

EFDC Householder & Other Minor Applications Check List

Application Details & Constraints					
Case Ref:	EPF/0680/24	PL No:	002683		
Site Address:	42 Love Lane, Chigwell, Woodford Green, IG8 8BB				
Proposal:	Removal of rear canopy, construction of a single storey rear extension, and insertion of side window.				
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:</p> <p>No objection although the Council NOTED with disappointment the proposal may not adequately comply with Policy DM9 A (iii) (sustainable design and construction), DM19 (sustainable water) and/or DM20 (the incorporation of low carbon and renewable energy measures) and/or fail to make sufficient contribution to meeting the EFDC objective of net zero by 2030 or 2050.</p>					
Objection <input type="checkbox"/>	No Objection <input checked="" 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 site consists of a semi-detached dwelling in the built-up area of Chigwell.</p> <p>The proposal seeks to create a single storey rear extension and the insertion of a side window. The rear extension will measure approximately 6m deep, 8.5m wide and 3.3m in height with a flat roof and roof light.</p> <p>Prior Approval (EPF/0344/24) for a 6m deep extension has previously been approved at this site however the extension was inset, with a width of 5.6m which is approximately 2m less than the current proposal.</p> <p>An extension of this depth has been accepted in principle through the previous Prior Approval application and the increase in width will not be visible from the existing street scene. The side window at ground floor level is also considered to be acceptable. Overall, the proposal will not have a negative impact on the character and appearance of the surrounding area.</p>		
Acceptable <input type="checkbox"/>	Unacceptable <input type="checkbox"/>	N/A <input type="checkbox"/>

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Neighbouring Amenities: Although the plans show that the extension will be stepped down from the original ground level by approximately 0.8m, is it considered that due to the overall depth, proximity to the neighbouring dwelling which is on lower ground than the host dwelling, and in combination with the rear extension at no.38, it will still have a negative impact on the occupiers due to overbearingness and negative visual impact.			
Acceptable	<input type="checkbox"/>	Unacceptable	<input checked="" type="checkbox"/>
N/A			
Green Belt:			
Acceptable	<input type="checkbox"/>	Unacceptable	<input type="checkbox"/>
N/A			
Highway Safety/Parking:			
Acceptable	<input type="checkbox"/>	Unacceptable	<input type="checkbox"/>
N/A			
Trees and Landscaping:			
Acceptable	<input type="checkbox"/>	Unacceptable	<input type="checkbox"/>
N/A			
Comments on Representations, if any:			
Additional Notes:			
Officer Recommendation:		Approve	Refuse
		<input type="checkbox"/>	<input checked="" type="checkbox"/>