

EFDC Householder & Other Minor Applications Check List

Application Details & Constraints					
Case Ref:	EPF/0682/23		PL No:		
Site Address:	17, Tomswood Road, Chigwell, IG7 5QP				
Proposal:	Retention of Installed AC Units (4No. in total) (Re-submission of application EPF/0682/23)				
Green Belt	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	TPO (Veteran Trees)	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 checked="" type="checkbox"/>	No <input type="checkbox"/>
Representations					
Town/Parish Council Comments, if any: <ul style="list-style-type: none"> Fails to take account the amenity of neighbours (contrary to policy DM9, I) Fails to address issues of noise arising from the development (contrary to policy DM9, I(v)) Leads to unacceptable local environmental impacts of noise and vibration (contrary to policy DM21 B (i)) Fails to locate activities generating noise pollution away from receptors (contrary to policy DM21 B (ii)) Fails to mitigate and reduce adverse local environmental impacts of noise and vibration to a minimum (contrary to policy DM21 B (iii)). 					
Objection <input checked="" type="checkbox"/>	No Objection <input type="checkbox"/>	Comment <input type="checkbox"/>	None Received <input type="checkbox"/>		
19 Tomswood Road		OBJECTION – based on noise & appearance.			
Planning Considerations					
Character and Appearance: As with EPF/0682/23 the AC units are considered acceptable with regards Character & Appearance.					
Acceptable <input checked="" type="checkbox"/>	Unacceptable <input type="checkbox"/>	N/A <input type="checkbox"/>			
Neighbouring Amenities: See Additional Notes section below.					
Acceptable <input type="checkbox"/>	Unacceptable <input checked="" type="checkbox"/>	N/A <input type="checkbox"/>			

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Additional Notes:

The following extract has been taken from the noise report which accompanies this planning application:

Following calculations carried out in Appendix B1 of this report shows that the four air conditioning units are too noisy, and all four units will need to be relocated and encased with a new acoustic louvred enclosure system. (p.11).

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The post installation noise impact calculations provided in Appendix B1 shows that further noise control measures are necessary to the four installed air conditioning units 'Daikin Air Conditioning Units'. The further noise control measures to the existing AC units are detailed in Section 3.3 of this report and are summarised below:

Noise Control/ Mitigation Measures:

Further mitigation is required to achieve Epping Forest District Council's noise criteria (Section 2.4 of this report).

Section 3.3 of this report shows that the four (x4 No.) air conditioning units will need all AC units encased with an acoustic louvred enclosure with the minimum total sound reduction provided in Section 3.3.1 of this report. Along with relocating the units to at least 14 metres from the nearest noise sensitive windows, as shown in Section 3.3.2.

Post Installation Commissioning Noise Impact Assessment – With Further Noise Control/ Mitigation Measures Applied:

Section 3.4 of this report shows the post installation commissioning noise impact assessment with further mitigation applied (detailed in Section 3.3 of this report). The calculated daytime and night-time rating noise level from the four outdoor AC fixed plant serving 17 Tomswood to 1 metre from the nearest noise sensitive residents' windows is equal or below Epping Forest District Councils noise rating limits (noise criteria detailed in Section 2.4) in accordance with British Standard BS 4142: 2014. (p.3).

The acoustic report finds that the above noted noise control/mitigation measures applied would negate the harm currently caused by the A/C Units, however the proposal fails to take this into account as the A/C Units remain in their current situ. As a result, the development fails to take account the amenity of neighbours and local environmental impact and is consequently recommended for refusal.

Officer Recommendation:

Approve

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Refuse

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