

Officer Report - Sheperds Cottage, Abridge Road, Chigwell, IG7 6BX

Overall position

Four applications have been submitted for the site at the same time. Together they propose an 8m rear extension to the house, a separate gym, a swimming pool building and an entertainment building. The applicant's masterplan shows these as one overall scheme.

These are not normal planning applications. The extension is being dealt with under the larger home extension procedure, while the other 3 applications seek confirmation that the buildings are permitted development. The Green Belt location does not, on its own, prevent permitted development. However, EFDC must still check that each proposal meets all the relevant rules.

The Parish Council has not been given evidence that the 50% site coverage limit would be exceeded. However, the masterplan is marked "not to scale" and no clear overall calculation has been provided. The applications should therefore be considered together, with all existing and proposed extensions and outbuildings included in the calculation. National Gas has also identified the site as being within its High Risk zone. EFDC should confirm that the complete scheme, particularly the proposed swimming pool excavation, has been referred to the pipeline operator.

EPF/1661/26

8m single storey rear extension

The extension is at the maximum depth allowed for a detached house under the larger home extension rules. The 8m must be measured from the rear wall of the original house, not from any later extension. The overall site coverage must also remain within the permitted limit.

Suggested advisory comments: The Parish Council asks EFDC to confirm that the 8m projection has been measured from the rear wall of the original dwelling and that any earlier extension joined to the proposal has been included. EFDC should also confirm that the 50% site coverage test has been carried out taking account of the other buildings shown on the submitted masterplan. The Parish Council raises no separate concern about the effect on neighbouring properties.

EPF/1660/26

Certificate of Lawful Development for an ancillary outbuilding, Building D

Building D is shown as a separate gym. A domestic gym can be permitted development, but it must remain part of the domestic use of the house and must not provide separate living accommodation.

Suggested advisory comments: The Parish Council asks EFDC to confirm that the gym is genuinely incidental to the use of Sheperds Cottage and would not be capable of use as separate accommodation. Its height, distance from the boundaries and position within the residential curtilage should be checked. It should also be included in the overall 50% site coverage calculation with the extension and the other proposed buildings.

EPF/1662/26

Certificate of Lawful Development for an ancillary swimming pool, Building E

A domestic swimming pool and pool building can be permitted development, provided they are within the residential curtilage and meet the Class E limits. The pool is part of the wider scheme and should not be assessed without considering the other development proposed across the site.

Suggested advisory comments: The Parish Council asks EFDC to check the size, height, boundary distance and location of the pool and any associated building and to include it in the overall 50% site coverage calculation. As the works will involve excavation within an area identified by National Gas as High Risk, EFDC should also confirm that the pipeline operator has considered this application and that the location of the pipeline and its protected area have been established.

EPF/1663/26

Certificate of Lawful Development for an entertainment space, Building F

Building F would measure approximately 8m by 6m and would contain seating and a bar area. It would be 4m high with eaves at 2.5m. Although an entertainment building can be permitted development, EFDC must be satisfied that a building of this size is reasonably required for a use incidental to the house, particularly as a separate gym and swimming pool building are also proposed.

Suggested advisory comments: The Parish Council asks EFDC to satisfy itself that the size and intended use of the building are genuinely incidental to Sheperds Cottage and would not provide separate residential accommodation. The building is shown at the critical distance of 2m from the boundary. If any part is within 2m, the permitted height would be limited to 2.5m. As the masterplan is not to scale, EFDC should require an accurate measurement of the distance between the building and the boundary. Building F should also be included in the overall site coverage calculation.

Recommendation

That the Parish Council submits advisory comments on all 4 applications as set out above.