

Officer Report

Application Ref: EPF/0836/26

Site Address: 20 Oak Lodge Avenue, Chigwell, IG7 5HZ

Proposal: Ground floor rear extension, part first floor rear extension, double storey side extension, roof alterations and alterations to the front bay windows.

Recommendation: Object

The application follows refusal of EPF/1958/25 for a similar proposal. The previous refusal was based on two principal grounds, excessive second-floor and roof bulk harmful to the original dwelling and local character and overbearing impact on No.22 Oak Lodge Avenue arising from the first-floor depth, roof mass and differing land levels. Both refusal reasons cited conflict with Policy DM9 of the EFDC Local Plan.

The current submission has been amended. The main changes are a reduction in the first floor rear projection from 3.9 metres to 3.2 metres, some reduction in rear massing and crown roof volume, refinement of the rear roof design and submission of arboricultural information. These amendments are helpful and partly address the previous concern about impact on No.22. The tree issue also appears capable of being dealt with by condition, as the information now submitted responds to the arboricultural matters previously identified by the officers.

However, the earlier refusal was not based solely on the depth of the first floor rear extension. Officers' concern was the combined effect of the upper-floor extension, roof bulk, crown roof form and the fact that No.20 sits higher than No.22. The revised scheme retains a substantial crown-roof alteration and significant second-floor roof mass. In officer view, the reduction from 3.9 metres to 3.2 metres is not sufficient to demonstrate that the previous character and overbearing concerns have been fully overcome.

The previous officer report did not consider the obscure-glazed side windows, Juliette balconies or solar panel impact to be determinative planning objections. Those matters may still be noted locally, but the stronger planning basis remains the unresolved harm to character, roof form and outlook.

Recommendation: Object. The Parish Council should advise EFDC that considers, although the revisions and arboricultural information are acknowledged, the proposal has not sufficiently overcome the reasons for refusal of EPF/1958/25. The retained crown roof and enlarged upper-floor form would remain bulky and unsympathetic to the original dwelling and street scene, and would continue to risk an overbearing impact on No.22 Oak Lodge Avenue due to the site's higher ground level. The proposal is therefore considered contrary to Policy DM9.