

EFDC Planning Application Check List for Householders & other small-scale applications

Case Ref:		PL No:	EPF/1131/24
Address:	13, Whitehall Close, Chigwell, IG7 6EQ		
Description of works:	<p>The proposed works involve constructing a double-storey side extension to the existing semi-detached home. The extension will be situated 1 meter below the current home from floor to roof height and set back by 3.2 meters, making it out of view. The ground floor will feature a large open-plan kitchen, while the first floor will add bedrooms and bathrooms. A small remodel of the existing structure will ensure seamless integration. Sustainable practices and materials will be employed where possible to enhance energy efficiency.</p>		

Application Check

Site Notice:	Yes <input type="checkbox"/> Not required <input checked="" type="checkbox"/>	
Site Visit:	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> No access <input type="checkbox"/>	
Photos/Images available:	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	

Consultation responses

Town/Parish Council	Object <input type="checkbox"/> No objection <input type="checkbox"/> No comment <input checked="" type="checkbox"/> None received <input type="checkbox"/>	
No. of neighbour responses	None	
National Gas	No National Gas Transmission assets affected in this area.	

Constraints

Green Belt:	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
Conservation:	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
Listed Building:	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
TPO:	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
Enforcement:	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	

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Planning Considerations			Comments:
Character and appearance:	Acceptable <input type="checkbox"/> Unacceptable <input checked="" type="checkbox"/> N/A	<input type="checkbox"/> <input checked="" type="checkbox"/>	<p>The proposal is for a two and a half storey side extension, changes to the roof form to allow for a loft conversion and a box dormer to the rear with Juliet balcony.</p> <p>The side extension is stepped back from the principle elevation, mainly due to the shape of the plot. Usually, a stagger in the building line helps an extension read as such. However, the size of the extension and overall appearance reads as a separate dwelling in the streetscene and as a consequence, impacts the primacy of the host dwelling.</p> <p>The design utilises a lot of glazing, something that is not a characteristic of the locale. This results in a design which does not relate positively to the context and fails to make a positive contribution to place. Officers acknowledge that the adjoining property has extended on a two storey basis but the design and overall appearance is more in-keeping with the streetscene.</p> <p>It is recommended that the application is</p>
Neighbouring amenities:	Acceptable <input checked="" type="checkbox"/> Unacceptable <input type="checkbox"/> N/A <input type="checkbox"/>	<input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	<p>The overlooking afforded from a Juliet balcony is not significantly different to a typical window and therefore Officers feel that amenity is not impacted by the proposal.</p>
Green Belt:	Acceptable <input type="checkbox"/> Unacceptable <input type="checkbox"/> N/A <input checked="" type="checkbox"/>	<input type="checkbox"/> <input type="checkbox"/> <input checked="" type="checkbox"/>	
Highways safety/Parking/Access:	Acceptable <input type="checkbox"/> Unacceptable <input type="checkbox"/> N/A <input checked="" type="checkbox"/>	<input type="checkbox"/> <input type="checkbox"/> <input checked="" type="checkbox"/>	
Trees and Landscaping:	Acceptable <input type="checkbox"/> Unacceptable <input type="checkbox"/> N/A <input checked="" type="checkbox"/>	<input type="checkbox"/> <input type="checkbox"/> <input checked="" type="checkbox"/>	
Representations considered:	Yes <input checked="" type="checkbox"/> N/A <input type="checkbox"/>	<input checked="" type="checkbox"/> <input type="checkbox"/>	
Notes:			

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