Application Checklist - LDC Proposed Use/Development

Case Ref:	**EPF/0590/23**	**PL No:**	
Address:	**9 Lee Grove, Chigwell, IG7 6AD**		
Proposal:	**Certificate of lawful development for a proposed garden room.**		

Constraints	Yes	No
Article 2(3) Land	☐	☒
Listed Building	☐	☒
Permitted Development Rights Withdrawn	☐	☒
Converted House/Change of use under Class M, N, P, PA or Q of Part 3 of Sched 1	☐	☒
Detached House ☒ Semi-Detached House ☐ Terraced House	☐	
Other:		

Class E - Buildings etc – Development is not permitted by Class E if;	Yes	No	N/A
- It exceeds 50% of the total area of the curtilage	☐	☒	☐
- It would be situated on land forward of the principal elevation	☐	☒	☐
- It would be more than single storey	☐	☒	☐
- It would be higher than 4 metres in the case of a building with a dual-pitched roof **– 4m high**	☐	☒	☐
- It would be higher than 2.5 metres if within 2 metres of the boundary of the curtilage of the house **– 2m from boundary**	☐	☐	☒
- It would be higher than 3 metres in any other case	☒	☐	☐
- The height of the eaves of the building would exceed 2.5 metres **– 3m**	☐	☒	☐
- It would be situated within the curtilage of a listed building	☐	☒	☐
- It would include the construction or provision of a verandah, balcony or raised platform	☐	☒	☐
- It relates to a dwelling or a microwave antenna	☐	☒	☐
- The capacity of the container would exceed 3,500 litres.			

Recommendation: Lawful ☐ Not Lawful ☒

Notes: The height of the eaves of the building would exceed 2.5 metres. The development is not therefore permitted by Class E.1(f) of Part 1 to Schedule 2 of The Town and Country Planning (General Permitted Development) (England) Order 2015.

21 April 2023

Epping Forest District Council