection of detached house & garage – Approve.

CHI/0112/50 - Detached house & garage – Approve.

Site Description

The application site comprises a chalet bungalow on the southeast side of Meadow Way. The dwellinghouses in the surrounding area are mixed and vary in appearance.

The proposal

This application seeks permission to:

- construct a new roof over the application dwelling with a slight increase to the ridge height;
- demolish the existing garage and side additions;
- construct a new side extension with dormer at first floor roof level;
- reconstruct the existing porch in similar scale and design;
- reconstruct the existing front dormer in similar scale and design;
- increase the eaves level to the rear and construct 3no. rear dormers at first floor roof level;
- construct a second floor internal space and install 4no. rooflights at second floor roof level;
- external alterations including new material, doors and windows;
- new patio to garden.

Planning Considerations

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<p>Principle of Development: Whilst the proposal retains the appearance and form of a chalet bungalow to the front, the raising of the roof ridge and installation of a second storey internal space means that the existing chalet bungalow would become a two-storey house with additional accommodation in the roofspace (2.5 storeys). The EFDC Local Plan defines a bungalow as a house having only one storey which can have accommodation in the roof-space served by accompanying roof-lights and dormer windows i.e., additional internal accommodation within the roof space does not result in the loss of that bungalow. However, additional internal accommodation at first floor level <u>as well as</u> within the roof space above would result in the loss of that bungalow. The retention of bungalows is not simply about maintaining the appearance of a bungalow, or ensuring a supply of accessible homes, but also a mix of different size and types of dwellings. The proposal represents a 2.5 storey dwelling and would therefore result in the loss of a bungalow as defined by the Local Plan, the principle of the development is therefore contrary to Policy H1 E of the EFDC Local Plan 2011-2033 (2023) and unacceptable.</p>			
Acceptable	<input type="checkbox"/>	Unacceptable	<input checked="" type="checkbox"/> N/A
<p>Character and Appearance: Whilst the ridge height would be increased, the dwelling would be the same height as adjacent No.41 Meadow Way. Furthermore, the chalet design, form and overall detailing of the existing dwelling is primarily retained to the front. The proposed development would not therefore appear at odds within the street scene. Whilst the dwelling's bulk and mass would be increased when viewed from the rear and sides, the scale of the additions remain proportionate to the original dwelling, the plot and the surrounding properties.</p>			
Acceptable	<input checked="" type="checkbox"/>	Unacceptable	<input type="checkbox"/> N/A
<p>Neighbouring Amenities: As with the previous applications and pre/post apps, the impact of the proposal upon neighbouring amenity is found acceptable. One neighbour objection has been received from The Willows on Vicarage Lane which sits to the east of the application site. Some 35m of garden space would separate this property and the application dwelling; this level of distance is considered sufficient to prevent overlooking and ensure a degree of privacy between properties particularly given the presence of trees along the boundary and the application dwelling is sited on lower ground due to the sloping nature of Meadow Way. Whilst the application dwelling's bulk and mass would significantly increase as it extends to the rear, sufficient separation distance exists between the properties which prevents a detrimental loss of daylight/sunlight, overshadowing or an over-bearing and overly enclosed form of development.</p>			
Acceptable	<input checked="" type="checkbox"/>	Unacceptable	<input type="checkbox"/> N/A
<p>Trees and Landscaping: A tree protection plan has been submitted; no trees or hedges will need to be removed or pruned in order to carry out the proposal.</p>			
Acceptable	<input checked="" type="checkbox"/>	Unacceptable	<input type="checkbox"/> N/A
<p>Comments on Representations, if any: None.</p>			
<p>Additional Notes: The proposal would result in the loss of a bungalow. The application is recommended for refusal.</p>			
Officer Recommendation:		Approve	Refuse
		<input type="checkbox"/>	<input checked="" type="checkbox"/>

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