

Non-Material Amendment Application

Ref:EPF/1817/25

25 Stradbroke Drive, Chigwell, IG7 5RB

Proposal

This application seeks a non-material amendment to application ref:EPF/1817/25 (Rear & side extensions with flat roof to Ground Floor including a traditional rooflight at rear, side & front extensions to first floor, erection of a new porch to the front (north), A new balcony over the porch, Modification of the roof and addition of dormer windows to front (north), side (west) & rear (south).

The changes proposed would involve alterations to the fenestration to the property and the re-location of a proposed single storey rear extension from the side nearest Bracken Drive to the side closest to No. 27 Stradbroke Drive with the approved roof lantern omitted.

Assessment

In assessing such applications, it must be determined whether the proposed changes would materially change the proposed development requiring the submission of a new planning application. In this case it is considered that the changes would not be non-material in nature as the single storey rear extension would be re-located to a location where it would be closer to a neighbouring property. The built form of the development would increase significantly adjacent to No. 27, and this would need to be assessed as part of a formal planning application.

Conclusion

An assessment of the impact of the proposed re-location of the ground floor rear extension upon No.27 would be required as such the development would result in a material change to the approved scheme.