

Delegated Report
30A Manor Road, Chigwell, IG7 5PD
EPF/2242/22

Site Description

The application site is an irregularly shaped corner site located at the junction of Manor Road and Turpin's Lane within the built up area of Chigwell. The site is higher than the road and Manor Road also slopes up to the east. There are two protected trees within the front garden, however the rest of the site bar these and two other trees have recently been cleared. The site currently consists of a detached bungalow with single detached garage located at the end of a short row of bungalows. The site is not within a Conservation Area or the Metropolitan Green Belt.

Description of Proposal

The application seeks retrospective planning for new front fencing. The Agent agreed to a change to the description replacing fencing with wall and railings.

Relevant History

EPF/2242/22 - Removal of the detached garage, and the provision of a single storey rear extension, construction of a basement and a hip to gable roof to the side of the property with addition of dormer window to the rear - Refused

EPF/3111/21 – Certificate of Lawful development for the proposed demolition of a detached single storey garage & erection of a single storey side extension & single storey rear extension to the property. A hip-to-gable roof extension to the side of the property & addition of a dormer window to the rear of the property – Lawful

EPF/1500/21 – Demolition of existing bungalow and garage and replacement with a 5 bed dwelling with rooms within the roof slope - Refused

EPF/1646/20 – Demolition of existing bungalow and replacement with a two storey dwelling – Refused

EPF/1331/11 – Replacement of 2 bed bungalow with 3 bed bungalow – Approved but not implemented.

Policies Applied

Epping Forest Local Plan 2011-2033 (2023)

DM5 Green and Blue Infrastructure

DM9 High Quality Design

Consultations Carried Out and Summary of Representations Received:

Chigwell Parish Council: No response received

No objections

8 Neighbours consulted: No responses received

Main Issues and Considerations:

The main issues are considered to be design, impact on amenity and impact on trees

The wall is at a really prominent junction visible from Manor Road, Turpins Lane and Tomswood Road. Previously the site was heavily green'd creating a very sylvan character to this part of Manor Road and this prominent corner site.

The scheme has removed the majority of the hedge/vegetation and now a brick wall has been proposed/part erected. The railings and wall in themselves are considered acceptable and the open nature of the railings are welcome. However, no landscaping has been proposed. If this application had been submitted prior to the proposed works, the retention of the hedge would have been likely to be required or a suitable replacement.

It is not considered that the provision of landscaping can be conditioned as there is no marked areas on the plans or any commitment from the applicant to implement any landscaping.

Therefore the proposal is considered to be detrimental to the character and appearance of the streetscene and fails to retain or enhance existing green infrastructure.

The proposal is not considered to result in any excessive harm to amenity.

Conclusion

Given the above refusal is recommended.