

EFDC Householder & Other Minor Applications Check List

Application Details & Constraints					
Case Ref:	EPF/0548/25	PL No:	031655		
Site Address:	33, Oak Lodge Avenue, Chigwell, IG7 5JA				
Proposal:	Demolition of existing garage, erection of front porch, two storey side, single storey rear part first floor rear extension and dormers. (Amending and combining previous applications).				
Green Belt	Yes ☐	No ☒	TPO	Yes ☐	No ☒
Conservation Area	Yes ☐	No ☒	Heritage Asset (Listed)	Yes ☐	No ☒
Flood Zone	Yes ☐	No ☒	Enforcement	Yes ☐	No ☒
Representations					
Town/Parish Council Comments, if any: Chigwell Parish Council: <i>'The Parish OBJECTS on the grounds it considers the proposal to be bulky and of poor design, most notably the flat top and bulk of the rear dormer is discordant and not in keeping with the area'</i>					
Objection ☒	No Objection ☐	Comment ☒	None Received ☐		
Neighbour Responses, if any:		None			
EFDC Environmental Protection and Land Drainage		No objection or conditions to request. Public sewer informative required.			

Planning Considerations		
Character and Appearance: The application site is a traditional two storey semi detached dwellinghouse located within a built up area of Chigwell. Surrounding character is similar in pattern and form using a mix of materials. The proposal is an iteration of previously approved schemes with addition of extending the rear box dormer across the full span of the roof plane. The main issue is the impact on the character and appearance of the extended dormer. At 8m width, and in combination with all other recently approved proposed development on the site, the proposal would result in a heavy overbearing form. Oak Lodge Avenue largely comprised hipped forms and whilst there are many examples of part double storey rear extensions, there is a distinct absence of large dormers. On balance, the impact of the roof composition is considered harmful to the visual amenity affecting the character and appearance of the setting and is not supported.		
Acceptable ☐	Unacceptable ☒	N/A ☐
Neighbouring Amenities: The proposal is unlikely to negatively impact neighbouring amenities.		
Acceptable ☒	Unacceptable ☐	N/A ☐

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Green Belt:			
Acceptable	☐	Unacceptable	☐
		N/A	☒
Highway Safety/Parking:			
Acceptable	☐	Unacceptable	☐
		N/A	☒
Trees and Landscaping:			
Acceptable	☐	Unacceptable	☐
		N/A	☒
Comments on Representations, if any:			
Additional Notes:			
Officer Recommendation:		Approve	☐
		Refuse	☒