

EFDC Householder & Other Minor Applications Check List

Application Details & Constraints					
Case Ref:	EPF/2265/24	PL No:	007231		
Site Address:	23, Chester Road, Chigwell, IG7 6AH				
Proposal:	Installation of front garden electronic metal boundary gates, with brick pillars to match existing, and a low brick wall along the boundary.				
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			
Cadent Gas		No objection in principle. Informative required.			

Planning Considerations
<p>Character and Appearance:</p> <p>The application site is a two-storey detached dwellinghouse with wide frontage and in and out private front driveway. It lies on the west side of Chester Road a built-up urban area in Chigwell. Surrounding area of characterised by its larger detached dwellings of varying architectural styles. The site is located on a bend and ground levels differ due to an incline in road to the north.</p> <p>Consent is sought for the removal of existing low-lying front boundary walls and replacement with 1.7m high brick pillars with 0.65m high front boundary wall, black metal gates with metal fencing atop the lower lying walls.</p> <p>The relatively closed black metal fencing provides a heavy quality to the front boundary both due to the materials and form. Overall, the proposal is considered at odds with the character and appearance of the setting where front boundaries are largely open or comprise low level walls and/or landscaping.</p> <p>The planning statement refers to a recent approval at number 37 Chester Road EPF/1881/24. Whilst this consent was for a similar proposal description i.e. sliding metal front boundary gates, they are of a differing scale, size and materials which in comparison do not amount to harm to the overall character of the setting. Metal railings provide intervisibility, which the subject proposal does not instead closing off the full frontage within the streetscene with incongruous sections of full height walls on either end.</p> <p>The proposal is considered to result in adverse harm to the general visual amenity and character and appearance of the streetscene.</p>

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Acceptable <input type="checkbox"/>	Unacceptable <input checked="" type="checkbox"/>	N/A <input type="checkbox"/>
<p>Neighbouring Amenities:</p> <p>The proposal is likely to result in a negative visual impact due to its height and massing to neighbouring dwellings opposite the site at no.'s 10 and 12.</p>		
Acceptable <input type="checkbox"/>	Unacceptable <input type="checkbox"/>	N/A <input type="checkbox"/>
Green Belt:		
Acceptable <input type="checkbox"/>	Unacceptable <input type="checkbox"/>	N/A <input checked="" type="checkbox"/>
<p>Highway Safety/Parking:</p> <p>The proposed site has ample parking space and the existing arrangements remain unaltered. However, the reduction in visibility splays afforded by the existing low-lying walls replaced with tall brick pillars further obscures visibility and is likely to result in harm to highway safety when exiting the site. The proposed gates are positioned an insufficient distance from the back edge of the footway to enable the safe use of the public footway when entering or leaving the site.</p>		
Acceptable <input type="checkbox"/>	Unacceptable <input checked="" type="checkbox"/>	N/A <input 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"/>