

## Parish Council Planning Committee

### Officer Report

**Site:** Land adjoining 33 Maypole Drive, Chigwell

**Application:** Approval of details reserved by condition following appeal decision APP/J1535/W/25/3375075 / EPF/0754/25

**Development:** Change of use from the existing outbuilding to C3 dwellinghouse. The appeal permission requires, before first occupation, approval of a hard and soft landscaping scheme, measures to secure water use of no more than 110 litres per person per day, a detailed surface water drainage scheme, and provision of space for 2 cars.

### Assessment

In officer view, the submitted details are partly sufficient, but it is doubtful that all of the conditions have been fully and properly discharged.

The water efficiency condition appears capable of discharge. The submission includes a fittings-based calculation showing predicted water consumption of 101.83 litres per person per day, which is below the Inspector's required maximum of 110 litres per person per day. On the papers, that condition appears adequately addressed, subject to installation of the specified fittings.

The parking condition also appears capable of discharge. The submitted parking plan shows 2 spaces laid out within an area marked 5.8m by 6.0m, which directly responds to the Inspector's requirement that space be laid out within the site for 2 cars and retained thereafter.

The main concern is with the landscaping condition. The appeal condition required hard landscaping details including enclosure, boundary treatment, parking layout and hard surfacing materials, and soft landscaping details including plans for planting and schedules of plants with species, plant sizes and proposed numbers. What has been submitted shows surfacing materials, existing fences, lawn areas and two existing trees, but it does not appear to provide a proper planting scheme with proposed species, sizes and numbers in the form required by the condition. On that basis, officer view is that the landscaping condition does not appear to have been fully discharged.

There is also concern about the surface water drainage condition. The Inspector required a detailed surface water drainage scheme. The submission gives a short descriptive statement referring to permeable areas, water butts, natural soakaway and overflow arrangements, but it does not appear to include drainage calculations, infiltration testing, storage calculations, exceedance information or maintenance details. More importantly, the statement is internally inconsistent: it says the scheme ensures that no water leaves the property boundary, but also says overflow and excess stormwater will drain to the existing rainwater sewer via Aco drainage and gullies. In officer view, that calls into question whether the drainage condition has been properly satisfied.

### Officer conclusion

For Council purposes, the better view is that the conditions have been only partly addressed. The submissions on water efficiency and parking appear sufficient in principle. However, the submissions on landscaping and surface water drainage appear thin and, in the case of drainage, internally inconsistent.

## **Recommendation to Council**

The Council notes that the discharge submission appears sufficient in relation to the water efficiency and parking conditions, but is not satisfied that the landscaping and surface water drainage conditions have been fully or properly discharged. In particular, the landscaping submission does not appear to include a complete planting schedule as required by the appeal condition, and the drainage statement is not a fully detailed drainage scheme and contains internal inconsistencies.

The Council therefore asks that, if not already lawfully approved, only the water efficiency and parking details should be discharged at this stage, with revised submissions requested in respect of landscaping and drainage. If approval has already been issued, the Council asks the planning authority to record its concern that not all of the condition requirements appear to have been fully met on the documents submitted.