Officer Report

Application: EPF/1961/26
Site: 7 Stradbroke Park, Tomswood Road, Chigwell
Proposal: Relocation of rear garden boundary, retaining wall and fencing
Recommendation: Object

Proposal and Planning History

The application proposes moving the rear garden boundary to enlarge the garden, constructing a reinforced concrete retaining wall with a 2m-high timber fence above it, and carrying out associated landscaping.

Officer Assessment

The proposal is more substantial than a simple garden boundary alteration. The submitted drawings show a retaining wall approximately 1.5m high with a further 2m fence above it, potentially creating a boundary around 3.5m high when viewed from neighbouring properties on lower ground.

The plans do not provide confirmed ground levels or the final height of the retaining wall. The effect on neighbouring properties in Copthorne Avenue, particularly its visual impact and potentially overbearing appearance, is therefore unclear. These are relevant considerations under Policy DM9.

The plans also show the proposed boundary extending beyond the existing garden. The planning status of the additional land is unclear, including whether a change of use to residential garden is required.

The drainage details remain indicative, with no confirmed discharge arrangements. This is relevant given the proposed retaining wall and differences in ground levels.

EFDC's Trees Officer has raised no objection, having considered the submitted tree protection information. Redbridge Council has also made no comments.

Recommended Parish Council Comments

Chigwell Parish Council objects to the application on the grounds that the proposed retaining wall and 2m timber fence could create a boundary approximately 3.5m high when viewed from adjoining lower ground. The lack of confirmed ground levels and boundary heights makes it difficult to assess the visual impact and effect on neighbouring properties, particularly those in Copthorne Avenue, under Policy DM9.

The Parish Council also notes that the proposed boundary extends beyond the existing garden.

The drainage arrangements are indicative and do not adequately show how surface water would be managed without affecting adjoining properties, raising concerns under DM16.

The Parish Council considers that these matters have not been sufficiently addressed and therefore objects to the application as submitted.