

EFDC Householder & Other Minor Applications Check List

Application Details & Constraints					
Case Ref:	EPF/2238/24	PL No:	032072		
Site Address:	26, Coolgardie Avenue, Chigwell, IG7 5AY				
Proposal:	Double storey rear extension and internal alterations.				
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:		1 neighbour objection 24 Coolgardie Avenue summarised as: <ul style="list-style-type: none"> Loss of light due to depth from first floor rear extension. 			
EFDC Environmental Protection and Land Drainage		No objection in principle subject to conditions. Build over agreement required due to proximity to public sewer.			
EFDC Trees and Landscaping		No observations to make on the application.			

Planning Considerations		
<p>Character and Appearance: The application site is a traditional two storey semi-detached dwellinghouse with front the rear amenity space. It lies on the southern side of Coolgardie Avenue a built-up urban area in Chigwell. Surrounding area is of mixed character using a mix of materials.</p> <p>Consent is sought for a single storey rear ground floor extension and part first floor rear extension. Ground floor extension is of a conventional size scale and appearance. Roof of part first floor extension is considered incongruous to the roofscape. The double hipped roofs do not appear harmonious with the existing building instead are cramped adjacent to the implemented dormer extension.</p> <p>BRE 45-degree rule to safeguard against loss of daylight/sunlight has been applied and demonstrated as acceptable to no.28 but not to no.24.</p> <p>The proposal is considered harmful to the existing character and appearance of the building and setting and is therefore not supported.</p>		
Acceptable <input checked="" type="checkbox"/>	Unacceptable <input type="checkbox"/>	N/A <input type="checkbox"/>
<p>Neighbouring Amenities: The proposal is considered to result in loss of light to a habitable first floor room at no.24.</p>		

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