

EFDC Householder & Other Minor Applications Check List

Application Details & Constraints					
Case Ref:	EPF/0559/24	PL No:	011480		
Site Address:	21 Tomswood Road, Chigwell				
Proposal:	Double storey extension to an existing bungalow along with Loft conversion and front dormer and alterations to front façade.				
Green Belt	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	TPO (Veteran Trees)	Yes <input checked="" type="checkbox"/>	No <input 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: Loss of bungalow & comments on sustainability credentials					
Objection <input checked="" type="checkbox"/>	No Objection <input type="checkbox"/>	Comment <input type="checkbox"/>	None Received <input type="checkbox"/>		
Neighbour Responses, if any:					
Planning Considerations					
<p>Character and Appearance: The proposal would result in a large dormer bungalow with a crown roof. Whilst majority of the works to the rear would not be readily visible from the street scene, however, there are concerns regarding the proposed rear and front dormer windows. Traditionally, dormer windows would be smaller than the primary windows on the building as evident on the neighbouring buildings at 17 & 23 Tomswood Road. In this instance, they are long dormer windows which fail to complement the appearance of the existing building and the street scene.</p>					
Acceptable <input type="checkbox"/>	Unacceptable <input checked="" type="checkbox"/>	N/A <input type="checkbox"/>			
<p>Neighbouring Amenities: There are concerns regarding the impact on No. 19 Tomswood Road. No. 17 is a large building which extends past the rear building line of No. 19. Together with the proposal of some 6m of additional bulk to the roof of the host building and its orientation towards northeast would lead to a greater sense of enclosure, overbearing impact and material loss of outlook and overshadowing when viewed from the rear garden of No. 19.</p>					
Acceptable <input type="checkbox"/>	Unacceptable <input checked="" 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:					
Acceptable <input type="checkbox"/>	Unacceptable <input type="checkbox"/>	N/A <input checked="" type="checkbox"/>			

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Trees and Landscaping: No objections raised by Tree Team subject to recommended conditions					
Acceptable	<input checked="" type="checkbox"/>	Unacceptable	<input type="checkbox"/>	N/A	<input type="checkbox"/>
Comments on Representations, if any: The proposal would result in a dormer (chalet) bungalow, so there is no loss of a bungalow.					
Additional Notes:					
Officer Recommendation:		Approve	<input type="checkbox"/>	Refuse	<input checked="" type="checkbox"/>