

EFDC Householder & Other Minor Applications Check List

Application Details & Constraints					
Case Ref:	EPF/2266/24	PL No:			
Site Address:	5, Coolgardie Avenue, Chigwell, IG7 5AU				
Proposal:	Two storey side extension with corresponding hipped roof extension and single storey bayed extension to front.				
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:					
Objection <input type="checkbox"/>	No Objection <input type="checkbox"/>	Comment <input type="checkbox"/>	None Received <input checked="" type="checkbox"/>		
Neighbour Responses, if any:		Comments from no.8 Coolgardie Avenue, summarised as: - The plans are not viewable.			

Planning Considerations

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Character and Appearance:

It is noted that a Certificate of Lawfulness has been granted for hip-to-gable end extensions and rooflights to the front and rear roofslope under reference EPF/0243/24. It is noted that that pre-application advice was sought for a similar proposal under reference PRE/0264/24, however this scheme varies in terms of the two-storey side extension and the rear dormers.

The two-storey side extension would project from the north flank, with a pitched roof, by the boundary. The single storey front extension would project from the principal elevation, from the proposed two storey side extension, with a pitched roof. The rear dormer would be situated centrally, set back from the eaves, set down from the ridge, and set in from the sides. The external appearance would comprise windows to the front flank at ground level, at first floor level to the front and rear, to the rear dormer, and a door to the rear flank of the two-storey side extension.

The subject dwellinghouse is situated on a prominent position on the street where it is viewable from vantage points. The two-storey side extension, with its elongated pitch and gable end pitch to the opposite site of the dwellinghouse, would appear odd replacing the existing proportionate roof form of the subject dwelling where it would conflict with neighbouring dwellings in terms of appearance. The dwellinghouse, due to its existing situ as a detached dwelling forming as an end to the street by the north boundary, along with its neighbouring detached dwellings, sets the character of the street scene. The two-storey side extension, along with the single storey front extension would bring the subject dwelling closer to the highway and appear dominant to the street scene. The rear dormer would appear as an incongruous addition where it would be viewable from the east, from the Public Right of Way, as it would incorporate full height windows that appear disproportionate to the existing fenestration of the dwellinghouse. The overall scale and mass of the proposal is considered unacceptable where it would appear at odd with the original design of the dwelling, exacerbated by the bulky appearance, and its relationship with neighbouring dwellings.

The proposed development, due to its design, siting, and scale, is considered to be inappropriate to the site and the surrounding area. The proposal is considered to be poor design and unsympathetic to character of the local area; it fails to comply with Policy DM9 of Epping Forest District Local Plan 2011-2033.

Acceptable	<input type="checkbox"/>	Unacceptable	<input checked="" type="checkbox"/>	N/A	<input type="checkbox"/>
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Neighbouring Amenities:

Due to the full height windows of the rear dormer, in context of the existing situ of the dwellinghouse and its relationship with the surrounding area, it is considered to result in adverse impact to the amenity of the occupiers of the host dwelling and that of neighbouring sites, as well as local residents. The full height windows of the rear dormer windows would create visual intrusion, where it would be particularly intrusive during dark hours, resulting in adverse living conditions for the occupiers of the host and neighbouring dwellings.

The proposal would not reduce the private amenity space to the rear; it is considered adequate for the occupants and future occupiers.

The proposed development is considered to result in an unacceptable loss of privacy and create visual intrusion, which result in adverse conditions to the amenity of the subject and surrounding dwellings. The proposal fails to comply with Policy DM9 of Epping Forest District Local Plan 2011-2033.

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"/>
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Highway Safety/Parking:

Due to the design, existing layout and parking provisions on site of the proposal, there would be no loss of parking or impact to highway safety. It is therefore in accordance with Policy T1 of Epping Forest District Local Plan 2011-2033.

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

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

The application has been assessed against material planning considerations, as set out in the Officer's Report. The plans were made viewable and additional time was allowed for comments to submitted.

Additional Notes:

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