

## EFDC Householder & Other Minor Applications Check List

Application Details & Constraints					
Case Ref:	EPF/2247/24		PL No:		
Site Address:	21, Tomswood Road, Chigwell, IG7 5QP				
Proposal:	Proposed front and side extensions to include loft conversion and internal reconfiguration				
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:		None received.			

Planning Considerations		
<p>Character and Appearance:</p> <p>The proposed side extension would project from the east of the dwellinghouse, with a gable end roof form matching the eaves and ridge height of the main roof. The rear extension would be a single storey, with a flat roof. The front flank elevation would comprise a front gable end porch, and bay windows to each side. The front dormers would sit in line with the front bay windows, with a rooflights situated closer to the centre of the roof. The rear dormer would be a projection of two forms where it projects predominantly the full width of the rear roofslope and thereafter is set in from the sides creating a staggered nature. The dormers would be set down from the ridge height of the main roof and set in from the sides. The external appearance would comprise windows to the front and rear extensions, rear bi-folding, windows to the front and rear dormers, and two front rooflights.</p> <p>Due to the design and situ of the rear dormer where it appears as two dormers, staggered in nature, its scale and mass where it appears heavy top and disproportionate to the roof of the subject dwelling, extending onto the proposed single storey rear extension, it is considered to be unacceptable.</p> <p>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.</p>		
Acceptable <input type="checkbox"/>	Unacceptable <input checked="" type="checkbox"/>	N/A <input type="checkbox"/>

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### Neighbouring Amenities:

Given the design and siting of the proposal, and the existing situ of the neighbouring dwellings, it is not considered to be overbearing or overlooking. The outlook within the subject dwelling and neighbouring sites is considered to be satisfactory. The proposal would reduce the private amenity space to the rear; however, the overall retained garden is considered adequate for the occupants and future occupiers.

The proposed development is not considered to result in an unacceptable loss of light, privacy, or create visual intrusion between residences. It is considered to comply with Policy DM9 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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### 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 nature of the proposal, there would be no loss of parking or impact to highway safety. It is therefore considered to comply 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:

Additional Notes:

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