

EFDC Householder & Other Minor Applications Check List

Application Details & Constraints					
Case Ref:	EPF/2439/24	PL No:	001242		
Site Address:	8, Bracken Drive, Chigwell, IG7 5RF				
Proposal:	Dormer to front.				
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			
Planning Considerations					
<p>Character and Appearance:</p> <p>The site is a semi-detached bungalow in a built up part of Chigwell. Surrounding area is predominately bungalow dwellings using a mix of materials.</p> <p>Consent is sought for a single front dormer positioned centrally within the front roof plane. Associated consent has been secured for a hip to gable roof and dormer extension EFP/1527/24. The size and scale are considered to result in a dominant and pronounced form greater than the size and scale of the northern front gable resulting in a visual imbalance to the front elevation. Photographs have been supplied of front dormers in the vicinity. Examples provided are not of a comparable scale. Essex Design Guide 2018 advises against front dormers in combination with large rear dormers. Overall, materials are considered acceptable however a reduction in the size and scale is required. As presented, the proposal results in adverse harm to the character and appearance of the building and wider setting.</p>					
Acceptable <input type="checkbox"/>	Unacceptable <input checked="" type="checkbox"/>	N/A <input type="checkbox"/>			
<p>Neighbouring Amenities:</p> <p>The proposal is not considered to negatively impact neighbouring amenities.</p>					
Acceptable <input checked="" 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"/>			
Highway Safety/Parking:					

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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"/>