

EFDC Householder & Other Minor Applications Check List

Application Details & Constraints					
Case Ref:	EPF/0682/23	PL No:	PP-12044177		
Site Address:	17 Tomswood Road, Chigwell, IG7 5QP				
Proposal:	Retention of Installed AC Units (4No. in total)				
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 checked="" type="checkbox"/>	No <input type="checkbox"/>
Representations					
Town/Parish Council Comments, if any:					
Objection <input checked="" type="checkbox"/>	No Objection <input type="checkbox"/>	Comment <input type="checkbox"/>	None Received <input type="checkbox"/>		
Neighbour Responses, if any:		N/A			
Planning Considerations					
Character and Appearance:					
Acceptable <input checked="" type="checkbox"/>	Unacceptable <input type="checkbox"/>	N/A <input type="checkbox"/>			
Neighbouring Amenities:					
Acceptable <input type="checkbox"/>	Unacceptable <input checked="" type="checkbox"/>	N/A <input type="checkbox"/>			
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:					

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Additional Notes:

Design

The location of the A/C units at first floor level to each side of the dwellinghouse, whilst partially visible from the street scene, they are moderate in scale given the context of the overall dwellinghouse. The placement is furthermore not considered an incongruous feature to the overall area character, given the ancillary nature of plant equipment associated with residential dwellings.

The units are thereby compliant with the wording of the National Planning Policy Framework 2021 which states that the creation of high-quality building is fundamental to what the planning and development process should achieve.

Neighbouring Amenity/Living Conditions

In terms of their placement, the A/C units don't represent any harm in terms of overshadowing, loss of light, loss of privacy or overbearing. However, despite some moderate information on the noise output, officers were unable to ascertain if there would be harm in to form of noise pollution.

When consulted officers from the Safer Communities Noise team raised concern that there was no acoustic report provided as part of the package. It is thereby anticipated that the units would lead to a significant increase in noise and general disturbance to the amenities of No. 15 and No. 19 Tomswood Road, contrary to policies DM9, DM10 and DM21 of the Epping Forest District Local Plan 2011-2033 and paragraph 130(f) of the NPPF 2021.

Given the above, officers are to refuse the application based on insufficient information due to the failure to provide a sufficient acoustic report.

Officer Recommendation:

Approve

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Refuse

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