



MEETING OF THE PLANNING COMMITTEE

Date: Thursday 8 May 2025

Time: 6:30pm

Location: Parish Offices, Hainault Road, Chigwell, IG7 6QX

Present:

Cllr. Elliot Costa (Vice Chair)

Cllr Faiza Rivzi

Cllr Lisa Morgan Skingsley

Cllr Lorraine Clarke

Acting Clerk to the Council:

Cllr Celina Jefcoate

Members of the Public and Councillors were asked to **NOTE** that in accordance with Standing Orders 3 (i) and the Local Government Transparency Code 2015, photographing, recording, broadcasting, transmitting or otherwise reporting the proceeding of a meeting may take place.

Councillors were asked to **NOTE** that in the exercise of their functions, they must take note of the following: equal opportunities; crime and disorder; human rights; health and safety and biodiversity

1. **PL549/24 - APOLOGIES FOR ABSENCE**

Apologies were received and ACCEPTED from Cllr Rochelle Hodds, Cllr Debby Rye, Cllr Tosin Amuludun and Cllr.Osman Ali

2. **PL550/24 - OTHER ABSENCES**

Cllr Alana Aradeon

3. **PL551/24 - DECLARATIONS OF INTEREST**

None

4. **PL552/24 - MINUTES**

The minutes of the meeting held 24 April 2025 were confirmed

5. **PL553/24 - PUBLIC PARTICIPATION**

None

To **CONSIDER** the following applications received for the weeks ending 17th and 25th April 2025

6. PL554/24 - [EPF/0754/25](#) - Land Adjoining 33, Maypole Drive, Chigwell, IG7 6DE

Change of use from outbuilding to dwelling.

Chigwell Parish Council:

The existing outbuilding was considered lawful development under Class E in that it was claimed to be within the curtilage of 33 Maypole Drive. It is clear this proposal seeks to change that.

The Appeal Inspector's comment in appeal ref: APP/J1535/W/22/3313750, when dismissing the appeal against EPF/1229/22 were noted by the committee and planning officers are asked to bear this in mind, namely *"It is noted that it may be possible to construct the proposed building under permitted development rights for use ancillary to the main dwelling. Although there appears to be no intention to construct such a building at this point in time. However, a standalone dwelling would have a different impact on the character and appearance of the area to a garden outbuilding including a separate access, parking area and an increased level of use."*

The Parish **STRONGLY OBJECTS** on the grounds;

This application will deliver substandard accommodation. The applicant's claims the proposal meets the national room sizes for a 2B3P home are contested. The scaled drawing appears to show the internal measurements of Bed 2 are 2.3m x 3.2m giving a floor area of 7.36 sq m not the 9.12 sq m claimed. On the same scale, Bed 1 measures 3.9 x 3.2 giving 12.48 sq m as per the floor plan so it is unclear why there is such a variation with Bed 2. Using the scaled measuring Parish Council assessment the single bedroom fails to meet the National Space Standard of 7.5 sq m. In addition, the built in storage in the study and bathroom equates to 1.52 sq m, not the 2 sq m required for a 2B3P dwelling

The proposal will result in the under-provision of parking spaces and substandard cycle parking. The distance of the proposed site from services and facilities would inevitably result in future occupiers needing to make vehicle trips to access services and facilities. Given the distance these journeys are unlikely to be routinely undertaken by non-vehicular modes. Therefore future occupiers are likely to require private vehicles.

Policy T1 of the EFDLP refers to the Essex County Council Parking standards. The 2024 edition of these contains more localised analysis and considers the site to be in an area of Moderate - Good Connectivity.

The proposal would provide only one parking space for a two bed dwelling. Essex Parking Guidance Part 1 Table 8-2: Vehicle Parking Standards – C3 Residential Dwellings requires that a two bed dwelling in this specified connectivity location provides a minimum of 2 parking spaces plus 0.25 visitor parking spaces. This proposal would therefore require 2 allocated parking spaces plus visitor allocation rather than the one space currently proposed. The proposal does not allow for any non standard cycle parking, again contrary to the Essex Parking Standards (2024)

The proposal is therefore considered contrary to policy T1 of the Local Plan (2023) which states that development will be permitted where it provides appropriate parking provision, in terms of amount, design and layout and cycle storage arrangements

The introduction of a new residential dwelling on the site would result in a form of development that contrasts starkly with the established character and layout of neighbouring properties. Its single-storey design, placement behind a tall boundary fence, and the positioning of the primary garden area to the side would create a built form that is inconsistent with the surrounding pattern of development and visually discordant within the street scene.

Although the proposed building would be slightly lower in height than the nearby detached garage serving 26 Maypole Drive, it would occupy a much larger footprint and be considerably wider. As a result, it would present a more dominant visual presence and would not read as a subservient or ancillary structure in the way an outbuilding would.

The Parish Council maintains that the proposed change of use and associated development would undermine the established character and visual quality of the area. This would be contrary to Policy DM9 of the Local Plan, which requires new development to respond positively to the local context in terms of form, scale, and massing, and to respect the established rhythm of plot and building widths within the locality.

7. PL555/24 - [EPF/0597/25](#) -11, Audleigh Place, Chigwell, IG7 5QT

Part single, part double storey side and rear extensions, raising roof ridge for loft conversion.

Chigwell Parish Council:

The Parish **STRONGLY OBJECTS** on the grounds it considers the proposal to be bulky and of poor design. The proposal is considered by means of its size, height and mass to be overbearing and would result in a form of overdevelopment that would cause harm to the local amenity and not be in keeping with the local area and street scene

8. PL556/24 - [EPF/0708/25](#) - 18, Sylvan Way, Chigwell, IG7 4QB

Convert part of garage to ancillary accommodation, and alter elevations.

Chigwell Parish Council:

The Parish **STRONGLY OBJECTS** on the grounds the garage does not appear to be attached to the main dwelling and as such it is not considered ancillary. It considers the proposal with the additional mass and fenestration to be bulky and of poor design. The proposal is considered discordant and by means of its size and mass is overbearing and would result a loss of amenity for the residents of the host building and neighbours. The Parish does not consider the previous reasons for refusal have been properly addressed.

If officers are minded to approve, the Council requests a condition that separate occupation of the proposed development is not permitted and its use remains ancillary to the main dwelling

9. PL557/24 - [EPF/0719/25](#) - 56, Coolgardie Avenue, Chigwell, IG7 5AY

Proposed two-storey side extension with garage conversion, single-storey rear extension, replacement of external windows and doors, front landscaping with driveway alterations, material upgrade to the existing rear dormer, and installation of rooflights to side roof planes.

Chigwell Parish Council:

No objection although the Council noted with disappointment the lack of a street scene

10. PL558/24 - [EPF/0724/25](#) - 17, Chester Road, Chigwell, IG7 6AH

Ground, first and second floor extensions with internal alterations.

The Committee noted the written objection received by a resident

Chigwell Parish Council:

The Parish **STRONGLY OBJECTS** on the grounds it considers the proposal to be bulky and of poor design. The proposal is considered by means of its size and mass to be overbearing and would result in a form of overdevelopment. It will be highly intrusive and have a significantly detrimental impact on the neighbouring property. The application is contrary to policy DM9 of the Local Plan, which seeks to protect residential amenity.

11. PL559/24 - [EPF/0798/25](#) - 15, Great Owl Road, Chigwell, IG7 6AL

Demolition of existing dwelling and construction of replacement house with vehicular entrance gates.

Chigwell Parish Council:

The Parish **OBJECTS** on the grounds it considers the proposal to be bulky and of poor design. The proposal is considered by means of its size and mass to be overbearing and would result in a form of overdevelopment that would adversely impact on the neighbouring properties and local area.

12. PL560/24 - [EPF/0785/25](#) - 57, Brunel Road, Chigwell, IG8 8BE

Single storey rear extension.

Chigwell Parish Council:

No objection

13. PL561/24 - [EPF/0788/25](#) - 5, Coolgardie Avenue, Chigwell, IG7 5AU

Insert new rear dormers to existing loft area.

Chigwell Parish Council:

The Parish **STRONGLY OBJECTS** on the grounds it considers the proposal to be bulky and of poor design. It is considered the proposal fails to address the previous reasons for refusal

14. PL562/24 - [EPF/0865/25](#) - Little London Farm, Gravel Lane, Chigwell, IG7 6DQ

Conversion of existing barn at Little London Farm, IG7 6DQ under Class Q Permitted Development into 5 residential units, each with 4 bedrooms.

Chigwell Parish Council:

The Parish **STRONGLY OBJECTS** on the grounds it considered the proposal would represent inappropriate development for the purposes of the Framework and Policy DM4 of the Epping Forest District Local Plan (2023) ('the EFDLP'). Inappropriate development is harmful by definition, and in accordance with paragraph 152 of the Framework, should not be approved except in very special circumstances. The Parish consider the proposal will have a greater impact on the openness of the Green Belt than the existing use and as such the proposed development would be required to demonstrate very special circumstances which are not evidenced.

Policy T1 of the EFDLP refers to the Essex County Council Parking standards. The 2024 edition of these contains more localised analysis and considers the site to be in an area of Very Low Connectivity.

The Parish consider this application will result in the under-provision of parking spaces and substandard cycle parking. The distance of the proposed site from services and facilities would inevitably result in future occupiers needing to make vehicle trips to access services and facilities. Given the distance these journeys are unlikely to be routinely undertaken by non-vehicular modes. Therefore future occupiers are likely to require private vehicles.

The proposal would include a total of 7 parking spaces (5 allocated and 2 visitor). Essex Parking Guidance Part 1 Table 8-2: Vehicle Parking Standards – C3 Residential Dwellings requires that each four bed dwelling in a low connectivity location has a minimum of 3 parking spaces plus 0.25 visitor parking spaces. This proposal would therefore require 15 allocated parking spaces rather than the five currently proposed and a minimum of two visitor spaces. The proposal does not allow for any non standard cycle parking, again contrary to the Essex Parking Standards (2024)

The proposal is therefore considered contrary to policy T1 of the Local Plan (2023) which states that development will be permitted where it provides appropriate parking provision, in terms of amount, design and layout and cycle storage arrangements

To **NOTE** and **COMMENT** if appropriate, the following Approval of Details Reserved by A Condition.

15. PL563/24 - NONE

To **NOTE** and **COMMENT** if appropriate, Prior Notification Applications

16. PL564/24 - NONE

To **NOTE** and **COMMENT** if appropriate, Lawful Development Applications

17. PL565/24 - [EPF/0744/25](#) - 153, Lambourne Road, Chigwell, IG7 6EJ

Certificate of lawful development for a proposed Summer House.

Chigwell Parish Council:

No Comment

18. PL566/24 - [EPF/0790/25](#) - 1-23, St Winifreds Close, Chigwell, Chigwell, IG7 5PU

Certificate of Lawful Development for Proposed erection of an additional floor at third floor level to accommodate 5x2 bedroom apartments with associated amenities exactly same as previously approved application EPF/0269/19.

Chigwell Parish Council:

No Comment

APPEALS

19. PL567/24 - APPEAL COMMENTS

The Committee **NOTED** the appeal submission

20. PL568/24 - ITEMS TO BE BROUGHT FORWARD TO THE NEXT MEETING OR ITEMS FOR DISCUSSION THAT DO NOT REQUIRE A DECISION TO BE MADE

21. PL569/24 - DATE OF THE NEXT MEETING

Thursday 22nd May at 6.30pm