

EFDC Householder & Other Minor Applications Check List

| Application Details & Constraints | | | | | |
|---|---|---|--|------------------------------|--|
| Case Ref: | EPF/0719/25 | PL No: | 016279 | | |
| Site Address: | 56, Coolgardie Avenue, Chigwell, IG7 5AY | | | | |
| Proposal: | 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. | | | | |
| 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 | | | | | |
| Town/Parish Council Comments, if any: Chigwell Parish Council comments: <i>'No objection although the Council noted with disappointment the lack of a street scene.'</i> | | | | | |
| Objection <input type="checkbox"/> | No Objection <input checked="" type="checkbox"/> | Comment <input checked="" type="checkbox"/> | None Received <input type="checkbox"/> | | |
| Neighbour Responses, if any: | 2 comments received from adjacent neighbours. 1 in support and the other objecting to the proposal. This is summarised as: <ul style="list-style-type: none"> Terracing effect. Does not support any increase in height to boundary wall between no.56 and no.58. Loss of light to habitable room. Inaccurate plans with dwellings numbered incorrectly throughout. | | | | |
| EFDC Environmental Protection and Land Drainage | No objection and no conditions to request. | | | | |

Planning Considerations

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Character and Appearance:

The application site is a traditional two storey semi detached dwellinghouse with link detached garage situated in a built-up urban area of Chigwell. It occupies an elevated position within the streetscene. Surrounding area is characterised by predominately semi-detached dwellings of a similar age using a mix of materials. The road inclines to the east resulting in differing ground levels.

The application follows pre-app advice PRE/0296/23 for a smaller scheme.

The main issue for consideration is design. The proposed side extension appears incongruous above the garage with eaves height extending above the existing eaves. Building to the boundary with no.58 the proposed development infills the existing visual gap between no.58 and loses its detachment. The proposed front elevation results in a pronounced form of development and together with its elevated position, dominates the streetscene. The proposed side extension results in a terracing effect and is not supported.

The proposed rear elevation offers some coherence in design in comparison to the existing however, the height, width and proximity of the proposed rear extension together with the significant ground level difference with its neighbour to the west results in an overbearing form.

Overall, the proposal is considered harmful to the established character and appearance of the area and is not supported.

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| Acceptable | <input type="checkbox"/> | Unacceptable | <input checked="" type="checkbox"/> | N/A | <input type="checkbox"/> |
|------------|--------------------------|--------------|-------------------------------------|-----|--------------------------|

Neighbouring Amenities:

Ground levels differ due to an incline in the road resulting in a 2m height difference with no.58. The proposed plans do not contain a markup of the BRE 45-degree rule. As such, the proposal fails to demonstrate the development will not result in loss of light to habitable rooms at no.58. The proposed side extension clearly would not meet the 45-degree angle and is considered to result in loss of light to a habitable room at no.58.

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|------------|--------------------------|--------------|-------------------------------------|-----|--------------------------|
| Acceptable | <input type="checkbox"/> | Unacceptable | <input checked="" type="checkbox"/> | N/A | <input type="checkbox"/> |
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Green Belt:

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| Acceptable | <input type="checkbox"/> | Unacceptable | <input type="checkbox"/> | N/A | <input checked="" type="checkbox"/> |
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Highway Safety/Parking:

Loss of garage is not considered to negatively impact existing parking arrangements or highway safety.

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| Acceptable | <input type="checkbox"/> | Unacceptable | <input type="checkbox"/> | N/A | <input type="checkbox"/> |
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Trees and Landscaping:

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| Acceptable | <input type="checkbox"/> | Unacceptable | <input type="checkbox"/> | N/A | <input checked="" type="checkbox"/> |
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Comments on Representations, if any:

Additional Notes:

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|--------------------------------|----------------|--------------------------|---------------|-------------------------------------|
| Officer Recommendation: | Approve | <input type="checkbox"/> | Refuse | <input checked="" type="checkbox"/> |
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