

## EFDC Householder & Other Minor Applications Check List

Application Details & Constraints					
Case Ref:	EPF/1916/24	PL No:	006901		
Site Address:	14, Courtland Drive, Chigwell, IG7 6PN				
Proposal:	Loft conversion with gable end and dormer roof.				
Green Belt	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	TPO	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					
<p>Town/Parish Council Comments, if any:</p> <p>Chigwell Parish Council comments: <i>'The Parish <b>OBJECTS</b> on the grounds that insufficient information was provide to it (namely lack of proposed elevations) to make an informed decision. If, however, all relevant Officers deem this application acceptable, whether with amendments or not, then the council is willing to waive this objection.'</i></p> <p>Officer comment: Elevation drawings have subsequently been received. No further comments were received following reconsultation.</p>					
Objection <input checked="" type="checkbox"/>	No Objection <input type="checkbox"/>	Comment <input checked="" type="checkbox"/>	None Received <input type="checkbox"/>		
Neighbour Responses, if any:		None			

Planning Considerations			
<p>Character and Appearance:</p> <p>The application site is a traditional two storey detached dwellinghouse with private front and rear amenity space. Dwellings along this stretch of the road lie in a staggered pattern. It is situated on the north side of Courtland Drive in Chigwell Village. Surrounding area is characterised by its larger style detached dwellings with extensive mature trees and landscaping.</p> <p>Consent is sought for a rear gable roof extension to accommodate a proposed dormer extension. Dormer extension is positioned relatively high up on the western roof plane facing several dwellings to the west on Courtland Drive and the rear elevations of dwellings on High Road. No other side dormers of this size and scale are present on neighbouring dwellings. The proposed gable roof creates a bulky and overly massed appearance to the roof profile. The dormer appears incongruous in the roof plane considering the presence of a single dormer with pitch roof beneath. Double dormers are generally not supported due to the visual harm and busy appearance on the roofscape. The proposal results in a negative impact on the character and appearance of the building and wider area and is not supported.</p>			
Acceptable <input type="checkbox"/>	Unacceptable <input checked="" type="checkbox"/>	N/A <input type="checkbox"/>	

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<b>Neighbouring Amenities:</b> It is widely accepted that dormer extensions are generally acceptable additions in urban areas with existing intervisibility between neighbouring gardens. However, this proposal results in new, elevated and far-reaching views across several dwellings to the west and those lying perpendicular on the High Road. The orientation of the dormer is incompatible with the staggered positioning of neighbouring dwellings resulting in harmful overlooking and is not supported.			
Acceptable	<input type="checkbox"/>	Unacceptable	<input checked="" type="checkbox"/>
N/A <input type="checkbox"/>			
<b>Green Belt:</b>			
Acceptable	<input type="checkbox"/>	Unacceptable	<input type="checkbox"/>
N/A <input checked="" type="checkbox"/>			
<b>Highway Safety/Parking:</b>			
Acceptable	<input type="checkbox"/>	Unacceptable	<input type="checkbox"/>
N/A <input checked="" type="checkbox"/>			
<b>Trees and Landscaping:</b>			
Acceptable	<input type="checkbox"/>	Unacceptable	<input type="checkbox"/>
N/A <input checked="" type="checkbox"/>			
<b>Comments on Representations, if any:</b>			
<b>Additional Notes:</b>			
<b>Officer Recommendation:</b>		<b>Approve</b> <input type="checkbox"/>	<b>Refuse</b> <input checked="" type="checkbox"/>