

EFDC Householder & Other Minor Applications Check List

Application Details & Constraints					
Case Ref:	EPF/0913/23	PL No:	031655		
Site Address:	33 and 35 Oak Lodge Avenue, Chigwell, IG7 5JA				
Proposal:	Two storey side extension, two storey rear extension following demolition of side garage at 33 Oak Lodge Avenue. First floor infill extension at 35 Oak Lodge Avenue.				
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 checked="" type="checkbox"/>	Comment <input type="checkbox"/>	None Received <input type="checkbox"/>		
Neighbour Responses, if any:		1 objection from joint applicant at no. 35 summarised as: Loss of light from first storey infill.			
EFDC Environmental Protection and Land Drainage		Is satisfied that the proposal will not significantly impact on the current surface water drainage arrangements.			
Planning Considerations					
<p>Character and Appearance:</p> <p>The application sites are a pair of semi-detached dwellinghouses with front driveways and lawned areas, side access leading to private rear amenity space. Siting is to the northeast side of Oak Lodge Avenue a built-up urban area of Chigwell. Surrounding area is characterised by its linear street morphology mostly semi-detached dwellings using a mix of materials.</p> <p>The main issue for consideration is the design of the full width double storey rear extension sitting flush to the rear elevation with part gable end roof and part flat roof at no.33; and infill part first floor extension adjoining no.33 with flat roof.</p> <p>The proposed flat roof form above first floor is not supported. Roof forms must as far as possible match the existing or at least create synergy with the main roof. At 3.5m depth, the flat roof offers a heavy quality that does not integrate well with the existing building and is therefore not supported.</p>					
Acceptable <input type="checkbox"/>	Unacceptable <input checked="" type="checkbox"/>	N/A <input type="checkbox"/>			

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Neighbouring Amenities:

It is noted that since submitting, the applicant from no.35 objects to the proposal. Based on the assumption that both parties implement the proposal, there is no significant loss of neighbour amenity in terms of outlook, loss of light/privacy or overlooking. In the event of either party not implementing the proposal to the first floor, will deprive the other of light and create an enclosed and overbearing form of development to the other.

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:

Acceptable	<input type="checkbox"/>	Unacceptable	<input type="checkbox"/>	N/A	<input checked="" 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:
None

Additional Notes:

The proposed development due to its discordant flat roof form to the first-floor rear extension/ infill will result in adverse harm to the visual amenity and character and appearance of the setting. It is therefore recommended for refusal.

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