

EFDC Householder & Other Minor Applications Check List

Application Details & Constraints					
Case Ref:	EPF/1834/24		PL No:		
Site Address:	2, Stradbroke Drive, Chigwell, IG7 5QX				
Proposal:	Retrospective submission for single storey rear extension and basement.				
Green Belt	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	TPO	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
Conservation Area	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	Heritage Asset (Listed)	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
Flood Zone	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	Enforcement	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
Representations					
<p>Town/Parish Council Comments, if any:</p> <p>The proposal fails to include a Sustainable Drainage Strategy and demonstrate that the basement will not result in adverse impact to structural stability of the host, neighbouring dwellings and other infrastructure.</p>					
Objection <input checked="" type="checkbox"/>	No Objection <input type="checkbox"/>	Comment <input type="checkbox"/>	None Received <input type="checkbox"/>		
Neighbour Responses, if any:	<p>Comments received from no.4, summarised as:</p> <ul style="list-style-type: none"> - Objection - Concerns regarding structural implications - Concerns regarding Party Wall Agreement - Concerns impact to no.4's swimming pool, hedges, wildlife - The pavement and grass verges are a safety hazard - The impact of construction activities, vehicles and deliveries 				
Planning Considerations					
<p>Character and Appearance:</p> <p>The single storey extension projects to the rear of the dwellinghouse to the east, with a pitched roof set down from the first-floor windows of the dwellinghouse. The appearance comprises matching brickwork, tiles, windows, a door, and bi-folding doors to the flank elevations.</p> <p>It is noted that the single storey rear extension is large in scale where it would comprise a basement, however in context of the overall scale of the host dwelling and the site, it is considered acceptable. The design and situ of the development is considered to be appropriate by virtue of its single storey nature and its positioning on the site in relation with the subject and neighbouring dwellings.</p> <p>The development, due to its design, siting, scale and mass, is considered to be appropriate to the site and the surrounding area. It is considered to comply with Policy DM9 of Epping Forest District Local Plan 2011-2033.</p>					
Acceptable <input checked="" type="checkbox"/>	Unacceptable <input type="checkbox"/>	N/A <input type="checkbox"/>			

EFDC Householder & Other Minor Applications Check List

Neighbouring Amenities:

Given the design and siting of the development, the context of the site with its neighbours, it is not considered to be overbearing or allow overlooking as it is a single storey development. It is not considered to result in an unacceptable loss of light given the subject site and neighbour dwelling's existing orientation to sunlight. The development reduces the private amenity space to the rear; however, the overall retained garden is considered adequate for the occupants and future occupiers. The outlook within the subject dwelling and neighbouring sites is considered to be satisfactory

The development is not considered to result in an unacceptable loss of light, privacy, or create visual intrusion between residences. It is considered to comply with Policy DM9 of Epping Forest District Local Plan 2011-2033.

Acceptable	<input checked="" type="checkbox"/>	Unacceptable	<input type="checkbox"/>	N/A	<input type="checkbox"/>
------------	-------------------------------------	--------------	--------------------------	-----	--------------------------

Green Belt:

Acceptable	<input type="checkbox"/>	Unacceptable	<input type="checkbox"/>	N/A	<input checked="" type="checkbox"/>
------------	--------------------------	--------------	--------------------------	-----	-------------------------------------

Basement:

Policy DM12 sets out a criterion for basement proposals in order for it to be considered acceptable. The application is supported by a Basement Impact Assessment (BIA), however there is no detail regarding a structural stability assessment to demonstrate that it does not adversely impact the host building, neighbouring buildings or other infrastructure. The BIA provides an assessment of the ground conditions and the impact of potential surface water arising from the development; however a Sustainable Drainage Strategy has not been provided.

As such, the application fails to demonstrate that the development does not result in adverse impact to the site, host building, neighbouring buildings or other infrastructure, in terms of structural stability and the additional surface water created by the development. The application fails to comply with Policy DM12 of Epping Forest District Local Plan 2011-2033.

Acceptable	<input type="checkbox"/>	Unacceptable	<input checked="" type="checkbox"/>	N/A	<input type="checkbox"/>
------------	--------------------------	--------------	-------------------------------------	-----	--------------------------

Highway Safety/Parking:

Due to the nature of the development, there would be no loss of parking or impact to highway safety. It is therefore considered to comply with Policy T1 of Epping Forest District Local Plan 2011-2033.

Acceptable	<input checked="" type="checkbox"/>	Unacceptable	<input type="checkbox"/>	N/A	<input type="checkbox"/>
------------	-------------------------------------	--------------	--------------------------	-----	--------------------------

Trees and Landscaping:

Acceptable	<input type="checkbox"/>	Unacceptable	<input type="checkbox"/>	N/A	<input checked="" type="checkbox"/>
------------	--------------------------	--------------	--------------------------	-----	-------------------------------------

EFDC Householder & Other Minor Applications Check List

Comments on Representations, if any:

The Council's Trees and Landscape team were consulted, where it was advised that given the development has been implemented, there was no comments to be made.

Additional Notes:

Officer Recommendation:	<input type="checkbox"/> Approve	<input type="checkbox"/> Refuse	<input checked="" type="checkbox"/>
-------------------------	----------------------------------	---------------------------------	-------------------------------------