

EFDC Householder & Other Minor Applications Check List

Application Details & Constraints					
Case Ref:	EPF/1374/24	PL No:	004538		
Site Address:	5, Coolgardie Avenue, Chigwell, IG7 5AU				
Proposal:	Insert dormer into existing converted loft				
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: 'No objection although the Council NOTED with disappointment the absence of a Refurbishments and Extensions Sustainability Checklist and noted 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 application site is a two-storey detached dwellinghouse set on an irregular shaped plot at the at the junction with New Barn Way. It is located on the east side of the road as an end dwelling in a row of three. Surrounding area is of mixed character using a mix of materials.</p> <p>Consent is sought for a dormer extension to the rear roof slope with Juliet Balcony. The site is in a prominent corner position lying perpendicular to dwellings on New Barn Way. The submitted plans are out of scale therefore it is not possible to accurately determine the size. Measurements based on the scale provided indicates the proposed dormer extension at over 4.4m depth representing a size, scale and mass incongruent with the existing building and wider surroundings. The proposal is considered to result in significant harm to the visual amenity and to the character and appearance of the setting and is therefore not supported.</p>		
Acceptable <input type="checkbox"/>	Unacceptable <input checked="" type="checkbox"/>	N/A <input type="checkbox"/>
<p>Neighbouring Amenities:</p> <p>The proposal due to its visual impact from the bulk and mass to the rear roof slope is likely to result in an overbearing form of development detrimental to adjacent neighbours.</p>		
Acceptable <input type="checkbox"/>	Unacceptable <input checked="" type="checkbox"/>	N/A <input type="checkbox"/>

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Green Belt:						
Acceptable	<input type="checkbox"/>	Unacceptable	<input type="checkbox"/>	N/A	<input checked="" type="checkbox"/>	
Highway Safety/Parking:						
Acceptable	<input type="checkbox"/>	Unacceptable	<input type="checkbox"/>	N/A	<input checked="" type="checkbox"/>	
Trees and Landscaping:						
Acceptable	<input type="checkbox"/>	Unacceptable	<input type="checkbox"/>	N/A	<input checked="" type="checkbox"/>	
Comments on Representations, if any:						
Additional Notes:						
Having regard for the issues raised and as outlined above, the proposal is recommended for refusal.						
Officer Recommendation:			Approve	<input type="checkbox"/>	Refuse	<input checked="" type="checkbox"/>