

EFDC Householder & Other Minor Applications Check List

Application Details & Constraints					
Case Ref:	EPF/2465/24	PL No:	010386		
Site Address:	140, Hainault Road, Chigwell, IG7 5DL				
Proposal:	Proposed first floor rear extension, roof extension and front remodelling.				
Green Belt	Yes <input type="checkbox"/>	No <input type="checkbox"/>	TPO	Yes <input type="checkbox"/>	No <input type="checkbox"/>
Conservation Area	Yes <input type="checkbox"/>	No <input type="checkbox"/>	Heritage Asset (Listed)	Yes <input type="checkbox"/>	No <input type="checkbox"/>
Flood Zone	Yes <input type="checkbox"/>	No <input type="checkbox"/>	Enforcement	Yes <input type="checkbox"/>	No <input type="checkbox"/>
Representations					
Town/Parish Council Comments, if any:					
Objection <input type="checkbox"/>	No Objection <input checked="" type="checkbox"/>	Comment <input type="checkbox"/>	None Received <input type="checkbox"/>		
Neighbour Responses, if any:		None			

Planning Considerations		
<p>Character and Appearance:</p> <p>The site is a wide fronted characterful two-storey detached dwellinghouse located within a built-up area of Chigwell. Surrounding areas is predominately residential with larger style detached dwellings of mixed appearance.</p> <p>The main issues relate to design of the proposed roof of the infill rear extension. Application of a crown roof wrapped around a partially retained dual pitched roof with gable end results in a mismatch and assortment of different roof forms and fails to successfully integrate with the main building. Development proposals are expected to match the existing form as far as possible. The proposal results in an unsympathetic addition of muddled appearance which is visually harmful to the existing character of the building. Whilst it is acknowledged the proposed first floor infill extension is confined to the rear and does not affect the streetscene, the appearance is considered visually harmful to the character and appearance of the building and existing roofscape and is not supported.</p> <p>All other aspects of the proposal are considered acceptable.</p>		
Acceptable <input type="checkbox"/>	Unacceptable <input checked="" type="checkbox"/>	N/A <input type="checkbox"/>
<p>Neighbouring Amenities:</p> <p>Due to its orientation and positioning, the proposal is unlikely to have a negative impact on neighbouring amenities.</p>		
Acceptable <input checked="" type="checkbox"/>	Unacceptable <input type="checkbox"/>	N/A <input type="checkbox"/>
Green Belt:		

EFDC Householder & Other Minor Applications Check List

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"/>	